

Client:		Client File #:	
Subject Property:		Appraisal File #:	

COMPARABLE PROPERTIES

ITEM		SUBJECT		COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address									
Proximity to Subject									
Data Source/ Verification									
Original List Price	\$		\$		\$		\$		
Final List Price	\$		\$		\$		\$		
Sale Price	\$		\$		\$		\$		
Sale Price % of Original List	%		%		%		%		
Sale Price % of Final List	%		%		%		%		
Closing Date									
Days On Market									
Price/Gross Living Area		\$		\$		\$		\$	
	DESCRIPTION	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment		
Financing									
Concessions									
Contract Date									
Location									
Site Size									
Site Views/Appeal									
Design and Appeal									
Quality of Construction									
Age									
Condition									
Above Grade Bedrooms	Bedrooms	Bedrooms		Bedrooms		Bedrooms		Bedrooms	
Above Grade Baths	Baths	Baths		Baths		Baths		Baths	
Gross Living Area	Sq.Ft.	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.	
Below Grade Area									
Below Grade Finish									
Other Area									
Functional Utility									
Heating/Cooling									
Car Storage									
Net Adjustment (total)		☐ + ☐ - \$		☐ + ☐ - \$		☐ + ☐ - \$		☐ + ☐ - \$	
Adjusted Sale Price		Net Adj. %		Net Adj. %		Net Adj. %		Net Adj. %	
		Gross Adj. % \$		Gross Adj. % \$		Gross Adj. % \$		Gross Adj. % \$	
Prior Transfer History									

Comments and reconciliation:

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 January 2013