

# EXPERT'S OPINION OF PRICE

Case No. \_\_\_\_\_

File No. \_\_\_\_\_

## Borrower/Subject Property Information

File Number: \_\_\_\_\_

- Desk Survey of Data  
 Field Survey of Data

Borrower: \_\_\_\_\_

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

No. of Rooms	No. of Bedrooms	No. of Baths	Family Room or Den <input type="checkbox"/> Yes <input type="checkbox"/> No	Gross Living Area Sq.Ft.	Garage/Carport	Porches, Patio or Pool	Central Air <input type="checkbox"/> Yes <input type="checkbox"/> No
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### NEIGHBORHOOD

Location:  Urban  Suburban  Rural

Built Up:  Over 75%  25% to 75%  Under 25%

Growth Rate:  Fully Dev.  Rapid  Steady  Slow

Property Values:  Increasing  Stable  Declining

Demand/Supply:  Shortage  In Balance  Over Supply

Marketing Time:  Under 3 Mos.  3-6 Mos.  Over 6 Mos.

Present Land Use:  1 Family  2-4 Family  Apts.  Condo  Commercial  Industrial  Vacant  PUD

Change in Present Land Use:  Not Likely  Likely  Taking Place From

Predominant Occupancy:  Owner  Tenant \_\_\_\_\_ % Vacant

Price Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ \$ \_\_\_\_\_ Predominant Value

Age \_\_\_\_\_ yrs. to \_\_\_\_\_ yrs. Predominant Age \_\_\_\_\_ yrs.

Note: Race or the racial composition of the neighborhood is not considered to be a reliable factor in this analysis.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):

### SUBJECT PROPERTY

Approximate Year Built: \_\_\_\_\_ No. Units: \_\_\_\_\_ No. Stories: \_\_\_\_\_

Type (detached, duplex, semi/det., etc.): \_\_\_\_\_

Design (rambler, split level, etc.): \_\_\_\_\_

Exterior Wall Material: \_\_\_\_\_ Roof Material: \_\_\_\_\_

### Competitive Listings

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address:				
Proximity to Subject				
Current List Price	\$	\$	\$	\$
Current List Date				
Original List Price	\$	\$	\$	\$
Original List Date				

### Closed Sales

The requested sales search has resulted in the selection of the following three transactions to depict a sales price range for properties similar to the subject property in the subject neighborhood.

The purpose of this search is to provide an indication of the prevalent sales price range for reasonably similar properties in the subject's neighborhood. The referenced sales information is not to be considered as an indication of value for the captioned property and should not be utilized for any purpose requiring either an appraisal or an appraisal review.

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3
Address:				
Proximity to Subject				
Square Foot Area				
Sale Date				
Sale Price				
Sale Price/Sq. Ft.				

Comments: \_\_\_\_\_

### Price Estimation

The purpose of the estimates below is to suggest where the market falls within the established competitive listings and closed sale ranges that are detailed above.

	SUGGESTED LIST PRICE	SUGGESTED SALE PRICE	PROBABLE MARKETING TIME
As is	\$	\$	Days
As Repaired (for REO & Loss Mitigation Only)	\$	\$	Days

This is a report of subject property data and relevant market data only and is not to be construed as an appraisal report.

Appraiser  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Or State License #: \_\_\_\_\_ State: \_\_\_\_\_