

RECONCILIATION OF THREE APPROACHES TO VALUE - FINAL VALUE DETERMINATION

VALUE INDICATED BY SALES COMPARISON APPROACH = \$38,300

VALUE INDICATED BY INCOME APPROACH = NOT UTILIZED

VALUE INDICATED BY COST APPROACH = \$43,200

**SUBJECT PROPERTY PRESENT "AS IS" MARKET VALUE AS OF
DECEMBER 30, 2024 = \$40,750.00**

COMMENTS

A table with the three approaches to value and their respective weighted value factors is shown below:

<u>APPROACH TO VALUE</u>	<u>WEIGHTED VALUE FACTOR</u>
SALES COMPARISON APPROACH	50 %
INCOME APPROACH	N/A
COST APPROACH	50 %

January 23, 2025


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PROPERTY APPRAISER #CG920114
EXPIRES - DECEMBER 31, 2025