

Sales Comparison Approach

Sale Data	Sale Data	Subject	Sale #	Sale #	Sale #	Sale #
	Grantor (Seller)					
	Grantee (Buyer)					
	Source					
	Date	Eff. _____				
	Eff. Unit Size/Unit	/				
	Sale Price					
	Finance Adjusted CEV Price					

The Appraiser has cited sales of similar property to the subject and considered these in the market analysis. The description below includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and the sales documented. When significant items are superior to the property appraised, a negative adjustment is applied. If the item is inferior, a positive adjustment is applied. Thus, each sale is adjusted for the measurable dissimilarities and each sale producing a separate value indication. The indications from each sale are then reconciled into one indication of value for this approach.

LAND AND IMPROVEMENT ADJUSTMENTS

		Land	Impvt	Land	Impvt	Land	Impvt	Land	Impvt
CEV Price/									
Adjustment									
Adjusted Price									

Adjust To Date:

MARKET CONDITION ADJUSTMENTS

<input checked="" type="checkbox"/> Yr	<input type="checkbox"/> Mo	Periods							
<input type="checkbox"/> Smp	<input checked="" type="checkbox"/> Cmp	Rate							
<input type="checkbox"/> Auto	<input checked="" type="checkbox"/> Man	Time Adjustment							
		Time Adj Price							
		Combined Adj Price							

OTHER ADJUSTMENTS

	Adjustment								
	Adjustment								
	Adjustment								
	Adjustment								
	Adjustment								
Net Adjustments									
ADJUSTED PRICE									

Analysis/Comments: *(Discuss positive and negative aspects of each sale as they affect value)*

Sales Comparison Approach Summary:

Unit Basis: \$ _____ / _____ X _____ = \$ _____

Sales Comparison Indication:

\$ _____

