

JAMES A. GRAASKAMP COLLECTION OF TEACHING MATERIALS
V. INDUSTRY SEMINARS AND SPEECHES - SHORT TERM
B. Assessors and Other Public Officials
5. Market Comp seminar with H. R. Knitter.
Presented at the Assessors Conference in
Springfield, IL. May 7, 1977

Assessors Conference
Springfield, Illinois
J. A. Graaskamp
H. R. Knitter
School of Business
University of Wisconsin
May 7, 1977

1977 PROPERTY CARD - PARCEL 4601325.7

LAND DATA		IMPROVEMENT DATA	
PREVIOUS SALE PRICE		PREVIOUS SALE PRICE	
PREVIOUS SALE DATE	-	PREVIOUS SALE DATE	00-00
NEIGHBORHOOD NUMBER	04	NO. OF STORIES	ONE
LOT SQ. FT.*	10,800	SQ. FT. LIVING SPACE	1,600
LOT FRONT FT.*	72	CU. FT. LIVING SP	31,400
LOT DEPTH*	150	BASEMENT TYPE	NONE
LOT OVERSIZED	NO	GARAGE TYPE	2 CAR ATTACHED
LAKE ACCESS	NO	DESIGN	GOOD
LAKE FRONT FT.*	0	QUALITY	PERFECT
LOT ON CORNER	YES	EXTERIOR	FRAME
LOT ON CUL DE SAC	NO	SPECIAL STRUCT	NONE
INSIDE LOT	NO	APPEARS	EQUAL ATTRACTIVE
LOT WOODED	3 TO 7 TREES	LANDSCAPING	AVERAGE
LOT VIEW	AVERAGE	NBRHD FOLIAGE	SHADY
LOT VIEW DIRECTION	WEST	UNATTRACTIVE CONTIG PROP	NO
LOT TOPOG.	LEVEL CONTOUR	NUMBER OF ROOMS	7.0
ADVERSE INFLUENCE	NO	NUMBER OF BEDROOMS	2
		NUMBER OF BATHS	1
		NUMBER OF HALF BATHS	0
		NUMBER FIREPLACES	NONE
		DINING ROOM	YES
		DEN OR LIBRARY / STUDY	YES
		FAMILY ROOM	NO
		REC. ROOM / BASEMENT	NO
		UTILITY ROOM AT GRADE	YES
		ENCLOSED PURCH	AVE SCR

Sample One
Subject Property

*APPROX. USING VILLAGE MAP

VILLAGE OF MAPLE BLUFF, DANE COUNTY, WISCONSIN

PROPERTY DESCRIPTION

R570/353 SECOND ADD TO LAKEWOOD LOT 7

AKTCCMP ASSESSMENT

LAND	5.00 /SF
IMPROVEMENT	.00 /SF
TOTAL	

PREVIOUS ASSESSMENT

LAND	16,740
IMPROVEMENT	30,400
TOTAL	47,140

CURRENT ASSESSMENT

LAND	
IMPROVEMENT	
TOTAL	

1977 PROPERTY CARD - PARCEL 4601447.3

LAND DATA		IMPROVEMENT DATA	
PREVIOUS SALE PRICE		PREVIOUS SALE PRICE	34,000
PREVIOUS SALE DATE	-	PREVIOUS SALE DATE	06-72
NEIGHBORHOOD NUMBER	06	NO. OF STORIES	ONE
LOT SQ. FT.*	9,620	SQ. FT. LIVING SPACE	1,374
LOT FRONT FT.*	65	CU. FT. LIVING SP	30,600
LOT DEPTH*	140	BASEMENT TYPE	FULL
LOT OVERSIZED	NO	GARAGE TYPE 1 CAR ATTACHED	
LAKE ACCESS	NO	DESIGN	GOOD
LAKE FRONT FT.*	0	QUALITY	PERFECT
LOT ON CORNER	NO	EXTERIOR MASONRY + FRAME	
LOT ON CUL DE SAC	NO	SPECIAL STRUCT	NONE
INSIDE LOT	NO	APPEARS EQUAL ATTRACTIVE	
LOT WOODED	OVER 7 TREES	LANDSCAPING	AVERAGE
LOT VIEW	PARK	NBRHD FOLIAGE	SHADY
LOT VIEW DIRECTION	NORTH	UNATTRACTIVE CONTIG PROP N	
LOT TOPOG.	LEVEL CONTOUR	NUMBER OF ROOMS	7.5
ADVERSE INFLUENCE	NO	NUMBER OF BEDROOMS	3
		NUMBER OF BATHS	1
		NUMBER OF HALF BATHS	1
		NUMBER FIREPLACES	ONE
		DINING ROOM	YES
		DEN OR LIBRARY / STUDY	NO
		FAMILY ROOM	NO
		REC. ROOM / BASEMENT	NO
		UTILITY ROOM AT GRADE	NO
		ENCLOSED PORCH	A/E 0LS

Sample One
Comparable 1

*APPROX. USING VILLAGE MAP

VILLAGE OF MAPLE CLUFF, DANE COUNTY, WISCONSIN

PROPERTY DESCRIPTION

SEC 12-7-9 PRT FR GOV LOT 1 W1/2 OF FOL-COR 46.15 FT E OF NE COR
LOT 13 BLOCK 3 FULLERS WOODS TR N 158.55 FT TO S LN BURROWS PAR
K TH E 130 FT TH S 158.55 FT TH W 130 FT TO POB R379/534

MKTCOMP ASSESSMENT

LAND	.00 /SF
IMPROVEMENT	.00 /SF
TOTAL	

PREVIOUS ASSESSMENT

LAND	15,870
IMPROVEMENT	31,600
TOTAL	47,470

CURRENT ASSESSMENT

LAND	
IMPROVEMENT	
TOTAL	

1977 PROPERTY CARD - PARCEL 4601325.42

LAND DATA		IMPROVEMENT DATA	
PREVIOUS SALE PRICE		PREVIOUS SALE PRICE	36,000
PREVIOUS SALE DATE	-	PREVIOUS SALE DATE	03-75
NEIGHBORHOOD NUMBER	04	NO. OF STORIES	OVER ONE
LOT SQ. FT.*	10,788	SQ. FT. LIVING SPACE	1,768
LOT FRONT FT.*	62	CU. FT. LIVING SP	27,600
LOT DEPTH*	174	BASEMENT TYPE	FULL
LOT OVERSIZED	NO	GARAGE TYPE	1 CAR ATTACHED
LAKE ACCESS	NO	DESIGN	GOOD
LAKE FRONT FT.*	0	QUALITY	PERFECT
LOT ON CORNER	NO	EXTERIOR	FRAME
LOT ON CHL DE SAC	NO	SPECIAL STRUCT	NONE
INSIDE LOT	NO	APPEARS	EQUAL ATTRACTIVE
LOT WOODED	3 TO 7 TREES	LANDSCAPING	AVERAGE
LOT VIEW	AVERAGE	NBRHD FOLIAGE	SHADY
LOT VIEW DIRECTION	EAST	UNATTRACTIVE CONTIG PROP Y	
LOT TOPOG.	LEVEL CONTOUR	NUMBER OF ROOMS	6.5
ADVERSE INFLUENCE	NO	NUMBER OF BEDROOMS	2
		NUMBER OF BATHS	1
		NUMBER OF HALF BATHS	1
		NUMBER FIREPLACES	ONE
		DINING ROOM	YES
		DEN OR LIBRARY / STUDY	NO
		FAMILY ROOM	YES
		REC. ROOM / BASEMENT	NO
		UTILITY ROOM AT GRADE	NO
		ENCLOSED PORCH	SM SCR

Sample One
 Comparable 2

*APPROX. USING VILLAGE MAP

VILLAGE OF MAPLE BLUFF, DANE COUNTY, WISCONSIN

PROPERTY DESCRIPTION

SECOND ADD TO LAKEWOOD LCT 42 R251/600

MKTCOMP ASSESSMENT

LAND		.00 /SF
IMPROVEMENT		.00 /SF
TOTAL	0	

PREVIOUS ASSESSMENT

LAND	16,720
IMPROVEMENT	33,590
TOTAL	50,310

CURRENT ASSESSMENT

LAND	
IMPROVEMENT	
TOTAL	

1977 PROPERTY CARD - PARCEL 4601428.5

LAND DATA		IMPROVEMENT DATA	
PREVIOUS SALE PRICE		PREVIOUS SALE PRICE	42,500
PREVIOUS SALE DATE	-	PREVIOUS SALE DATE	10-73
NEIGHBORHOOD NUMBER	06	NO. OF STORIES	ONE
LOT SQ. FT.*	9,730	SQ. FT. LIVING SPACE	1,640
LOT FRONT FT.*	70	CU. FT. LIVING SP	42,800
LOT DEPTH*	150	BASEMENT TYPE	FULL
LOT OVERSIZED	NO	GARAGE TYPE	2 CAR ATTACHED
LAKE ACCESS	NO	DESIGN	GOOD
LAKE FRONT FT.*	0	QUALITY	PERFECT
LOT ON CORNER	NO	EXTERIOR	MASONRY + FRAME
LOT ON CUL DE SAC	NO	SPECIAL STRUCT	NONE
INSIDE LOT	YES	APPEARS	EQUAL ATTRACTIVE
LOT WOODED	UNDER 3 TREES	LANDSCAPING	AVERAGE
LOT VIEW	AVERAGE	NBRHD FOLIAGE	SHADY
LOT VIEW DIRECTION	SOUTH	UNATTRACTIVE	CURTAINS PROP N
LOT TOPOG.	LEVEL CONTOUR	NUMBER OF ROOMS	7.5
ADVERSE INFLUENCE	NO	NUMBER OF BEDROOMS	2
		NUMBER OF BATHS	1
		NUMBER OF HALF BATHS	1
		NUMBER FIREPLACES	OVER ONE
		DINING ROOM	YES
		DEN OR LIBRARY / STUDY	NO
		FAMILY ROOM	YES
		REC. ROOM / BASEMENT	YES
		UTILITY ROOM AT GRADE	NO
		ENCLOSED PORCH	SM GLS

Sample One
Comparable 3

*APPROX. USING VILLAGE MAP

VILLAGE OF MAPLE BLUFF, DANE COUNTY, WISCONSIN

PROPERTY DESCRIPTION

PAULMAN TRACT LOT 3 DESCR AS SEC 12-7-9 PRT GOV LOT 2 COM 210 FT
E OF NE COR LOT 13 BLK 3 FULLERS WOODS TH S 139.4 FT TO FULLER
DR TH E 70 FT TH N 139.4 FT TH W 70 FT TO POB R475/103

MKTCOMP ASSESSMENT

LAND	.00 /SF
IMPROVEMENT	.00 /SF
TOTAL	

PREVIOUS ASSESSMENT

LAND	16,050
IMPROVEMENT	36,080
TOTAL	52,130

CURRENT ASSESSMENT

LAND	
IMPROVEMENT	
TOTAL	

1977 PROPERTY CARD - PARCEL 4601239

LAND DATA		IMPROVEMENT DATA	
PREVIOUS SALE PRICE		PREVIOUS SALE PRICE	23,000
PREVIOUS SALE DATE	-	PREVIOUS SALE DATE	11-74
NEIGHBORHOOD NUMBER	04	NO. OF STORIES	ONE
LOT SQ. FT.*	7,950	SQ. FT. LIVING SPACE	1,232
LOT FRONT FT.*	50	CU. FT. LIVING SP	23,300
LOT DEPTH*	159	BASEMENT TYPE	FULL
LOT OVERSIZED	NO	GARAGE TYPE	1 CAR ATTACHED
LAKE ACCESS	NO	DESIGN	GOOD
LAKE FRONT FT.*	0	QUALITY	PERFECT
LOT ON CORNER	NO	EXTERIOR	MASONRY + FRAME
LOT ON CUL DE SAC	NO	SPECIAL STRUCT	NONE
INSIDE LOT	NO	APPEARS	EQUAL ATTRACTIVE
LOT WOODED	UNDER 3 TREES	LANDSCAPING	AVERAGE
LOT VIEW	AVERAGE	NBRHD FOLIAGE	SHEDY
LOT VIEW DIRECTION	WEST	UNATTRACTIVE CONTIG PROP N	
LOT TOPOG.	LEVEL CONTOUR	NUMBER OF ROOMS	7.0
ADVERSE INFLUENCE	NO	NUMBER OF BEDROOMS	3
		NUMBER OF BATHS	1
		NUMBER OF HALF BATHS	0
		NUMBER FIREPLACES	ONE
		DINING ROOM	YES
		DEN OR LIBRARY / STUDY	NO
		FAMILY ROOM	NO
		REC. ROOM / BASEMENT	NO
		UTILITY ROOM AT GRADE	NO
		ENCLOSED PORCH	NONE

Sample One
 Comparable 4

*APPROX. USING VILLAGE MAP

VILLAGE OF MAPLE BLUFF, DANE COUNTY, WISCONSIN

PROPERTY DESCRIPTION

R541/138 LAKEWOOD ADD LOT 48

MKTCOMP ASSESSMENT

LAND		.00 /SF
IMPROVEMENT		.00 /SF
TOTAL		

PREVIOUS ASSESSMENT

LAND	12,320
IMPROVEMENT	24,640
TOTAL	36,960

CURRENT ASSESSMENT

LAND	
IMPROVEMENT	
TOTAL	

Sample MKTCOMP Run #1

ADJUSTMENT SUMMARY

SALE PRICE		AVE 35125.	STD DEV 5977.
	SUBJ AMT	AVE ADJ	STD DEV ADJ
NBRHD	4.00	-750.	866.
PRPID1	460132	0.	0.
PRPID2	5.7	0.	0.
PRPID3		0.	0.
LTPRIC	.00	0.	0.
LTSLDT	.00	0.	0.
LTSQFT	10800.00	843.	774.
LTFEET	72.00	0.	0.
LTDPTH	150.00	0.	0.
LKACC	.00	0.	0.
LKFEET	.00	0.	0.
LTCNR	1.00	-500.	0.
LTCUL	.00	0.	0.
LTINSD	.00	0.	0.
LTWOOD	1.00	250.	957.
LTVIEW	1.00	-125.	250.
LTVWDR	4.00	0.	0.
LTTOPD	2.00	0.	0.
LTCMP	.00	0.	0.
LTOSIZ	.00	0.	0.
ADVIEW	.00	0.	0.
LTVINF	.00	-1000.	2000.
BSTOR	1.00	1350.	2700.
BSQFT	1600.00	1254.	3176.
BCUFT	314.00	0.	0.
BSMT	.00	-2000.	0.
GARAGE	8.00	750.	500.
DESIGN	3.00	0.	0.
QUALTY	5.00	0.	0.
EXTER	.00	-1045.	736.
HFRMS	14.00	0.	0.
BDRMS	2.00	-250.	289.
BATHS	1.00	0.	0.
HFBTHS	.00	-900.	600.
DNRM	1.00	0.	0.
DEN	1.00	1000.	0.
FAMRM	.00	-500.	577.
FPLAC	1.00	-188.	375.
BSRECR	.00	-125.	250.
UTIL	1.00	750.	0.
ENCPCH	2.00	-150.	714.
SPEC	6.00	0.	0.
APPEAR	2.00	0.	0.
LNDSCP	2.00	0.	0.
FOILAG	3.00	0.	0.
UNCNTG	.00	450.	900.
BSLDAT	77.33	5555.	2712.
BSF#SD	.00	0.	0.
MISC\$.00	0.	0.
ADJUSTED			
PRICE		39896.	1807.
WEIGHTED AVERAGE		40000.	

Sample MKTCOMP Run #1
Adjustments by Comparable

	1-AMT	1-ADJ	2-AMT	2-ADJ	3-AMT	3-ADJ	4-AMT	4-ADJ
PRICE	34000	34000	36000	36000	42500	42500	28000	28000
NBRHD	6	-1500	4	0	6	-1500	4	0
PRPID1	460144	.00	460132	.00	460142	.00	460128	.00
PRPID2	7.3	.00	5.42	.00	8.5	.00	9	.00
PRPID3		.00		.00		.00		.00
LTPRIC	.00	.00	.00	.00	.00	.00	.00	.00
LTSLDT	.00	.00	.00	.00	.00	.00	.00	.00
LTSQFT	9620	779	10788	8	9730	706	7950	1881
LTFEFT	65.00	.00	62.00	.00	70.00	.00	50.00	.00
LTDPTH	149.00	.00	174.00	.00	150.00	.00	159.00	.00
LKACC	.00	.00	.00	.00	.00	.00	.00	.00
LKFFT	.00	.00	.00	.00	.00	.00	.00	.00
LTCNR	.00-500.00	.00-500.00	.00-500.00	.00-500.00	.00-500.00	.00-500.00	.00-500.00	.00-500.00
LTCUL	.00	.00	.00	.00	.00	.00	.00	.00
LTINSD	.00	.00	.00	.00	1.00	.00	.00	.00
LTWOOD	2	-1000	1	0	0	1000	0	1000
LTVIEW	2.00-500.00	1.00	.00	.00	1.00	.00	1.00	.00
LTWWR	1.00	.00	3.00	.00	2.00	.00	4.00	.00
LTTOPO	2.00	.00	2.00	.00	2.00	.00	2.00	.00
LTCMP	.00	.00	.00	.00	.00	.00	.00	.00
LTOSIZ	.00	.00	.00	.00	.00	.00	.00	.00
ADVIEW	.00	.00	.00	.00	.00	.00	.00	.00
LTVINF	0	0	0	0	2	-4000	0	0
BSTOR	1	0	2	5400	1	0	1	0
BSQFT	1374	2938	1768	-2184	1640	-520	1232	4784
BCUFT	306.00	.00	276.00	.00	428.00	.00	283.00	.00
BSMT	2	-2000	2	-2000	2	-2000	2	-2000
GARAGE	7	1000	7	1000	8	0	7	1000
DESIGN	3.00	.00	3.00	.00	3.00	.00	3.00	.00
QUALTY	5.00	.00	5.00	.00	5.00	.00	5.00	.00
EXTER	4	-1360	0	0	4	-1700	4	-1120
HFRMS	15.00	.00	13.00	.00	15.00	.00	14.00	.00
BDRMS	3.00-500.00	2.00	.00	.00	2.00	.00	3.00-500.00	.00
BATHS	1.00	.00	1.00	.00	1.00	.00	1.00	.00
HFBTHS	1	-1200	1	-1200	1	-1200	0	0
DNRM	1.00	.00	1.00	.00	1.00	.00	1.00	.00
DEN	0	1000	0	1000	0	1000	0	1000
FAMRM	0	0	1	-1000	1	-1000	0	0
FPLAC	1.00	.00	1.00	.00	2.00-750.00	1.00	.00	.00
BSRECR	.00	.00	.00	.00	1.00-500.00	.00	.00	.00
UTIL	.00	750.00	.00	750.00	.00	750.00	.00	750.00
ENCPCH	5.00-900.00	1.00	300.00	4.00-600.00	.00	600.00	.00	600.00
SPEC	6.00	.00	6.00	.00	6.00	.00	.00	.00
APPEAR	2.00	.00	2.00	.00	2.00	.00	2.00	.00
LNDSCP	2.00	.00	2.00	.00	2.00	.00	2.00	.00
FOILAG	3.00	.00	3.00	.00	3.00	.00	3.00	.00
UNCNTG	0	0	1	1800	0	0	0	0
BSLDAT	72	8364	76	3150	74	7607	75	3500
BSF*SD	99491	0	133625	0	120950	0	92191	0
MISC*	.00	.00	.00	.00	.00	.00	.00	.00

ADJUSTED

PRICE	39370.80		42523.92		39293.70		38395.00	
PRICE	39500		42500		39500		38500	
COMP INDEX	86		84		87		79	

Sample MKTCOMP Run #2

ADJUSTMENT SUMMARY

SALE PRICE		AVE 27525.	STD DEV 1321.
	SUBJ AMT	AVE ADJ	STD DEV ADJ
NERHD	1.00	-563.	1125.
PRPID1	460130	0.	0.
PRPID2	9	0.	0.
PRPID3		0.	0.
LTPRIC	.00	0.	0.
LTSLDT	.00	0.	0.
LTSOFT	9555.00	276.	537.
LTTFT	65.00	0.	0.
LTDPTH	147.00	0.	0.
LKACC	.00	0.	0.
LKFFT	.00	0.	0.
LTCNR	.00	0.	0.
LTCUL	.00	0.	0.
LTINSD	.00	0.	0.
LTWOOD	.00	0.	0.
LTVIEW	.00	-125.	250.
LTVWDR	3.00	0.	0.
LTTOPD	2.00	0.	0.
LTCMP	.00	0.	0.
LTOSIZ	.00	0.	0.
ADVIEW	.00	0.	0.
LTVINF	2.00	1000.	2000.
BSTOR	1.00	1957.	2260.
BSOFT	1398.00	1329.	769.
BCUFT	299.00	0.	0.
BSMT	2.00	0.	0.
GARAGE	8.00	750.	500.
DESIGN	3.00	0.	0.
QUALTY	5.00	650.	1300.
EXTER	4.00	1.	426.
HFRMS	12.00	0.	0.
BDRMS	2.00	-375.	250.
BATHS	1.00	0.	0.
HFBTHS	.00	-600.	693.
DNRM	1.00	250.	500.
DEN	.00	0.	0.
FAMRM	.00	0.	0.
FPLAC	1.00	188.	375.
BSRECR	.00	0.	0.
UTIL	.00	0.	0.
ENCPCH	2.00	-225.	665.
SPEC	6.00	0.	0.
APPEAR	2.00	0.	0.
LNDSCP	1.00	-677.	783.
FOILAG	3.00	0.	0.
UNCNTG	.00	0.	0.
RSLDAT	77.33	4525.	1005.
RSF#SD	103102.50	0.	0.
MISC 5	.00	0.	0.
ADJUSTED			
PRICE		35385.	1395.
WEIGHTED AVERAGE		35500.	

Sample MKTCOMP Run #2
Adjustment Summary

	1-AMT	1-ADJ	2-AMT	2-ADJ	3-AMT	3-ADJ	4-AMT	4-ADJ
PRICE	26200	26200	28000	28000	29900	29900	26000	26000
NBRHD	1	0	4	-2250	1	0	1	0
PRPID1	460126	.00	460128	.00	460130	.00	460126	.00
PRPID2	3	.00	9	.00	9	.00	1	.00
PRPID3		.00		.00		.00		.00
LTPRIC	.00	.00	.00	.00	.00	.00	.00	.00
LTSLDT	.00	.00	.00	.00	.00	.00	.00	.00
LTSOFT	9750	-129	7950	1059	9555	0	9295	172
LTFEFT	50.00	.00	50.00	.00	65.00	.00	65.00	.00
LTDPTH	195.00	.00	159.00	.00	147.00	.00	143.00	.00
LKACC	.00	.00	.00	.00	.00	.00	.00	.00
LKFFT	.00	.00	.00	.00	.00	.00	.00	.00
LTCNR	.00	.00	.00	.00	.00	.00	.00	.00
LTCUL	.00	.00	.00	.00	.00	.00	.00	.00
LTINSD	.00	.00	.00	.00	.00	.00	.00	.00
LTWOOD	.00	.00	.00	.00	.00	.00	.00	.00
LTVIEW	.00	.00	1.00	-500.00	.00	.00	.00	.00
LTVWDR	3.00	.00	4.00	.00	3.00	.00	3.00	.00
LTTOPB	2.00	.00	2.00	.00	2.00	.00	2.00	.00
LTCMP	.00	.00	.00	.00	.00	.00	.00	.00
LTSIZ	.00	.00	.00	.00	.00	.00	.00	.00
ADVIEW	.00	.00	.00	.00	.00	.00	.00	.00
LTVINF	2	0	0	4000	2	0	2	0
BSTOR	2	3930	1	0	1	0	2	3900
BSOFT	1300	1235	1232	2150	1398	0	1250	1924
BCUFT	192.00	.00	283.00	.00	299.00	.00	218.00	.00
BSMT	2.00	.00	2.00	.00	2.00	.00	2.00	.00
GARAGE	7	1000	7	1000	8	0	7	1000
DESIGN	3.00	.00	3.00	.00	3.00	.00	3.00	.00
QUALTY	5	0	5	0	5	0	4	2600
EXTER	2.00	524.00	4.00	.00	4.00	.00	6.00	-520.00
HFRMS	13.00	.00	14.00	.00	12.00	.00	15.00	.00
PDRMS	3.00	-500.00	3.00	-500.00	2.00	.00	3.00	-500.00
BATHS	1.00	.00	1.00	.00	1.00	.00	1.00	.00
HFBTHS	1	-1200	0	0	0	0	1	-1200
DNRM	0	1000	1	0	1	0	1	0
DEN	.00	.00	.00	.00	.00	.00	.00	.00
FAMRM	.00	.00	.00	.00	.00	.00	.00	.00
FPLAC	.00	750.00	1.00	.00	1.00	.00	1.00	.00
BSRECR	.00	.00	.00	.00	.00	.00	.00	.00
UTIL	.00	.00	.00	.00	.00	.00	.00	.00
ENCPCH	4.00	-600.00	.00	600.00	2.00	.00	5.00	-900.00
SPEC	6.00	.00	.00	.00	6.00	.00	2.00	.00
APPEAR	2.00	.00	2.00	.00	2.00	.00	2.00	.00
LNDSCL	2	-1310	2	-1400	1	0	1	0
FDILAG	3.00	.00	3.00	.00	3.00	.00	3.00	.00
UNCNTG	.00	.00	.00	.00	.00	.00	.00	.00
BSLDAT	74	3825	75	3500	74	5352	73	5421
BSF*SD	96956	0	92191	0	103103	0	91450	0
MISC\$.00	.00	.00	.00	.00	.00	.00	.00

ADJUSTED

PRICE	34725.50		35667.30		35252.10		37896.60	
PRICE		34500		35500		35500		38000
COMP INDEX		73		84		56		79

Sample MKTCOMP Run #3

ADJUSTMENT SUMMARY

SALE PRICE		AVE 73125.	STD DEV 32322.
	SUBJ AMT	AVE ADJ	STD DEV ADJ
NRRHD	15.00	938.	713.
PRPID1	460141	0.	0.
PRPID2	8.1	0.	0.
PRPID3		0.	0.
LTPRIC	.00	0.	0.
LTSLDT	.00	0.	0.
LTSQFT	56000.00	9454.	8355.
LTFFT	139.00	0.	0.
LTDPTH	350.00	0.	0.
LKACC	1.00	0.	0.
LKFFT	244.00	1329.	4322.
LTCNR	.00	0.	0.
LTCUL	.00	-125.	250.
LTINSD	1.00	0.	0.
LTWOOD	2.00	250.	500.
LTVIEW	4.00	375.	250.
LTVWDR	3.00	0.	0.
LTTOPD	1.00	-250.	500.
LTCMP	.00	0.	0.
LTOSIZ	.00	0.	0.
ADVIEW	.00	0.	0.
LTVINF	.00	-1000.	1155.
BSTOR	1.00	6431.	4355.
BSQFT	1787.00	-6194.	9083.
BCUFT	450.00	0.	0.
BSMT	2.00	0.	0.
GARAGE	8.00	2750.	3775.
DESIGN	3.00	0.	0.
QUALTY	6.00	5537.	4130.
EXTER	4.00	-300.	600.
HFRMS	18.00	0.	0.
BDRMS	3.00	-250.	289.
BATHS	3.00	2500.	2041.
HFBTHS	.00	-300.	600.
DNRM	1.00	0.	0.
DEN	.00	-750.	500.
FAMRM	.00	-500.	577.
FPLAC	1.00	-563.	375.
BSRECR	.00	-375.	250.
UTIL	.00	0.	0.
ENCPCH	1.00	225.	150.
SPEC	6.00	0.	0.
APPEAR	2.00	0.	0.
LNDSCP	2.00	0.	0.
FOILAG	3.00	0.	0.
UNCNTG	.00	0.	0.
BSLDAT	77.33	12708.	7060.
BSF*SD	.00	0.	0.
MISC B	.00	0.	0.
ADJUSTED			
PRICE		104016.	7091.
WEIGHTED AVERAGE		104000.	

Sample MKTCOMP Run #3
Adjustment Summary

	1-AMT	1-ADJ	2-AMT	2-ADJ	3-AMT	3-ADJ	4-AMT	4-ADJ
PRICE	61500	61500	60000	60000	121000	121000	50000	50000
NBRHD	15	0	13	1500	13	1500	14	750
PRPID1	460142	.00	460145	.00	460146	.00	46012	.00
PRPID2	3	.00	4	.00	9	.00		.00
PRPID3		.00		.00		.00		.00
LTPRIC	.00	.00	.00	.00	.00	.00	.00	.00
LTSLDT	.00	.00	.00	.00	.00	.00	.00	.00
LTSGFT	43350	8347	43200	8448	56350	-231	23800	21252
LTFEFT	56.00	.00	120.00	.00	90.00	.00	48.00	.00
LTDPTH	530.00	.00	363.00	.00	500.00	.00	154.00	.00
LKACC	1.00	.00	1.00	.00	1.00	.00	1.00	.00
LKFEFT	116	4480	120	4340	156	3080	375	-4535
LTCNR	.00	.00	.00	.00	.00	.00	.00	.00
LTCUL	.00	.00	.00	.00	.00	.00	1.00	-500.00
LTINSO	1.00	.00	.00	.00	.00	.00	1.00	.00
LTWOOD	2	0	2	0	2	0	1	1000
LTVIEW	3.00	500.00	3.00	500.00	3.00	500.00	4.00	.00
LTVWDR	3.00	.00	4.00	.00	4.00	.00	3.00	.00
LTTOPD	1	0	1	0	1	0	2	-1000
LTCMP	.00	.00	.00	.00	.00	.00	.00	.00
LTSIZ	.00	.00	.00	.00	.00	.00	.00	.00
ADVIEW	.00	.00	1.00	.00	.00	.00	.00	.00
LTVINF	0	0	1	-2000	1	-2000	0	0
BSTOR	2	9225	2	9000	1	0	2	7500
RSQFT	2343	-7228	2029	-3146	3175	-18044	1507	3640
RCUFT	314.00	.00	339.00	.00	386.00	.00	421.00	.00
RSMT	2.00	.00	2.00	.00	2.00	.00	2.00	.00
GARAGE	2	6000	8	0	9	-1000	2	6000
DESIGN	3.00	.00	3.00	.00	3.00	.00	3.00	.00
QUALTY	5	6150	5	6000	6	0	4	10000
EXTER	4	0	6	-1200	4	0	4	0
HFRMS	25.00	.00	19.00	.00	21.00	.00	18.00	.00
BDRMS	4.00	-500.00	4.00	-500.00	3.00	.00	3.00	.00
BATHS	3	0	2	2500	2	2500	1	5000
HFBTHS	1	-1200	1	-1200	1	-1200	0	0
DNRM	1.00	.00	1.00	.00	1.00	.00	1.00	.00
DEN	1	-1000	0	0	1	-1000	1	-1000
FAMRM	1	-1000	0	0	0	0	1	-1000
FPLAC	2.00	-750.00	2.00	-750.00	2.00	-750.00	1.00	.00
BSRECR	1.00	-500.00	1.00	-500.00	1.00	-500.00	.00	.00
UTIL	.00	.00	.00	.00	.00	.00	.00	.00
ENCPCH	1.00	.00	.00	300.00	.00	300.00	.00	300.00
SPEC	6.00	.00	6.00	.00	6.00	.00	.00	.00
APPEAR	2.00	.00	2.00	.00	2.00	.00	2.00	.00
LNDSCP	2.00	.00	2.00	.00	2.00	.00	2.00	.00
FOILAG	3.00	.00	3.00	.00	3.00	.00	3.00	.00
UNCNTG	.00	.00	.00	.00	.00	.00	.00	.00
BSLDAT	74	11531	70	23010	76	8591	74	7700
BSF*SD	172398	0	141340	0	241014	0	111895	0
MISC*	.00	.00	.00	.00	.00	.00	.00	.00

ADJUSTED

PRICE	95557.25		106302.00		112746.00		105057.00	
PRICE	95500		106500		112500		105000	
COMP INDEX	142		148		142		167	

Adjustment Factors, Rates, and
Types Used in MKTCOMP Runs

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FACTOR	-- RATE --		TYPE	
	ADJ.	SEL.	ADJ.	SEL.
1PRICE	.00	.00	0	0
2NBRHD	750.00	1500.00	1	1
3PRPID1	.00	.00	5	0
4PRPID2	.00	.00	5	0
5PRPID3	.00	.00	5	0
6LTPRIC	.00	.00	5	0
7LTSLDT	.00	.00	5	0
8LTSQFT	.66	.00	1	0
9LTFFT	.00	.00	5	0
10LTDPTH	5000.00	.00	5	0
11LKACC	.00	50000.00	5	1
12LKFFT	35.00	70.00	1	1
13LTCNR	-500.00	.00	1	0
14LTCUL	500.00	.00	1	0
15LTINSD	.00	.00	5	0
16LTWOOD	1000.00	.00	1	0
17LTVIEW	500.00	.00	1	0
18LTVWDR	.00	.00	5	0
19LTTPOD	1000.00	.00	1	0
20LTCMP	.00	.00	5	0
21LTOSIZ	.00	.00	5	0
22ADVIEW	.00	.00	5	0
23LTVINF	2000.00	.00	1	0
24BSTOR	-.15	.00	2	0
25BSQFT	13.00	.00	1	0
26BCUFT	.00	.00	5	0
27BSMT	1000.00	.00	1	0
28GARAGE	1000.00	.00	1	0
29DESIGN	.05	.00	2	0
30QUALTY	.10	.00	2	0
31EXTER	.01	.00	2	0
32HFRMS	.00	.00	5	0
33BDRMS	500.00	.00	1	0
34BATHS	2500.00	.00	1	0
35HFBTHS	1200.00	.00	1	0
36DNRM	1000.00	.00	1	0
37DEN	1000.00	.00	1	0
38FAMRM	1000.00	.00	1	0
39FPLAC	750.00	.00	1	0
40BSRECR	500.00	.00	1	0
41UTIL	750.00	.00	1	0
42ENCPCB	300.00	.00	1	0
43SPEC	100.00	.00	5	0
44APPEAR	.05	.00	2	0
45LNDSCP	.05	.00	2	0
46FOILAG	.00	.00	5	0
47UNCNTG	-.05	.00	2	0
48BSLDAT	.05	.00	2	2
49BSF*SD	.00	.00	5	0
50MISC\$	1.00	.00	1	0