



ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address										
Proximity to Subject										
Sales Price		\$			\$			\$		
Price/Gross Liv. Area	\$	∅	∅		\$	∅	∅		\$	∅
VALUE ADJUSTMENT	DESCRIPTION	+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sales or Financing										
Date of Sale/Time										
Leasehold/Fee Simple										
Site										
Design and Appeal										
Quality of Construction										
Age										
Condition										
Above Grade	Total Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count										
Gross Living Area	Sq. Ft.				Sq. Ft.			Sq. Ft.		
Functional Utility										
Heating/Cooling										
Energy Efficient Items										
Garage/Carport										
Fireplace(s), etc.										
Net Adj. (total)		∅ + ∅	\$		∅ + ∅ -	\$		∅ + ∅ -	\$	
of Comparable		\$			\$			\$		

SALES COMPARISON ANALYSIS

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

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Date, Price and Data Source for prior sales within year of appraisal				

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

ADDITIONAL COMMENTS