

NONFARM TRACT COMPARABLE SALES DATA

BUYER	DATE OF SALE	<input type="checkbox"/> DEED <input type="checkbox"/> CONTACT					
SELLER	TOWN OR NEAREST TOWNS	PROPERTY ADDRESS (Include ZIP Code and County)					
TIME LIMITATION AND RESTRICTIVE COVENANTS	UTILITIES (\$)	ELEC.	GAS	WATER	SAN. SEWER	SITE	
	1. PUBLIC					<input type="checkbox"/> IRREGULAR: _____ SQ/FT	
	2. COMMUNITY					Topography _____	
OFFSITE IMPROVEMENTS AND COMMENTS	STREET SURFACE	STREET ACCESS		STREET MAINT.		Shape _____	
	1. <input type="checkbox"/> CURB SIDE 2. <input type="checkbox"/> WALK	3. <input type="checkbox"/> GUTTER STORM 4. <input type="checkbox"/> SEWER	1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC	1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC		View _____	
						Landscaping _____	
DATE INSPECTED _____ <input type="checkbox"/> INTERIOR AND EXTERIOR <input type="checkbox"/> EXTERIOR ONLY	COMMENT ABOUT NEIGHBORHOOD AND SITE OR SPECIAL CONDITIONS OBSERVED SUCH AS LOCATIONAL OBSOLESCENCE ETC.						
AGENCY STAFF MEMBER WHO HAS SEEN PROPERTY	NEIGHBORHOOD ANALYSIS		Good	Avg	Fair	Poor	
	Employment Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Convenience to Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Protection from Detrimental Cond.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Police & Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
FEDERAL FLOOD HAZARD MAP ISSUED? (FEMA)	1. <input type="checkbox"/> YES	2. <input type="checkbox"/> NO	LOCATION				<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural
PROPERTY IN SPECIAL FLOOD HAZARD MAP AREA? (FEMA)	1. <input type="checkbox"/> YES	2. <input type="checkbox"/> NO	BUILT UP				<input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%
			GROWTH RATE				<input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow
			PROPERTY VALUES				<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
			DEMAND/SUPPLY				<input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply
			MARKETING TIME				<input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.

DESCRIPTION OF DWELLING													
SALES PRICE	UNDERGROUND WIRE?		BUILDING TYPE				MANUFACTURED HOUSING						
DATA SOURCE	1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		1. <input type="checkbox"/> DETACHED 3. <input type="checkbox"/> ROW				1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO						
SALES OR FINANCING CONCESSIONS	EVIDENCE OF:		DESCRIPTION (Complete only one item)										
DATE OF SALE TIME	1. <input type="checkbox"/> DRY ROT 3. <input type="checkbox"/> SETTLEMENT		1. <input type="checkbox"/> RANCH 2. <input type="checkbox"/> SPLIT 3. <input type="checkbox"/> BI-LEVEL 4. <input type="checkbox"/> SPLIT 5. <input type="checkbox"/> OTHER										
LOCATION	2. <input type="checkbox"/> TERMITES 4. <input type="checkbox"/> DAMPNES		STRUCTURE										
SITE VIEW	5. <input type="checkbox"/> NOT EVIDENCE		1. <input type="checkbox"/> FRAME 2. <input type="checkbox"/> MASONRY 3. <input type="checkbox"/> CONCRETE										
DESIGN AND APPEAL	ESTIMATED EFFECTIVE AGE:		B				ITEM DESCRIPTION COND. (Observed)						
QUALITY OF CONSTRUCTION	ESTIMATED REMAINING ECONOMIC LIFE _____ YEAR(S)		U				FOUNDATION						
AGE	EQUIPMENT		I				ROOF						
CONDITION	1. <input type="checkbox"/> RANGE/OVEN		L				EXT. WALLS						
ABOVE GRADE	Total	Bdrms	Baths	D				INT. WALLS					
ROOM COUNT				I				FLOORS					
GROSS LIVING AREA	Sq. Ft.			N				HTG. SYSTEM					
BASEMENT & FINISHED ROOMS BELOW GRADE				G				PLUMBING					
FUNCTIONAL UTILITY				D				INSULATION					
HEATING/COOLING				A				ELEC. (Amps.)					
GARAGE/CARPORT				A				1. _____ % BSMT. 1. <input type="checkbox"/> CENT. AIR COND. 1. <input type="checkbox"/> FIREPLACE					
PORCHES, PATIO, POOLS, ETC.				T				2. <input type="checkbox"/> SLAB 2. <input type="checkbox"/> WALL AIR COND. 2. <input type="checkbox"/> REC. ROOM					
SPECIAL ENERGY EFFICIENT ITEMS				A				3. <input type="checkbox"/> CRAWL SP. _____ NO. OF UNITS. 3. <input type="checkbox"/>					
FIREPLACES(S)				COMMENT ABOUT OBSERVED FUNCTIONAL AND PHYSICAL OBSOLESCENCE, REPAIRS NEEDED, MODERNIZATION, ETC., GENERAL DESIRABILITY OF THE STRUCTURE:									
OTHER (e.g. KITCHEN EQUIPMENT, REMODELING)													

ROOMS LIST												
ROOMS	FOYER	LIVING	DINING	KITCHEN	DEN	FAMILY RM.	REC. RM.	BEDROOMS	#BATHS	LAUNDRY	OTHER	AREA SQ. FT.
Basement												
Level 1												
Level 2												

(Attach Photograph on Reverse Side)

