

### **Example #3 (Day 2) - Final Analysis and Summary**

The subject's front frontage has not been disclosed or analyzed. Additionally, none of the comparables front footage has been disclosed or measured as well. Comparable #1 sold over two years ago and is assessed substantially higher than the subject (\$1,901,680 versus \$1,158,380). Comparables #2 and #5 are the most recent sales and support a much lower opinion of value. Comparable #6 (a listing) has a larger lot, is much younger and in superior condition as well as larger (particularly considering its below grade area); it supports a value of \$1,105,600 or \$422,400 lower than the Appraiser's opinion of value. The resulting adjusted sales range of \$1,249,250 to \$2,085,900 is wide and inconclusive (other).

The appraisal is weak and inconclusive. In addition, there is a lack of sufficient, quality sales data needed in order to properly analyze and render a supportable opinion of value. None of the supplemental sales appear to be comparable to the subject.

Indeterminate: a supportable opinion of value is unable to be opined.