

Errata

At Dearborn™ Real Estate Education, we are proud of our reputation for providing the most complete, current, and accurate information in all our products. We are committed to ensuring the kind of quality you rely on. Please note the following changes, which will be reflected in the latest printing of *Fundamentals of Real Estate Appraisal 14th Edition*.

Page/Location	Reads Now	Should Be
179, Exercise 8-3, 4 th paragraph	“and the average age of the houses is 18 years”	"with the greatest number of sales occurring 18 years ago"
291	Line 1: "all within one-half mile south of the subject" Line 9: "page 207"	Line 1: "all within one-half mile of the subject" Line 9: "page 181"
293, second entry under COMPARABLE SALE #1	".50 miles SE"	".50 mile SW"
429	second entry under COMPARABLE SALE #1: ".50 miles SE" second entry under COMPARABLE SALE #2: ".50 miles SE" second entry under COMPARABLE SALE #3: ".50 miles SE"	second entry under COMPARABLE SALE #1: ".50 mile SW" second entry under COMPARABLE SALE #2: ".25 mile N" second entry under COMPARABLE SALE #3: "Adjacent S"
430	second entry under COMPARABLE SALE #4: ".50 miles SE" second entry under COMPARABLE SALE #5: change ".50 miles SE"	second entry under COMPARABLE SALE #4: ".50 mile SE" second entry under COMPARABLE SALE #5: ".25 mile W"
413, Unit 6 Review Answers, Item 5	5. C. Value of property B: $\$480,000 - \$36,000 =$ $\$444,000$	5. D. Value of property B: $\$480,000 - \$36,000 =$ $\$444,000$
416, Exercise 8-3, Answer Key		In the answer for "Pred." age, replace "7" with "18".
427, Unit 11 Review Answers, Item 1	A	B

441, Exercise 14-1	Based on the four remaining comparables, the value of the subject property is in a range from about \$144,100 ($\$17,000 \div 0.118$) to about \$156,000 ($\$17,000 \div 0.109$).	Based on the four remaining comparables, the value of the subject property is in a range from about \$1,441,000 ($\$170,000 \div 0.118$) to about \$1,560,000 ($\$170,000 \div 0.109$).
459	Fannie Mae Formerly the Federal National Mortgage Association, created by Congress in 1968	Fannie Mae Formerly the Federal National Mortgage Association, created by Congress in 1938