



COMPARABLE MARKET ANALYSIS FOR SETTING VALUES

Addendum

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This form is used by a property owner, their agent or a buyer's agent as a worksheet when estimating a property's sales value based on prices recently paid for comparable properties to reflect observations on a visual inspection of the comparable properties, then noting in each property's column for itemized features distinguishable from the owner's property the dollar adjustment needed to correct for its greater or lesser value than the owner's property.

Date prepared _____, 20_____, by _____. Application/order # _____.

Features:	Subject property	Comparable No. 1		Comparable No. 2		Comparable No. 3	
Address:							
Proximity to Subject							
Sale Price	\$		\$		\$		\$
Sale Price/Gross Living Area	\$ per sq. ft	\$ per sq. ft		\$ per sq. ft		\$ per sq. ft	
Data Source							
Verification Source							
1. Sales Information:							
1.1 Date of sale							
1.2 Concessions (sales/financing)							
1.3 Fee simple/ leasehold							
1.4 Age of improvements							
1.5 Special HOA assessments							
1.6 Bonded assessments							
2. VALUE ADJUSTMENT:	Description	Description	+(-)\$	Description	+(-)\$	Description	+(-)\$
2.1 Zoning Compliance (nonconforming/ illegal)							
2.2 Easement/ encroachment)							
2.3 Use restrictions (CC&Rs)							
2.4 Retrofitting/ water conservation							

VALUE ADJUSTMENT:	Description	Description	+(-)\$	Description	+(-)\$	Description	+(-)\$
3. Location/area:							
3.1 Neighborhood trend:							
3.2 Street amenities							
3.3 Lot size/shape							
3.4 Vehicle access							
3.5 Schools/ churches /institutions							
3.6 Inside/corner lot							
3.7 Utilities available							
3.8 Environmental hazards/ nuisances							
4. Landscaping:							
4.1 Quality							
4.2 Maintenance							
4.3 Soil condition/ drainage							
4.4 Topography							
5. Improvements:							
5.1 Age of improvement							
5.2 Construction type							
5.3 Highest and best use							
5.4 Design/style							
5.5 Energy efficiency							
5.6 Maintenance/ obsolescence							
5.7 Exterior conditions							
5.8 Interior conditions							

VALUE ADJUSTMENT:	Description	Description	+(-)\$	Description	+(-)\$	Description	+(-)\$
5.9 Garage/carport							
5.10 Central AC/heating							
5.11 Gutters and downspouts							
5.12 Windows/ screens							
6. Livable Space:							
6.1 Gross livable sq. ft.							
6.2 No. of bedrooms							
6.3 No. of baths							
6.4 Kitchen/ appliances							
6.5 Living room							
6.6 Dining room							
6.7 Family room							
6.8 Basement/ storage							
6.9 Attic/access							
7. Amenities:							
7.1 Fireplace/ woodstove							
7.2 Pool							
7.3 Fences							
7.4 Patio/porch/ deck							
8. TOTAL Price Adjustment:		☐ + ☐ - \$		☐ + ☐ - \$		☐ + ☐ - \$	
9. Adjusted Price of Each Comparable:		%	\$	%	\$	%	\$
10. Value of Subject Property:	\$						