

Sales Comparison Approach

	Subject	Sale			+/- Adj			Sale			+/- Adj			Sale			+/- Adj		
Sale #	Time Adj Setting <input type="checkbox"/> Year <input type="checkbox"/> Month <input type="checkbox"/> Simple <input type="checkbox"/> Compound																		
Grantor																			
Grantee																			
Address																			
Sale Price																			
CEV Price																			
Date																			
Market Condition	Date	Periods	Rate		Periods	Rate		Periods	Rate		Periods	Rate							

Land Adjustments

Homesite Acres													
Excess Acres													
Excess Difference		+/- Acres	\$/Acre		+/- Acres	\$/Acre		+/- Acres	\$/Acre		+/- Acres	\$/Acre	
Location													
Legal Access													
Physical Access													
Utilities													
View													

Primary Improvement Adjustment

Age															
Contrib/Eff Size															
Design & Appeal															
Qty of Constr															
Rooms Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Basement Finished															
Utility Heating/Cooling															
Energy Eff Items															
Garage/Carport															
Porch, Patio, Dk															
Fireplace(s), etc															

Additional Adjustments

Other Impvts													

Summary

CEV Price													
Total Net Adj													
Adj CEV Price													

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<p>% Land: Before _____ % After _____ %</p> <p>% Improvement: Before _____ % After _____ %</p>	<p>Sales Comparison Indication:</p> <p>\$ _____</p>
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Other Improvement Adjustment

Adjustment for Sale #

Sale Impvt	Utl/Cond	Size X	\$/Unit	Contrib Value	Subject Impvt	Utl/Cond	Size X	\$/Unit	Contrib Value
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
Total \$					Total \$				

Other Improvement Adjustment: - =

Adjustment for Sale #

Sale Impvt	Utl/Cond	Size X	\$/Unit	Contrib Value	Subject Impvt	Utl/Cond	Size X	\$/Unit	Contrib Value
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
Total \$					Total \$				

Other Improvement Adjustment: - =

Adjustment for Sale #

Sale Impvt	Utl/Cond	Size X	\$/Unit	Contrib Value	Subject Impvt	Utl/Cond	Size X	\$/Unit	Contrib Value
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
	/		X \$	=\$		/		X \$	=\$
Total \$					Total \$				

Other Improvement Adjustment: - =