



Form 801.05*

Client File #:

Appraisal File #:

Liquidation Value Addendum

Client:

Subject Property:

City:

State:

Zip:

DEFINITION OF LIQUIDATION VALUE

The term liquidation value is defined in *The Dictionary of Real Estate Appraisal*, Sixth Edition as follows:

The most probable price that a specified interest in real estate property is likely to bring under all of the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and the seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing concessions granted by anyone associated with the sale.

The following data and analysis is offered as an addendum to the appraisal report, and cannot be relied upon without the complete appraisal report, with specific attention to the discussion of market conditions and normal market exposure. As specified by the client, the liquidation value is based upon the following market exposure: Less Than 30 days 60 days 90 days Other _____

DEVELOPMENT OF LIQUIDATION VALUE

The appraiser has relied upon the following method(s) to develop an opinion of liquidation value:

- Market value as reported within this appraisal report correlates with liquidation value (see comments below).
- Market Analysis (See Comparable Grid on following page).
- Statistical Analysis (See comments below).
- Secondary Analysis - e.g. Interviews with market participants, peers, news media research, etc (See comments below).
- Alternative Analysis - (See comments below).

Comments Regarding the Methods Used:

The appraisal is made as is; subject to the following hypothetical condition(s); or subject to the following extraordinary assumption(s):

Based on the scope of work for this assignment, the statement of assumptions and limiting conditions included in this report, and appraiser(s) certification, the opinion of liquidation value of the real property that is the subject of this report is:

\$ _____ as of _____ which is the effective date of this appraisal.

APPRAISERS SIGNATURES

APPRAISER:

Signature _____

Name _____

Report Date _____

Trainee Licensed Certified Residential Certified General

License # _____ State _____

Expiration Date _____

CO-APPRAISER:

Signature _____

Name _____

Report Date _____

Trainee Licensed Certified Residential Certified General

License # _____ State _____

Expiration Date _____

Client:		Client File #:	
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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	
Above Grade Baths	Baths		Baths		Baths		Baths	
Gross Living Area	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)			<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
			Net Adj.	%	Net Adj.	%	Net Adj.	%
Adjusted Sale Price			Gross Adj.	% \$	Gross Adj.	% \$	Gross Adj.	% \$
Prior Transfer History								
Comments and reconciliation:								