

Sale Analysis	Index #	Database #	Sale #
	Grantor _____	Sales Price _____	Property Type _____
	Grantee _____	Other Contrib. _____	Primary Land Use _____
	Deeded Acres _____	Net Sale Price _____	
	Sale Date/DOM _____ / _____	\$/Deeded Acre _____	
	Prior Sale Date _____	Financing _____	
	Prior CEV Price _____	% Fin. Adj. _____	
	Analysis Code _____	CEV Price _____	
	Source _____	SCA Unit Type _____	
	Motivation _____	Eff. Unit Size _____	
	Highest & Best Use _____	SCA \$/Unit _____	
	Address _____	Multiplier Unit _____	
	City _____	Multiplier No. _____	
	County/Code _____ / _____	Legal Access _____	
	State/Zip _____ / _____	Physical Access _____	
	Region/Area/Zone _____ / _____ / _____	View _____	Tax ID/Recording _____
	Location _____	Utilities _____	Sec/Twp/Rge _____ / _____ / _____
	Legal Description: _____		

Land-Mix Analysis								
Land Mix Analysis	Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	_____	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	<b>Totals</b>	_____ %	_____ Ac.	_____	_____	_____ X \$	_____	= \$ _____
	<b>CEV Price \$</b>			<b>- Land Contribution \$</b>				<b>= Improvement Contribution \$</b>

Main Improvement Details	Improvement Details			
Age	_____			
Effective Units	_____			
Effective Size	_____			
Contrib/Eff Size	_____			
Design & Appeal	_____			
Qlty of Constr	_____			
Rms Abv Grade	Total	Bdrms	Baths	
	_____	_____	_____	
Gross Lvg Area	_____			
Basement	_____			
Finished	_____			
Rms Blw Grade	_____			
Utility	_____			
Heating/Cooling	_____			
Energy Eff Items	_____			
Garage/Carport	_____			
Porch, Patio, Dk	_____			
Fireplaces, etc.	_____			

Index #	Database #	Sale #									
<b>Improvement Analysis</b>											
<b>Improvement Analysis</b>	<b>Item:</b>	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type										
	Size										
	Unit										
	Utility										
	Condition										
	Age										
	Remaining Life										
	RCN/Unit										
	RCN										
	% Physical Depreciation										
	RCN Remainder After Phys. Depr.										
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.										
	% External Obsolescence										
Total Impt. Contribution											
Contribution \$/Unit											
Physical Depreciation _____% Functional Obsolescence _____% External Obsolescence _____% Total Depreciation _____% Total RCN \$ _____ Total Improvement Contribution: \$ _____ Improvement As % of Price _____%											
<b>Comments</b>	<b>Comments:</b>										