

## Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

### *Value Indications*

<b>Land Value:</b>	\$205,000**
<b>Cost Approach:</b>	NA
<b>Sales Comparison Approach:</b>	\$205,000**
<b>Income Approach:</b>	
<b>Direct Capitalization</b>	NA

*\*Rounded to the nearest \$1,000*

*\*\*See Extraordinary Assumption*

### Sales Comparison Approach

The sales approach is the only applicable indication of value in this instance. There has been limited similar land sales from the immediate neighborhood in terms of size and locational appeal over the past 12-24 months. However, enough sales and empirical evidence were found to support a reliable and credible opinion of value and the sales bracketed the critical elements of comparison of the subject parcel, which adds additional confidence in our final indicated value.

### *Summary of Reconciled Value Conclusion*

The most applicable approach to value has been given primary weight in the final reconciliation of value. Current listing indications and other tests of reasonableness have been taken into consideration before arriving at the final opinion of value. There is enough empirical market evidence and additional inferred support to reach a credible and reliable opinion of value in this instance.

Based on the data summarized in this report and retained in our workfile, and taking into consideration the limiting conditions and general assumptions reported as part of this analysis, we have provided a supported opinion for the "as is", Fee Simple market value for the subject property as of January 28, 2019 , to be as follows:

**TWO HUNDRED FIVE THOUSAND DOLLARS**

**\$205,000\***

*\*Rounded to the Nearest \$1,000*

*\*\*See Extraordinary Assumption*