

EXPLANATION OF THE KANSAS COMPARABLE SALES REPORT

The following is a brief explanation of how to read the KSCAMA (Kansas Computer Assisted Mass Appraisal) Sales Comparison Report. This report is most often referred to as the "comp sheet".

Your property is referred to as the "Subject" property and is listed on the left side of the Comp sheet. Its property characteristics are listed from top to bottom. The comparable properties are listed to the right in the columns labeled "COMP 1", "COMP 2", etc. The property characteristics for these comparable properties are also listed from top to bottom. The most common questions about the comp sheet refer to what the row titles stand for. The following is a list that covers some of the most commonly asked questions.

SUBJECT – The property whose value is being estimated.

COMP 1, COMP 2, ETC... - Properties which have sold and which are similar to the subject property. A property can only be utilized as a comparable if it has sold in the last few years. The sale prices of these properties will be used to estimate the value of the subject property.

PARCEL ID – A unique identifying number assigned to each parcel of real estate by the appraisers office.

NBHD ID/NBHDGRP – A neighborhood is an area within which the properties share the same general desirability in the real estate market; a neighborhood group is composed on neighborhoods with sale general characteristics.

LAND USE – A code indicating the current use of the property.

111 – single family	112 – duplex	113 – three family unit
114 – four family	115 – condominium	811 – farm home

ATTIC – This refers to an upper floor area smaller than a 1/2 story that has been determined to be living area. This does not include any unfinished attic area.

FULL BATH / HA / + / TOT-FIX – This is the listing of plumbing fixtures. Full bath is any 3-fixture bath. HA is for half bath, which is for any 2-fixture bath. + is for additional fixtures. Some examples of additional fixtures would be hot water heaters, kitchen sinks, bar sinks, laundry sinks, garden or spa tubs, separate shower, etc. TOT-FIX is the total fixture count. This count includes all fixtures from full and half baths plus additional fixtures. Please note that we do not have a category for ¾ baths, as we are only concerned with total fixtures.

HEAT – This is where the heating and air system is listed. NONE indicates that there is not any heating system. NON-CENTRAL indicates that the dwelling has a system that is considered non-central for the area being heated. Examples of non-central systems include electric baseboard heaters, wall furnaces and certain floor furnace conditions. CENTRAL indicates that the property is serviced by a central heat-only system. CENTRAL/AIR indicates a central heat and air-conditioning system.

WBFP ST, OPN / METAL FP – Fireplaces are listed here. WBFP is for Wood Burning Fireplace. ST is for number of masonry fireplace stacks. OPN is for number of fireplace openings. METAL FP is for pre-fabricated fireplaces.

BASEMENT – This is where the "basement type" is listed. These include FULL, which indicates that the basement is 75% or more of the main portion of the house. PART is for a basement that is 25% to 75% of the main portion to the house. CRAWL is for crawl space only or for a basement area that is less than 25% of the main portion of the house. SLAB is for a home that is constructed on a concrete slab.

FINISHED BASEMENT – This is the square feet of basement finish – that is considered to be equal to or better than the quality of the finish of the main floor.

REC ROOM AREA – This is the square feet of basement finish that is considered to be of lesser quality than that of the main floor.

GRADE – A rating reflecting quality of construction. Grades range from AA to E; plus and minus grades are used.

CDU – A rating reflecting the physical condition, utility and desirability of a property; location is an important element of desirability; CDU ratings range from Excellent to Unsound/Undesirable.

PHYSICAL CONDITION – This is a rating of the physical condition of the dwelling giving consideration to the age of the dwelling. These ratings range from excellent to unsound.

TOTAL LIVING AREA – The square footage of living area which includes the first floor area plus any additions which have living area plus upper floor living area. All areas are based on exterior measurements.

RCLND-DWELLING – The estimated depreciated value of the dwelling using standard cost tables adjusted for the local county condition. This estimate is printed for reference only and is not used in the calculation of the market estimate of value.

TOTAL OB&Y – The estimated depreciated value of outbuildings and yard improvements; these include detached garages, sheds, patios and decks.

LAND VALUE – The value attributed to the land. Since once a house is constructed, land and buildings sell as a unit, the relative distribution of value between land and building has little effect on the final estimate of market value.

MARKET AVERAGE – A composite estimate of value based on a market analysis of the contributory value of the various property characteristics. Takes the characteristics of the subject and applies to model coefficients. Finds numeric values from the expanded basic edit of the market model.

ADJUSTED SALE – Since the properties chosen as comparables will be used to estimate the value of the subject property and since these sold properties are rarely identical to the subject property, the sale prices have to be adjusted for these differences before they can be used as estimates of value. If the property, which sold is better than the subject property, the adjusted sale price will be less than the actual sale price. If the property, which is sold is less desirable than the subject property, the adjusted sale price will be higher than the actual sale price. Any inflationary or deflationary trends in the local real estate market will also be reflected in the adjusted sale prices.

WEIGHTED ESTIMATE – A weighted average of the adjusted sale prices; the adjusted sales prices are weighted by the degree of comparability.

PREVIOUS VALUE – The previous year's value on the parcel of property.

PRIOR APPEAL / CD – If a value had been appealed, the year and type of the most recent appeal will be listed.

COMP SALES – The estimate of the fair market value of the subject property based on the sales of the comparable properties.

FIELD CONTROL CODE – An indicator of the spread among the adjusted sale prices. The range of codes is 1 to 4.