

REAL ESTATE VALUE ESTIMATE

Contact _____	Census Tract _____	Map Reference _____
Property Address _____	Check one: <input type="checkbox"/> SF <input type="checkbox"/> PUD <input type="checkbox"/> CONDO <input type="checkbox"/> 2-4 Units	
City _____	County _____	State _____ Zip Code _____
Phone No. _____ Res. _____	Loan Amount \$ _____	Term _____ Mos. Owner's Est. of Value \$ _____
No. of Rooms _____	No. of Bedrooms _____	No. of Baths _____
Family room or den <input type="checkbox"/> Yes <input type="checkbox"/> No		Gross Living Area Sq. Ft. _____
Garage/Carport (specify type & no.) _____		Porches, Patio or Pool (specify) _____
Central Air <input type="checkbox"/> Yes <input type="checkbox"/> No		

NEIGHBORHOOD

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<table style="width: 100%;"> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> </table>	Property Compatibility	<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"/>
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Appeal to Market		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
Built Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%																
Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <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"/> Oversupply																
Marketing Time <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.																

Present Land Use _____ % 1 Family _____ % 2-4 Family _____ % Apts. _____ % Condo _____ % Commercial _____ % Industrial _____ % Vacant _____ %

Change in Present Land Use Not Likely Likely Taking Place From _____ To _____

Predominant Occupancy Owner Tenant _____ % Vacant

S/F Price Range \$ _____ to \$ _____ = Predominant Value

S/Family Age _____ yrs. to _____ yrs. Predominant Age _____ yrs.

Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) _____

SUBJECT PROPERTY

Approx. Yr. Blt. 19 ____ # Units ____ # Stories _____	<table style="width: 100%;"> <tr> <td>PROPERTY RATING</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Condition of Exterior</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Compatibility to Neighborhood</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal and Marketability</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	PROPERTY RATING	Good	Avg	Fair	Poor	Condition of Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility to Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Type (det, duplex, semi/det. etc.) _____																					
Design (rambler, split, etc.) _____																					
Exterior Wall Mat. _____ Roof Mat. _____																					

Is the property in a HUD-Identified Special Flood Haz. Area? No Yes

Special Energy-Effic. Items _____

Comments (favorable or unfavorable incl. deferred maintenance) _____

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address _____										
Proximity to Sub. _____										
Sales Price \$ _____										
Date of Sale and Time Adjustment										
Location										
Site/View										
Age										
Condition										
Living Area Rm. Count and Total										
Gross Living Area										
Air Conditioning										
Garage/Carport										
Porches, Patio, Pools, etc.										
Special Energy-Efficient Items										
Other										
Net Adjust (Total)		⊗ + ⊖ \$ _____			⊗ + ⊖ \$ _____			⊗ + ⊖ \$ _____		
Indicated Value Sub.		\$ _____			\$ _____			\$ _____		
General Comments _____										
Estimated Value \$ _____ as of _____ 19__										
■ Completed By _____					■ Title _____					
■ Signature _____					■ Date _____ 19__					