

## Comparable Sales Report Description

### **Comparable Sales Report Explained**

Property specific information is identified on the comparable sales report:

**Picture:** The photo of the property.

**Prop ID:** A quick reference identification number assigned to each property.

**Situs:** The physical address that has been assigned to the property.

**Sale Date:** The date the comparable property sold.

**Sale Price:** The price the comparable property sold for.

**Sale Price / SQFT:** The sale price divided by the total living area of the property.

**Market Value:** The property's current appraised value.

**Market Price / SQFT:** The market value divided by the total living area of the property.

**Neighborhood:** A market area

**Neighborhood Mass Improv Adj:** An adjustment to bring the neighborhood to market conditions.

**Subset:** Bastrop County is divided into quadrants known as subsets.

**Land Acres:** Size of the land measured in acres.

**Land SQFT:** Size of the land measured in square feet.

**Land Table:** The source for the property's main land unit price.

**Main Land UP:** Main land unit price.

**Main Land Total Adj:** Adjustments to the land for River frontage, flooding, flag lot, etc.

**Land Value Adj:** The land value for the property. The difference between the subject land value and the comparable land value.

**Living Area:** Outside measurement of living area rounded to the nearest foot.

**Class:** Quality of construction of the property.

**% Complete:** The percent the main living area is completed.

**Effective Year Built:** The effective year of construction, should also reflect the actual year built.

**% Good Adjustment:** The adjustment for the difference in age and condition. (Formula = ((comp market price – comp land value) \* subject % good) – ((comp market price – comp land value) \* comp % good))

**Main Area Segment Adjustment:** The adjustment for the difference in square footage and quality. (Formula = ((Subject MA Square Foot – Comp MA Square Foot) \* Comp Unit Price) \* 62%)

**Segments Adjustments:** Adjustment for difference for any additional attributes.

**Secondary PID Imp Adj:** The adjustment for additional Property Improvements included with the Sale.

**Net Adjustment:** The total of all adjustments.

**Indicated Value:** The adjusted sales price. (Formula = Sale price +/- Net Adjustment)

**Indicated Value / SQFT:** The adjusted sale price divided by the subject's living area.

**Mean Value:** The average of the indicated value.

**Mean Value / SQFT:** The mean value divided by the subject's living area.

**Median Value:** The median of the indicated value.

**Median Value / SQFT:** The median value divided by the subject's living area.