

FORMS MANUAL INSERT

FORM RD 1922-12

USDA
Form RD 1922-12
(Rev. 7-98)

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 _____					
3. INDIVIDUAL							Size _____					
OFFSITE IMPROVEMENTS AND COMMENTS		STREET SURFACE		STREET ACCESS		STREET MAINT.						
1. <input type="checkbox"/> CURB 3. <input type="checkbox"/> GUTTER		1. <input type="checkbox"/> PRIVATE		1. <input type="checkbox"/> PRIVATE		View _____						
SIDE 2. <input type="checkbox"/> WALK 4. <input type="checkbox"/> SEWER		2. <input type="checkbox"/> PUBLIC		2. <input type="checkbox"/> PUBLIC		Landscaping _____						
						Driveway _____						
DATE INSPECTED _____		COMMENT ABOUT NEIGHBORHOOD AND SITE OR SPECIAL CONDITIONS OBSERVED SUCH AS LOCATIONAL OBSOLESCENCE ETC.										
<input type="checkbox"/> INTERIOR AND EXTERIOR												
<input type="checkbox"/> EXTERIOR ONLY												
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"/>										
FEDERAL FLOOD HAZARD MAP ISSUED? (FEMA)		Adequacy of Utilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		Property Compatibility <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
PROPERTY IN SPECIAL FLOOD HAZARD MAP AREA? (FEMA)		Protection from Detrimental Cond. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		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"/>										
		LOCATION <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural										
		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.										
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 BI-LEVEL 3. <input type="checkbox"/> SPLIT LEVEL 4. <input type="checkbox"/> SPLIT OTHER no. stories								
LOCATION		2. <input type="checkbox"/> TERMITES 4. <input type="checkbox"/> DAMPNESS		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:		ESTIMATED REMAINING ECONOMIC LIFE		YEAR(S)						
QUALITY OF CONSTRUCTION				B		ITEM DESCRIPTION COND. (Observed)						
AGE				U		FOUNDATION						
CONDITION		EQUIPMENT		I		ROOF						
ABOVE GRADE		1. <input type="checkbox"/> RANGE/OVEN		L		EXT. WALLS						
ROOM COUNT		2. <input type="checkbox"/> REFRIGERATOR		D		INT. WALLS						
GROSS LIVING AREA		3. <input type="checkbox"/> DISWASHER		I		FLOORS						
		4. <input type="checkbox"/> CLOTHES WASHER		N		HTG. SYSTEM						
BASEMENT & FINISHED ROOMS BELOW GRADE		5. <input type="checkbox"/> DRYER		G		PLUMBING						
		6. <input type="checkbox"/> GARBAGE DISPOSAL		D		INSULATION						
FUNCTIONAL UTILITY		7. <input type="checkbox"/> VENT FAN/HOOD		A		ELEC. (Amps.)						
HEATING/COOLING		8. <input type="checkbox"/> W/W CARPET		T		1. _____ % BSMT. 1. <input type="checkbox"/> CENT. AIR COND. 1. <input type="checkbox"/> FIREPLACE						
GARAGE/CARPORT		9. <input type="checkbox"/> MICROWAVE		A		2. <input type="checkbox"/> SLAB 2. <input type="checkbox"/> WALL AIR COND. 2. <input type="checkbox"/> REC. ROOM						
PORCHES, PATIO, POOLS, ETC.		10. <input type="checkbox"/>		A		3. <input type="checkbox"/> CRAWL SP. _____ NO. OF UNITS. 3. <input type="checkbox"/>						
SPECIAL ENERGY EFFICIENT ITEMS		COMMENT ABOUT OBSERVED FUNCTIONAL AND PHYSICAL OBSOLESCENCE, REPAIRS NEEDED, MODERNIZATION, ETC., GENERAL DESIRABILITY OF THE STRUCTURE:										
FIREPLACES(S)												
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) RD 1922-12 (Rev. 7-98)

Used to record and keep information concerning NONFARM TRACT real estate sales. This information is used when estimating the value of property being appraised for the rural housing program.

Field Staff will complete the form in sufficient detail to provide the information needed for evaluating the sale when it is to be used as a comparable property.

Field Staff will determine the grouping of forms which best reflects current sales prices for residential properties in the market area. For example, the forms could be grouped by structural system, size of dwelling, availability of utilities, and locality.

The top of the form provides for a description of the property, types of utilities and services available, and other facts about the property location. Unusual features and locational/economic obsolescence observed should be recorded under "Comments".

The bottom of the form provides for a description of the dwelling. Unusual features, functional obsolescence, physical deterioration, and general desirability of the structure should be recorded under "Comments".

PROCEDURE FOR PREPARATION

: HB-1-3550 and HB-2-3550.

PREPARED BY

: Field Staff.

NUMBER OF COPIES

: Original only.

SIGNATURES REQUIRED

: None.

DISTRIBUTION OF COPIES

: Original to be retained in the Field Office.

A photograph of the property will be attached.