

	A	B	C	D	E	F	G	H	I	J
1	<b>10860 14th ave s seattle wa 98168</b>					<b>1943</b>	<b>1,320 sf</b>	<b>0.48 Acres/173K</b>	<b>Carport</b>	<b>3/1</b>
2	<b>Address</b>	<b>Distance</b>	<b>CompPrice</b>	<b>Sold Price</b>	<b>Appraised</b>	<b>Year Built</b>	<b>Sqf. (±10%)</b>	<b>Lot size land value</b>	<b>Garage / Carport</b>	<b>Beds /Baths</b>
3	1203 S 116th St Burien, WA 98168	0.7mi		<b>\$455,000</b>	<b>2019</b>	1959	1320	0.14 Acre\$120,000	Carport	3/1
4	Adjustment value		<b>\$500,000</b>	<b>\$45,000</b>		-\$8,000	0	\$53,000	0	0
5	10857 4th Ave S, Seattle, WA 98168	1 mi		<b>\$407,000</b>	<b>2019</b>	1954	1200	0.14 Acre\$125000	carport	3 bed1.75
6	Adjustment value		<b>\$449,500</b>	<b>\$42,500</b>		-\$5,500	10000	\$48,000	\$0	-\$10,000
9	1226 S 115th St Seattle	0.4mi		<b>\$400,000</b>	<b>2019</b>	1954	1130	0.21 Acre\$129000	Carport	3/1
10	Adjustment value		<b>\$457,500</b>	<b>\$57,500</b>		-\$5,500	\$19,000	\$44,000	0	0
11	<b>Adjustment rules</b>					<b>\$500 per year</b>	<b>10K per 100 SF</b>	<b>base on land value</b>	<b>2 car garage 15000</b>	<b>half bath \$7500</b>
12	<b>Average Comp</b>		<b>\$469,000</b>		We got 6 comp properties. 3 are flipping proeprties and 3 are regular transactions.					
13	<b>adjust 5% for market down</b>		<b>\$445,550</b>	<b>ARV</b>	We only use these three flipping properties to do the comp. Sheet 2 is original data for 6 properties					

	K	L	M	N	O	P	Q	R	S
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