

<u>Comps</u>	<u>Age dif</u>	<u>\$ dif</u>	<u>per year</u>
637 + 616	20 yrs	8,100	$\approx$ <u>400</u> $\frac{6.25\%}{20 \text{ yrs}}$
556 + 640	7 yrs	25,500	$\approx$ <u>3643</u> $\frac{26.3\%}{7 \text{ yrs}}$
592 - 637	18	7,000	$\approx$ 390 5.8%
640, 645 *	10	20,000	<u>2,000</u> 20%
645, 621 *	14	13,100	<u>935</u>

How much for 5 years.

John's Example

Comps 600 + 425

425 sold 17 mos. earlier  
so he adj. it by 3% per year  
account for MKT. appreciation.

$$= 112,500 \times 1.03^{17/12} = \$117,311$$

In this case, the only remaining  
difference is rec room.

⇒ 800sf of rec room

$$\text{is worth } 117,311 - 108,000 = \$9,311$$

Next compare 556 + 436

to get an adj. for Lot. SF.

Then he compared 614 + 425

to get Total SF adj.

Then 504 + 600 to get  
age adj.