

Example #2 (From Day 1) - Final Analysis & Summary

None of the comparables were able to be verified with the MLS. The one family predominant value indicated appears contrived and is overstated.

Comparable #1, #4 and #5 are distant and located in a superior area (much closer to town).

Comparables 1-2 are much larger than the subject and have been inadequately adjusted for size. Sale #3 consists of two houses on one lot and, as such, is not comparable to the subject. Additionally, comparables #4 and #5 require minus condition adjustments, based on review of information found on line.

The Reviewer does not agree with the Appraiser's opinion of value; he readjusted the Appraiser's comparables more appropriately, in those areas noted as deficiencies, placed most weight on comparable #2 (which is located nearby and is most similar with, respect to location), and reconciled at a lower opinion of value.

My opinion of value = \$1,450,000 or 9.4% less