

Here's a real example of market value representing a range of values:



Property	Property 1	Property 2	Property 3	Property 4	Property 5
Community	Same	Same	Same	Same	Same
Proximity	Within 1 km	Within 1 km	Within 1 km	Within 1 km	Within 1 km
Structure Type	2 Storey	2 Storey	2 Storey	2 Storey	2 Storey
Quality	Same	Same	Same	Same	Same
Above Grade SF	2,131 SF	2,135 SF	2,131 SF	2,157 SF	2,041 SF
Below Grade SF	0 SF	0 SF	0 SF	0 SF	600 SF
Garage Area	500 SF	500 SF	500 SF	500 SF	430 SF
Lot Size	4,252 SF	4,136 SF	3,904 SF	3,904 SF	3,749 SF
Year of Construction	2010	2010	2010	2010	2010
Renovations	None	None	None	None	None
Influences	None	None	None	None	None
Sale Date	Similar*	-	Similar*	-	Similar*
Actual Sale Price	\$521,500	-	\$575,000	-	\$550,000
Assessment	\$546,500	\$545,500	\$541,500	\$544,500	\$543,500

*Sold within the same 3 month period