



**MARKET ANALYSIS**

Prepared For: \_\_\_\_\_ Prepared By: \_\_\_\_\_

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Owner of Record: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Assessed Value: Land \_\_\_\_\_ Impr. \_\_\_\_\_ Total \_\_\_\_\_

Net Taxes: \_\_\_\_\_ : \_\_\_\_\_ Parcel No. \_\_\_\_\_ Zoning \_\_\_\_\_

Lot Size: \_\_\_\_\_ x \_\_\_\_\_ Est. Size of Lot (sq. ft. or acres) \_\_\_\_\_

Est. House Sq. Ft.: \_\_\_\_\_ Est. Age: \_\_\_\_\_ Gen. Cond.: \_\_\_\_\_ Const.: \_\_\_\_\_

Siding: \_\_\_\_\_ Roof: \_\_\_\_\_ Wall Const: \_\_\_\_\_ Trim: \_\_\_\_\_ Floors: \_\_\_\_\_

Attic: \_\_\_\_\_ Garage: \_\_\_\_\_ Location: \_\_\_\_\_ Driveway: \_\_\_\_\_

Basement: \_\_\_\_\_ Foundation: \_\_\_\_\_ Heat: \_\_\_\_\_ Fuel: \_\_\_\_\_

Water Heater: \_\_\_\_\_ Electric: \_\_\_\_\_ Softner: \_\_\_\_\_ A/C: \_\_\_\_\_

Water: \_\_\_\_\_ Sewer: \_\_\_\_\_ Well: \_\_\_\_\_ Septic: \_\_\_\_\_

Easement: \_\_\_\_\_ Special Assessment Planned: \_\_\_\_\_

Room Schedule: (By Size)

Floor	Living Room	Dining Room	Kitchen	Bedroom	Bath	Other Rms
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1st:	_____ x _____	_____ x _____	_____ x _____	# _____	# _____	_____
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2nd: \_\_\_\_\_

LL: \_\_\_\_\_

Bedroom Sizes: (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3) \_\_\_\_\_ (4) \_\_\_\_\_ (5) \_\_\_\_\_

POSITIVE FEATURES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NEGATIVE FEATURES WHICH WOULD CREATE MARKET RESISTANCE: \_\_\_\_\_

\_\_\_\_\_

GENERAL COMMENTS: (A brief description of amenities, condition, floor plan, style, design, etc.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*NOTE: THIS IS NOT AN APPRAISAL

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**SIMILAR PROPERTIES RECENTLY SOLD**

Address	Style	Sq. Ft.	Rooms	Bedrooms	Baths	Date Sold	List Price	Sale Price
#1: _____	_____	_____	_____	_____	_____	_____	_____	_____
#2: _____	_____	_____	_____	_____	_____	_____	_____	_____
#3: _____	_____	_____	_____	_____	_____	_____	_____	_____
#4: _____	_____	_____	_____	_____	_____	_____	_____	_____
#5: _____	_____	_____	_____	_____	_____	_____	_____	_____

Note: Sales Price may include costs paid by Seller on behalf of Buyer for financing etc.

GENERAL COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMPETITIVE PROPERTIES ON THE MARKET NOW**

Address	Style	Sq. Ft.	Rooms	Bedrooms	Baths	List Price
#1: _____	_____	_____	_____	_____	_____	_____
#2: _____	_____	_____	_____	_____	_____	_____
#3: _____	_____	_____	_____	_____	_____	_____
#4: _____	_____	_____	_____	_____	_____	_____
#5: _____	_____	_____	_____	_____	_____	_____

GENERAL COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED REPLACEMENT COST**

Above Ground:	Sq. Ft. @ _____	Per Sq. Ft. = _____	\$ _____
Lower Level:	Sq. Ft. @ _____	Per Sq. Ft. = _____	\$ _____
Total Basic Improvements:			\$ <b>0.00</b>
Add: Extras	\$ _____		
Estimated Total Cost			\$ <b>0.00</b>
Less: Est. Depreciation	\$ _____		
Estimated Present Value of Improvements			\$ <b>0.00</b>
Add: Present Value of Land	\$ _____		
Estimated Value By Cost Approach			\$ <b>0.00</b>

RECOMMENDED IMPROVEMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECOMMENDED TERMS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED PRICE RANGE**

\$ \_\_\_\_\_ to \$ \_\_\_\_\_  
Suggest Asking Price: \$ \_\_\_\_\_

REALTOR \_\_\_\_\_

DATE: \_\_\_\_\_

Note: This form is not an appraisal but the REALTOR's estimation of a value range.