

COMPETITIVE MARKET ANALYSIS

	Subject Property	Comparable #1			Comparable #2			Comparable #3						
Address of Property														
Distance of subject Prop.														
Sale Price		\$			\$			\$						
Price Per Square Foot	\$	\$			\$			\$						
Data Source														
Items Compared														
					ADJUST				ADJUST					
Date of Sale														
Location														
Site/View														
Design & Appeal														
Quality of Construction														
Age														
Condition														
Room Count	TOTAL	BED	BA	TOTAL	BED	BA	TOTAL	BED	BA	TOTAL	BED	BA		
Gross Area				Sq. Ft.			Sq. Ft.			Sq. Ft.				
Functional Utility														
Heating/Cooling														
Garage/Carport/Parking														
Exterior Features														
Kitchen														
Porches/Patios														
Fireplace														
Pool/Spa/Jacuzzi														
Fencing														
Other (List):														
Other (List):														
Other (List):														
Total Adjustments				<input type="checkbox"/> + or <input type="checkbox"/> -					<input type="checkbox"/> + or <input type="checkbox"/> -					
Indicated Value of Subject Property			1	\$			2	\$			3	\$		
Estimated Fair Market Value Based on Comparable Sales Is: \$_____														
Comparable - Address			List Price (LP)				Sale Price (SP)				SP/LP (%)		Avg. DOM*	
1.			\$			\$								
2.			\$			\$								
3.			\$			\$								
AVERAGE OF ALL COMPAREABLES														

The Value Range of this property is \$_____ to \$_____.

A list price of \$_____ is recommended.

Date: _____

Listing Agent: _____

*DOM= Days on Market