

Comparable Sales Report Description

Comparable Sales Report Explained

Property specific information is identified on the comparable sales report:

Picture: The photo of the property.

Parcel: A quick reference identification number assigned to each property.

Address: 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.

Subdivision: The subdivision or abstract code.

Neighborhood: A market area

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

Map Area: Bastrop County is divided into quadrants known as subsets.

Effective Acres / SQFT: Size of land when valued as a unit with additional tracts.

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.

Land Factor: 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-Total: Outside measurement of all floors living area rounded to the nearest foot.

Living Area-Main: Outside measurement of main area rounded to the nearest foot.

Stories: The number of stories.

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))

Living Area Adjustment: The adjustment for the difference in square footage and quality. (Formula = ((Subject Primary MA Square Foot – Comp Primary MA Square Foot) * (Comp Primary MA Value / Comp Primary MA Square Foot))

Addtl Bldg Adjustment: Adjustment for the difference for any additional structures or attributes. (Formula = ((Subject Total Improvement Value – Subject Primary MA Value) – (Comparable Total Improvement Value – Comparable Primary MA Value)).

Net Adjustment: The total of all adjustments.

Indicated Value: The median of the adjusted sales price.

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