

EXAMPLE OF COVER PAGE VALUE CONCLUSION:

Joe and Mary Smith
5 Walrus Lane
Mongoose, CA 12345
Crocodile Twp., Critter County, CA
Block 21 Lot 4

Current Assessed Land Value	\$25,100
Current Assessed Improved Value	<u>\$193,000</u>
Current Assessed Total Value	\$218,100

Appraised Value as of 10/1/99	\$301,000
Sales Ratio	51.7%

Suggested Assessed Value	\$155,600
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RESIDENTIAL MARKET ANALYSIS

Item	SUBJECT	COMPARABLE NO 1		COMPARABLE NO 2		COMPARABLE NO 3	
Address							
Proximity to Subject							
Sale price							
Price/Gross Liv. Area							
Data and/or Verification Source							
VALUE ADJUSTMENTS	Description	Description	Adj. + (-)	Description	Adj. + (-)	Description	Adj. + (-)
Sales or Financing Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design and Appeal							
Quality of Construction							
Age							
Condition							
Above Grade	TotBdrBath	TotBdrBath		TotBdrBath		TotBdrBath	
Room Count							
Gross Living Area							
Basement and Finished Rooms Below Grade							
Functional Utility							
Heat/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch, Patio, Deck, Fireplace(s), etc.							
Fence, Pool, etc.							
Other							

Net Adjustments (total)							
Sale Price							
Adjusted Sales Price of Comparable							

ADDENDUM TO RESIDENTIAL MARKET ANALYSIS

Write pertinent information, if applicable, on subject's condition, comments on locational deficiencies, contractor's estimates, cost estimate figures, traffic survey, opinions from relevant authorities, etc.

In short, anything you made an adjustment can be elaborated for in this section.

This is a good reference section for you as well as for officials to refer to.

“Pa, he always said a man had to look spry for himself, because nobody would do it for him; your opportunities didn't come knocking around, you had to hunt them down and hog-tie them.”

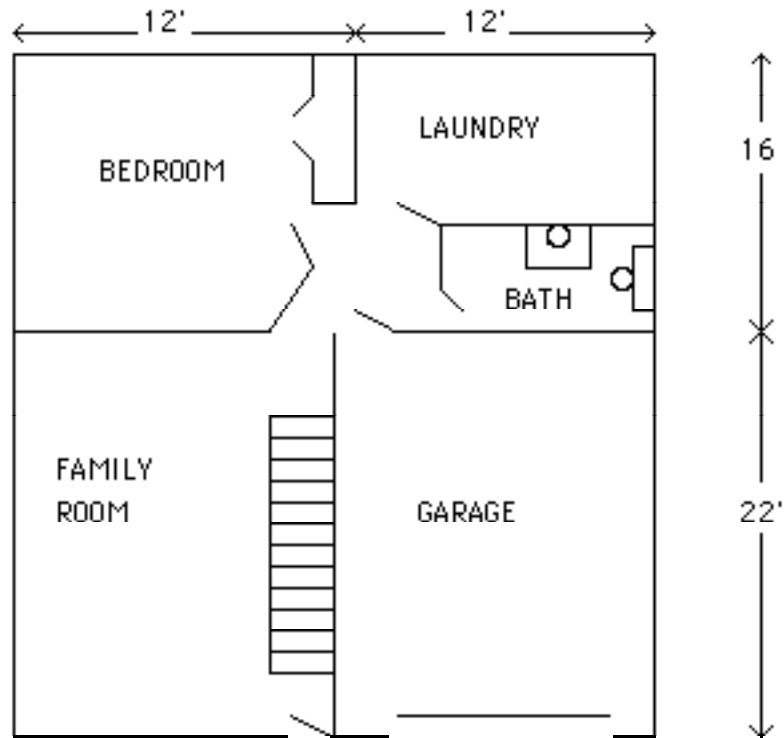
- Louis L'Amour in the book "Chancy"

“A gentle answer turn away wrath; but harsh words stir up anger.” - Book of Proverbs

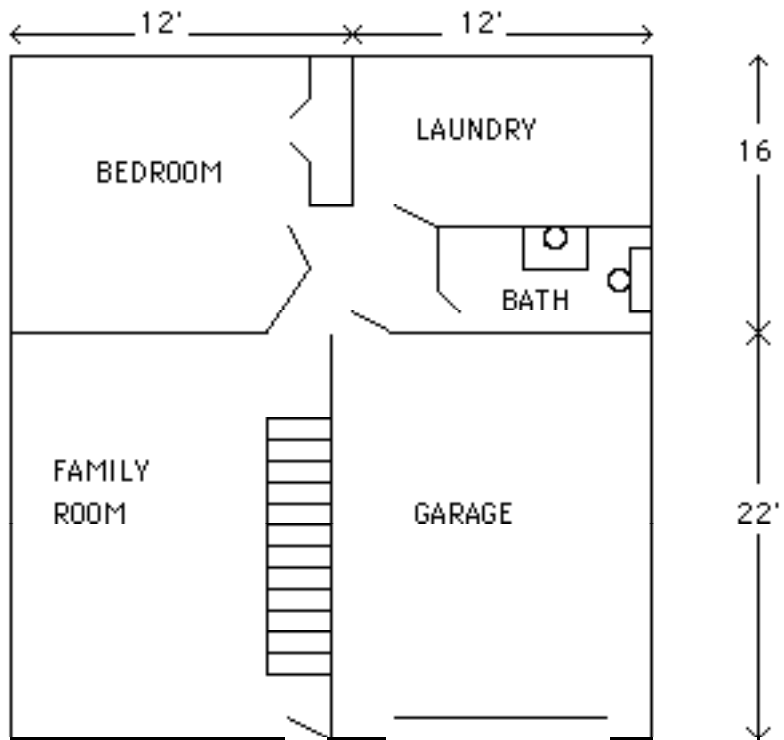
“If you think you can or if you think you can't, you're right.” - Henry Ford

“Diligence overcomes difficulties, sloth makes them.” - B.F.

EXAMPLE OF EXTERIOR DIMENSION SKETCH ADDENDUM



First Floor Plan = x,xxx square feet



Second Floor Plan = y,yyy sq. ft. Total Square Feet = z,zzz sq. ft.

HAGSTROM MAP IDENTIFICATIONS

Make a photocopy of a map and indicate the location of the subject and comparable properties. This is accomplished by drawing or pasting pre-drawn arrows designating locations of each.



PHOTOGRAPH ADDENDUM FOR SUBJECT

Owner's Names: Joe and Mary Smith
Property Address: 5 Walrus Lane
City: Hometown, State



FRONT OF SUBJECT PROPERTY



REAR OF SUBJECT PROPERTY



STREET SCENE

PHOTOGRAPH ADDENDUM FOR COMPARABLES

Owners' Names: Joe and Mary Smith
Property Address: 5 Walrus Lane
City: Hometown, State



COMPARABLE SALE #1

address:



COMPARABLE SALE #2

address:



COMPARABLE SALE #3

address: