ILLUSTRATIVE SAMPLE — NOT FOR APPRAISAL USE

Sample Adjustment Analysis & Addendum

Fictional subject: 1204 Wexford Park Drive, Franklin, TN

Purpose. This public sample demonstrates document layout only. All properties, sale figures, and adjustment rates are fictional and predetermined. This is not a market analysis, appraisal, value opinion, or support for any real assignment.

Illustrative subject

Gross living area	Lot size	Pool	Bedrooms	Bathrooms	Garage
2,180 sq ft	8,500 sq ft	Yes	4	2.5	2 bays

Predetermined illustrative rates

Characteristic	Illustrative rate	Important limitation
GLA	$45 per sq ft	Predetermined for this sample; not market-derived
Pool	$15,000	Predetermined for this sample; not market-derived
Garage	$7,500 per bay	Predetermined for this sample; not market-derived

Sample comparable adjustment grid

Comparable	Sale price	GLA adj.	Pool adj.	Garage adj.	Adjusted
Fictional Comp 1	$512,000	-$5,850	$0	$0	$506,150
Fictional Comp 2	$468,000	+$8,100	+$15,000	+$7,500	$498,600
Fictional Comp 3	$535,000	-$10,800	$0	-$7,500	$516,700

Sample methodology

For this fictional worksheet, predetermined rates were applied to the differences between the fictional subject and three fictional comparables. No regression was fitted and no market evidence was analyzed. The calculations demonstrate how adjustment lines and adjusted sale prices may be presented.

Sample derivation

The illustrative GLA rate is $45 per square foot, the illustrative pool amount is $15,000, and the illustrative garage amount is $7,500 per bay. These values are fixed solely for demonstration and must not be transferred to any appraisal assignment.

Sample reconciliation

The fictional adjusted prices range from $498,600 to $516,700. This range is presented only to show report formatting. It is not a value conclusion and does not reflect analysis of a real market.

Professional responsibility

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