

Unequal Appraisal (Equity)

NonMA Improvement Value = Improvement Value - SqFt x Adjusted Unit Price
**unit price is rounded out 4 decimal places*

Adjusted Unit Price = Unit Price x %Good

Land Adjustment = Subject Land Value - Comparable Land Value

NonMA Improvement Adjustment = Subject NonMA Imp Val - Comparable NonMa Imp Val

Unit Price Adjustment = Subject Adjusted Unit Price - Comparable Adjusted Unit Price

Adjusted Value of Subject Per SqFt = Subject Total Appraised Value / Subject Square Footage

Adjusted Value Per Sqft = Comparable Adjusted Value / Subject Square Footage

Adjusted Value = [((Comparable Improvement Value + Non MA Improvement Adjustment) / Comparable Square Footage) + Unit Price Adjustment] x Subject Square Footage + Subject Land Value

% Diff = 1 - Comparable Adjusted Value Per SqFt / Subject Adjusted Value Per SqFt

Median Adjusted Value = Median Adjusted Value of the Comparables