

Garage Bays Adjustments
Neighborhood A - Q3 C3

5/11/2023	Newest Sale Date
3/3/2022	Oldest Sale Date
434	Total Number Of Days
25	Total Number Of Observations

Adjustment Multiplier
\$9,470.00
\$8,940.00
\$10,000.00

	Address	Sale Date	GarBay#	GarMult	GarAdj	Per Bay Adjustment
1	16 Scotsdale Place	5/11/2023	3	1	\$12,000.00	\$12,000.00
2	7 McCollough Place	4/18/2023	3	1	\$10,000.00	\$10,000.00
3	23 Wootton Drive	4/18/2023	3	1	\$12,000.00	\$12,000.00
4	28 Elmham Lane	2/28/2023	0	-2	-\$10,000.00	\$5,000.00
5	5 Lomond Lane	12/21/2022	3	1	\$7,500.00	\$7,500.00
6	7 Grimsay Drive	11/30/2022	3	1	\$12,000.00	\$12,000.00
7	10 Grimsay Drive	11/21/2022	3	1	\$10,000.00	\$10,000.00
8	17 Dornoch Lane	11/7/2022	3	1	\$10,000.00	\$10,000.00
9	2 Dornoch Circle	10/17/2022	6	4	\$40,000.00	\$10,000.00
10	8 Sidlaw Hills Drive	10/17/2022	3	1	\$10,000.00	\$10,000.00
11	2 Ashley Lane	10/11/2022	3	1	\$10,000.00	\$10,000.00
12	7 Monikie Circle	10/7/2022	3	1	\$7,500.00	\$7,500.00
13	6 Powell Circle	10/5/2022	3	1	\$10,000.00	\$10,000.00
14	6 Ellwood Lane	9/26/2022	3	1	\$7,500.00	\$7,500.00
15	16 Magrath Lane	9/22/2022	3	1	\$10,000.00	\$10,000.00
16	19 Timbercrest Lane	9/6/2022	3	1	\$7,500.00	\$7,500.00
17	3 Everleigh Drive	8/24/2022	3	1	\$10,000.00	\$10,000.00
18	17 Torrido Lane	8/12/2022	3	1	\$10,000.00	\$10,000.00
19	5 Daviot Lane	8/9/2022	3	1	\$10,000.00	\$10,000.00
20	11 Monikie Circle	7/22/2022	3	1	\$10,000.00	\$10,000.00
21	21 Kirkcudbright Drive	7/7/2022	3	1	\$10,000.00	\$10,000.00
22	3 Hume Circle	5/16/2022	3	1	\$5,000.00	\$5,000.00
23	18 Stomoway Lane	3/28/2022	3	1	\$5,000.00	\$5,000.00
24	3 Gaydon Circle	3/22/2022	3	1	\$7,500.00	\$7,500.00
25	1 Rannoch Lane	3/3/2022	3	1	\$5,000.00	\$5,000.00

Grade View Adjustments
Neighborhood A - Q3 C3

5/12/2023	Newest Sale Date
1/21/2022	Oldest Sale Date
476	Total Number Of Days
21	Total Number Of Observations

Adjustment Multiplier
\$10,142.86
\$10,285.71
\$10,000.00

	Address	Sale Date	Grd0View
1	32 Ledbetter Lane	5/12/2023	\$10,000.00
2	23 Wootton Drive	4/18/2023	\$2,000.00
3	31 Neffwood Lane	1/25/2023	\$3,000.00
4	5 Lomond Lane	12/21/2022	\$3,000.00
5	34 Kilsyth Drive	10/19/2022	\$12,000.00
6	35 Kintyre Drive	10/14/2022	\$5,000.00
7	7 Monikie Circle	10/7/2022	\$10,000.00
8	133 Kinross Drive	10/5/2022	\$8,000.00
9	6 Ellwood Lane	9/26/2022	\$2,000.00
10	77 Forfar Drive	9/8/2022	\$18,000.00
11	15 Applecross Place	8/30/2022	\$18,000.00
12	52 Churchill Drive	8/25/2022	\$18,000.00
13	17 Torrido Lane	8/12/2022	\$12,000.00
14	11 Monikie Circle	7/22/2022	\$10,000.00
15	7 Musselburgh Lane	7/15/2022	\$10,000.00
16	5 Wembly Circle	5/17/2022	\$12,000.00
17	14 Talana Lane	5/12/2022	\$18,000.00
18	18 Deane Circle	4/1/2022	\$15,000.00
19	3 Gaydon Circle	3/22/2022	\$10,000.00
20	26 Nairn Lane	2/11/2022	\$15,000.00
21	65 Pimlico Drive	1/21/2022	\$5,000.00

Shop Adjustments

Neighborhood A - Q3 C3

5/12/2023	Newest Sale Date
2/11/2022	Oldest Sale Date
455	Total Number Of Days
25	Total Number Of Observations

Adjustment Multiplier
\$25.95
\$27.88
\$24.01

	Address	Sale Date	ShopSF	ShopAdj	ShopSF\$
1	32 Ledbetter Lane	5/12/2023	96	\$2,000.00	\$20.83
2	4 Worlaby Lane	2/15/2023	48	\$500.00	\$10.42
3	3 Whalley Lane	2/3/2023	1438	\$69,000.00	\$47.98
4	7 Grimsay Drive	11/30/2022	986	\$60,000.00	\$60.85
5	10 Grimsay Drive	11/21/2022	2696	\$120,000.00	\$44.51
6	17 Dornoch Lane	11/7/2022	96	\$3,000.00	\$31.25
7	2 Ashley Lane	10/11/2022	144	\$9,000.00	\$62.50
8	7 Monikie Circle	10/7/2022	120	\$2,000.00	\$16.67
9	51 Munster Drive	10/7/2022	120	\$1.00	\$0.01
10	133 Kinross Drive	10/5/2022	198	\$8,000.00	\$40.40
11	36 Hebrides Lane	9/30/2022	192	\$1.00	\$0.01
12	16 Magrath Lane	9/22/2022	320	\$25,000.00	\$78.13
13	1 Grier Drive	8/8/2022	500	\$10,000.00	\$20.00
14	31 Scalloway Drive	7/15/2022	820	\$10,000.00	\$12.20
15	21 Kirkcudbright Drive	7/7/2022	180	\$3,000.00	\$16.67
16	16 Rockingham Drive	6/30/2022	142	\$2,500.00	\$17.61
17	20 McKenzie Drive	6/23/2022	354	\$8,500.00	\$24.01
18	7 Ardgour Lane	5/27/2022	360	\$7,500.00	\$20.83
19	9 Glenbar Place	5/23/2022	861	\$25,000.00	\$29.04
20	3 Hume Circle	5/16/2022	746	\$12,000.00	\$16.09
21	14 Talana Lane	5/12/2022	294	\$7,500.00	\$25.51
22	3 Skipness Circle	5/6/2022	288	\$10,000.00	\$34.72
23	18 Stornoway Lane	3/28/2022	456	\$12,000.00	\$26.32
24	43 Sidlaw Hills Drive	2/15/2022	345	\$2,500.00	\$7.25
25	44 Sidlaw Hills Drive	2/11/2022	240	\$8,000.00	\$33.33

AuxLA Adjustments
Neighborhood A - Q3 C3

10/7/2022	Newest Sale Date
3/28/2022	Oldest Sale Date
193	Total Number Of Days
10	Total Number Of Observations

Adjustment Multiplier
\$27.89
\$27.60
\$28.17

	Address	Sale Date	AuxLA	AuxLA Adj.	AuxLA\$
1	60 Argyll Drive	10/7/2022	256	\$8,000.00	\$31.25
2	6 Powell Circle	10/5/2022	348	\$15,000.00	\$43.10
3	4 Jedburgh Lane	8/29/2022	436	\$12,000.00	\$27.52
4	52 Churchill Drive	8/25/2022	264	\$8,000.00	\$30.30
5	13 Buckden Lane	8/15/2022	144	\$4,000.00	\$27.78
6	11 Monikie Circle	7/22/2022	140	\$4,000.00	\$28.57
7	5 Monikie Circle	5/12/2022	192	\$3,500.00	\$18.23
8	14 Talana Lane	5/12/2022	336	\$10,000.00	\$29.76
9	3 Skipness Circle	5/6/2022	192	\$4,500.00	\$23.44
10	18 Stornoway Lane	3/28/2022	312	\$5,000.00	\$16.03

Walkout Basement Adjustments
Neighborhood A - Q3 C3

5/12/2023	Newest Sale Date
5/23/2022	Oldest Sale Date
354	Total Number Of Days
25	Total Number Of Observations

Adjustment Multiplier
\$136.19
\$130.64
\$141.73

	Address	Sale Date	WlkoutBsmntSF	WlkoutBsmntAdj	WlkoutBsmntSF\$
1	32 Ledbetter Lane	5/12/2023	1281	\$195,000.00	\$152.22
2	23 Tavistock Drive	4/27/2023	1707	\$116,000.00	\$67.96
3	7 McCollough Place	4/18/2023	792	\$115,000.00	\$145.20
4	28 Elmham Lane	2/28/2023	771	\$90,000.00	\$116.73
5	31 Neffwood Lane	1/25/2023	1000	\$170,000.00	\$170.00
6	5 Lomond Lane	12/21/2022	1090	\$60,000.00	\$55.05
7	10 Grimsay Drive	11/21/2022	1225	\$225,000.00	\$183.67
8	2 Binham Circle	10/21/2022	1475	\$53,000.00	\$35.93
9	60 Argyll Drive	10/7/2022	1397	\$198,000.00	\$141.73
10	51 Munster Drive	10/7/2022	630	\$40,000.00	\$63.49
11	133 Kinross Drive	10/5/2022	1562	\$270,000.00	\$172.86
12	77 Forfar Drive	9/8/2022	2479	\$458,000.00	\$184.75
13	19 Timbercrest Lane	9/6/2022	288	\$36,000.00	\$125.00
14	15 Applecross Place	8/30/2022	1750	\$272,000.00	\$155.43
15	4 Jedburgh Lane	8/29/2022	1487	\$160,000.00	\$107.60
16	52 Churchill Drive	8/25/2022	1344	\$170,000.00	\$126.49
17	3 Everleigh Drive	8/24/2022	896	\$142,000.00	\$158.48
18	46 Kirkcaldy Drive	8/15/2022	991	\$130,000.00	\$131.18
19	13 Buckden Lane	8/15/2022	656	\$110,000.00	\$167.68
20	17 Torrido Lane	8/12/2022	2326	\$420,000.00	\$180.57
21	31 Scalloway Drive	7/15/2022	764	\$40,000.00	\$52.36
22	7 Musselburgh Lane	7/15/2022	836	\$160,000.00	\$191.39
23	2 Drifton Lane	6/28/2022	852	\$45,000.00	\$52.82
24	40 Kirkpatrick Lane	5/25/2022	1008	\$132,000.00	\$130.95
25	9 Glenbar Place	5/23/2022	789	\$155,000.00	\$196.45

Pool Adjustments

Neighborhood A - Q3 C3

6/30/2022	Newest Sale Date
2/11/2022	Oldest Sale Date
139	Total Number Of Days
3	Total Number Of Observations

Adjustment Multiplier
\$31,166.67
\$34,333.33
\$28,000.00

	Address	Sale Date	Pool
1	16 Rockingham Drive	6/30/2022	\$20,000.00
2	18 Deane Circle	4/1/2022	\$55,000.00
3	26 Nairn Lane	2/11/2022	\$28,000.00

Standard Amenity Adjustment 'Screen/Glass Porch' Adjustments

Neighborhood A - Q3 C3

5/12/2023	Newest Sale Date
1/24/2022	Oldest Sale Date
473	Total Number Of Days
9	Total Number Of Observations

Adjustment Multiplier
\$23.17
\$24.02
\$22.32

	Address	Sale Date	Screen/Glass PorchSF	Screen/Glass PorchAdj	Screen/Glass PorchSF\$
1	32 Ledbetter Lane	5/12/2023	209	\$4,000.00	\$19.14
2	7 McCollough Place	4/18/2023	209	\$3,000.00	\$14.35
3	23 Wootton Drive	4/18/2023	240	\$5,000.00	\$20.83
4	7 Grimsay Drive	11/30/2022	272	\$7,000.00	\$25.74
5	34 Kilsyth Drive	10/19/2022	262	\$8,000.00	\$30.53
6	8 Sidlaw Hills Drive	10/17/2022	224	\$5,000.00	\$22.32
7	35 Kintyre Drive	10/14/2022	150	\$3,000.00	\$20.00
8	133 Kinross Drive	10/5/2022	242	\$8,000.00	\$33.06
9	12 Stonehaven Drive	1/24/2022	248	\$7,500.00	\$30.24

Grade Amenity Calculation 'Boat Dock' Adjustments

Neighborhood A - Q3 C3

2/28/2023	Newest Sale Date
2/11/2022	Oldest Sale Date
382	Total Number Of Days
13	Total Number Of Observations

Adjustment Multiplier
\$12,592.88
\$12,685.77
\$12,500.00

	Address	Sale Date	Boat Dock #	Boat Dock Mult	Boat Dock Adj	Per Boat Dock Adjustment
1	28 Elmham Lane	2/28/2023	2.00	2	\$12,000.00	\$6,000.00
2	31 Neffwood Lane	1/25/2023	2.00	2	\$15,000.00	\$7,500.00
3	35 Kintyre Drive	10/14/2022	1.00	1	\$10,000.00	\$10,000.00
4	133 Kinross Drive	10/5/2022	3.00	3	\$50,000.00	\$16,666.00
5	77 Forfar Drive	9/8/2022	3.00	3	\$50,000.00	\$16,666.00
6	15 Applecross Place	8/30/2022	3.00	3	\$55,000.00	\$18,333.00
7	52 Churchill Drive	8/25/2022	3.00	3	\$45,000.00	\$15,000.00
8	17 Torrido Lane	8/12/2022	2.00	2	\$22,500.00	\$11,250.00
9	7 Musselburgh Lane	7/15/2022	2.00	2	\$25,000.00	\$12,500.00
10	5 Wembly Circle	5/17/2022	2.00	2	\$30,000.00	\$15,000.00
11	14 Talana Lane	5/12/2022	2.00	2	\$30,000.00	\$15,000.00
12	18 Deane Circle	4/1/2022	1.00	1	\$12,000.00	\$12,000.00
13	26 Nairn Lane	2/11/2022	2.00	2	\$18,000.00	\$9,000.00

Grade Amenity Calculation 'Enhanced Patio' Adjustments

Neighborhood A - Q3 C3

11/7/2022	Newest Sale Date
4/22/2022	Oldest Sale Date
199	Total Number Of Days
4	Total Number Of Observations

Adjustment Multiplier
\$2,791.38
\$2,999.75
\$2,583.00

	Address	Sale Date	Enhanced Patio #	Enhanced Patio Mult	Enhanced Patio Adj	Per Enhanced Patio Adjustment
1	17 Dornoch Lane	11/7/2022	2.00	2	\$3,000.00	\$1,500.00
2	133 Kinross Drive	10/5/2022	3.00	3	\$8,000.00	\$2,666.00
3	5 Daviot Lane	8/9/2022	3.00	3	\$16,000.00	\$5,333.00
4	47 Sidlaw Hills Drive	4/22/2022	2.00	2	\$5,000.00	\$2,500.00