



SD

Equity Partners

Property Value Analysis Worksheet

Property Information

Property Address: _____

Seller's Name: _____

Date: _____

Tax Role Info:

Square Footage _____

Assessed Value \$ _____

Year Built _____

** have this info complete if possible before meeting seller*

Sold Comparables

These comps should be the lowest comparables that are in move in ready condition. Meaning not in need of repairs regardless if they are bank owned or not

They should be no more than 1 Mile in distance and no more than 10% plus or minus in the square footage.

a) 1st Comp Address _____
Date Sold _____
Amount Sold For \$ _____
Square Footage _____

b) 2nd Comp Address _____
Date Sold _____
Amount Sold For \$ _____
Square Footage _____

a) 3rd Comp Address _____
Date Sold _____
Amount Sold For \$ _____
Square Footage _____

b) 4th Comp Address (optional) _____
Date Sold _____
Amount Sold For \$ _____
Square Footage _____

Total Sum of Amounts Sold of a-c \$ _____

Total Square Footage of Comps a-c _____

Average Square Footage Price of Comps \$ _____

(Divide total sum of amounts sold of comps a-c by total square footage price of comps)

Estimated Retail Value of Subject Property \$ _____

(Multiply the average square footage price of comps by square footage of subject property)

Active Comparables

These comps should be the lowest comparables that are in move in ready condition. Meaning not in need of repairs regardless if they are bank owned or not

They should be no more than 1 Mile in distance and no more than 10% plus or minus in the square footage.

a) 1st Comp Address _____
 Date Listed _____
 List Price \$ _____
 Square Footage _____

b) 2nd Comp Address _____
 Date Listed _____
 List Price _____
 Square Footage _____

c) 3rd Comp Address _____
 Date Listed _____
 List Price \$ _____
 Square Footage _____

d) 4th Comp Address _____
 Date Listed _____
 List Price \$ _____
 Square Footage _____

Total Sum of List Price of a-c \$ _____
 Total Square Footage of Comps a-c _____
 Average Square Footage Price of Comps \$ _____

(Divide total sum of list price of comps a-c by total square footage price of comps)

Discounted Square Footage Price of Comps \$ _____

(Take the average square foot price and times by 97%)

Estimated Retail Value of Subject Property \$ _____

(Multiply the average square footage price of comps by square footage of subject property)

Estimated Retail Based on Sold Homes \$ _____

Estimated Retail Based on Active Homes \$ _____

Minimum Retail Value \$ _____

Negotiating Discount (Minus 3%) (\$ _____)

Final Estimated Value: \$ _____

(The lowest of the active or sold above minus the negotiating discount)

WARNING

If you select the wrong comps this will be way off.
 The comps must be the **LOWEST** move in ready homes within 1 mile and no more than 10% plus or minus the square footage. Do NOT use the highest priced comps. Potential buyers will be looking at the **LOWEST** price comps.