Overall Adjustments

After adjustments, the sales range in price per square foot between $31.65 to $57.90 with the median being $42.44 and the average being $41.91. The sales that required the least amount of net adjustments includes Sales 4, 5, and 6. In arriving at an estimate of value for the subject, reliance is placed on these three sales, with additional support from Sales 1, 2, and 3.

Estimate of Value via the Sales Comparison Approach

Based upon the foregoing analysis, the value of the subject property via the Sales Comparison Approach is estimated to be $1,535,000 or approximately $42.00 per square foot for the subject's 36,566 square feet of building area.

\[
\text{Appraisal Value} = 1,535,000 \\
\text{Demolition Cost} = 179,000 \\
\text{Land} = 1,356,000
\]

Appraisal Date: January 18, 2016