

PROPERTY APPRAISAL "QUICK ANALYSIS"

Special Note: This document is for personal use and not intended to be legal tender document. In addition, the person assimilating this information does not warrant the below listed information.

Property Address _____

Seller's Name _____

Date: _____

Tax Role Info:

Square Footage _____

Assessed Value _____

Year Built _____

** have this info complete if possible before meeting seller*

Comparable Sales Info:

a) 1st Comp Address _____
Date Sold _____
Amount Sold For _____
Square Footage _____

b) 2nd Comp Address _____
Date Sold _____
Amount Sold For _____
Square Footage _____

c) 3rd Comp Address _____
Date Sold _____
Amount Sold For _____
Square Footage _____

Total Sum of Amounts Sold of A-C _____

Total Square Footage of Comps A-C _____

Average Square Footage Price of Comps _____

(Divide total sum of amounts sold of comps a-c by total square footage price of comps)

Estimated Retail Value of Subject Property _____

(Multiply the average square footage price of comps by square footage of subject property)

Note: Try to get the comparable information about the subject property if you can before you visit the seller. Sometimes the situation may call for you to make an offer right then and there, and you want to be prepared.

Exterior of Property

Type of Exterior and Condition (Brick, Siding, Stone, etc).

Roofing and Condition (Wood Composite or Regular Shingles). _____

General Landscaping Appearance (Fence Condition, Shrubs, Plants, Foundation Status).

Interior Features

Number of Rooms to be Painted _____

Kitchen To Be Replaced: YES NO If Yes, # of cabinets _____

Comments: _____

of Bathrooms _____ to be Renovated?

Comments _____

Carpeting & Other Flooring (Condition and # of Rooms to Replace)

Other Features to Consider Condition and Possible Replacement (Windows, Lighting Fixtures, Ceiling, Doors, etc..)

House Operating Systems:

Condition of Air Conditioning (Central Air Conditioning/Evaporative/Window Units?)

Condition of Heating Units (Floor Furnace, Central Heat, Wall-Mount Heaters)

Condition of Plumbing (Noticeable Leaks, Exposed Pipes, Properly Working Faucets)

Condition of Electrical (Light Fixtures, Breaker Box, Exposed Wall Plugs)

Miscellaneous Items To Evaluate (Stove, Dishwasher, Microwave, Dish Washer/Dryer Included?)

General Comments: _____
