

Comparison Worksheet (Others in Neighborhood or Sales Obtained Adjusted to be Like My Property)

Address	Total Market Value	Land Value	Land SF	\$/SF Land	Imp #1 SF	Imp #1 Value	\$/SF Imp #1	Yr Blt	Imp #2 Value	Imp #2 Description	Adj. 1	Adj. 2	Adj. 3	Adj. \$	Total Adj.	Adj Value	
652 Denton Dr., Sherman (NH SHS028)	\$102,258	\$4,150	9,383	\$0.44	1,436	\$92,613	\$64.49	1950	\$5,495	P1 20SF; P2 52SF; G4 540SF; lot 69.5x135							
622 Denton Dr., Sherman	\$92,213	\$3,900	1	\$3,900	1,648	\$85,173	\$51.68	1952	3140	P2 84SF; X2 458SF; W1 572SF	250	21,111	2,355	-13,673	10,043	\$102,256	
630 Denton Dr., Sherman	\$56,464	\$3,450	9,437	\$0.37	1,144	\$50,659	\$44.28	1951	2355	P1 24SF; P2 100SF; G2 240SF; lot 62.5x151	700	22,880	3,140	18,832	45,552	\$102,016	
634 Denton Dr., Sherman	\$60,098	\$4,200	10,500	\$0.40	1,201	\$51,973	\$43.27	1952	\$3,925	P2 300SF; G4 240SF; lot 70x150	-50	25,221	1,570	15,156	41,897	\$101,995	
640 Denton Dr., Sherman	\$95,593	\$4,200	10,500	\$0.40	1,390	\$87,468	\$62.93	1952	\$3,925	2 LA (2-story); P2 232SF; X2 80SF; lot 70x150	-50		1,570	2,967	4,487	\$100,080	
646 Denton Dr., Sherman	\$84,427	\$4,200	10,500	\$0.40	1,191	\$77,401	\$64.99	1951	\$2,826	P2 230SF; C3 182SF; G4 260SF; lot 70x150	-50		2,669	15,801	18,420	\$102,847	
											Land		Imp 2	Size			
											difference in value	Quality or condition	difference in value	difference in size x subj \$/SF			
												Description of adjustments:			difference in \$/SF x SF comp		
624 Denton Dr., Sherman										NH SHS029RF5S							
625 Denton Dr., Sherman										NH SHS029RF3R							
633 Denton Dr., Sherman										NH SHS029RF3R							
639 Denton Dr., Sherman										NH SHS029RF3R							
645 Denton Dr., Sherman										NH SHS029RF3R							
651 Denton Dr., Sherman										NH SHS029RF3R							
656 Denton Dr., Sherman										NH N							

Property Comparison Worksheet - Grayson County

Address	Market Value	Land Value	Land SF	\$/SF Land	Imp #1 SF	Imp #1 Value	\$/SF Imp #1	Yr Blt	Imp #2 Value	Imp #2 Description	Adj. 1	Adj. 2	Adj. 3	Adj. 4	Total Adj.	Adj Value
				#DIV/0!			#DIV/0!								\$0	\$0
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				#DIV/0!			#DIV/0!								\$0	\$0
				#DIV/0!			#DIV/0!								\$0	\$0

Square Footage Adjustment Amounts for Various Improvements (Total Value ÷ Square Footage of Item OR Total Cost)

Item	Price/SF or Cost
Square Footage Main Area*	
Open Porches	
Covered Porches	
Garage*	
Carport	

Item	Price/SF or Cost
Breezeway	
Decks	

Item	Price/SF or Cost

* Base SF adjustment on price/square foot of the property being protested