

NON FARM TRACT COMPARABLE SALES DATA

BUYER	DATE OF SALE	<input type="checkbox"/> DEED	<input type="checkbox"/> CONTACT	PROPERTY ADDRESS (include ZIP Code and County)																																																																		
SELLER	TOWN OR NEAREST TOWNS																																																																					
TIME LIMITATION AND RESTRICTIVE COVENANTS	UTILITIES (S)	ELEC.	GAS	WATER	SAN. SEWER																																																																	
	1. PUBLIC																																																																					
	2. COMMUNITY																																																																					
	3. INDIVIDUAL																																																																					
OFF SITE IMPROVEMENTS AND COMMENTS	STREET SURFACE	STREET ACCESS		STREET MAINT.																																																																		
		1. <input type="checkbox"/> CURB 2. <input type="checkbox"/> SIDE WALK 3. <input type="checkbox"/> GUTTER 4. <input type="checkbox"/> STORM SEWER	1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC	1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC	SITE <input type="checkbox"/> IRREGULAR: _____ SQ/FT Topography _____ Size _____ Shape _____ Drainage _____ View _____ Landscaping _____ Driveway _____																																																																	
DATE INSPECTED _____	COMMENT ABOUT NEIGHBORHOOD AND SITE OR SPECIAL CONDITIONS OBSERVED SUCH AS LOCALATIONAL OBSOLESCENCE ETC.																																																																					
<input type="checkbox"/> INTERIOR AND EXTERIOR <input type="checkbox"/> EXTERIOR ONLY	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>NEIGHBORHOOD ANALYSIS</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreation Facilities</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <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>Protection from Detrimental Cond.</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police & Fire Protection</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>					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"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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"/>
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AGENCY STAFF MEMBER WHO HAS SEEN PROPERTY																																																																						
FEDERAL FLOOD HAZARD MAP ISSUED? (FEMA)	1. <input type="checkbox"/> YES		2. <input type="checkbox"/> NO																																																																			
PROPERTY IN SPECIAL FLOOD HAZARD MAP AREA? (FEMA)	1. <input type="checkbox"/> YES		2. <input type="checkbox"/> NO																																																																			

DESCRIPTION OF DWELLING					
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 2. <input type="checkbox"/> SEMI-DETACHED 4. <input type="checkbox"/> APT UNIT		I. <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 2. <input type="checkbox"/> TERMITES 4. <input type="checkbox"/> DAMPNES		1. <input type="checkbox"/> RANCH 2. <input type="checkbox"/> SPLIT Foyer 3. <input type="checkbox"/> BL-LEVEL 4. <input type="checkbox"/> SPLIT LEVEL 5. <input type="checkbox"/> OTHER no. stories _____		
LOCATION	5. <input type="checkbox"/> NOT EVIDENCE		STRUCTURE		
SITE VIEW	ESTIMATED EFFECTIVE AGE:		1. <input type="checkbox"/> FRAME 2. <input type="checkbox"/> MASONRY 3. <input type="checkbox"/> CONCRETE		
DESIGN AND APPEAL	ESTIMATED REMAINING ECONOMIC LIFE _____ YEAR(S)		B ITEM DESCRIPTION COND. (Observed)		
QUALITY OF CONSTRUCTION			U FOUNDATION		
AGE			I ROOF		
CONDITION			L EXT. WALLS		
ABOVE GRADE	Total	Bdrms	D INT WALLS		
ROOM COUNT			I FLOORS		
GROSS LIVING AREA	Sq. Ft.		N HTG. SYSTEM		
BASEMENT & FINISHED ROOMS BELOW GRADE			G PLUMBING		
FUNCTIONAL UTILITY			D INSULATION		
HEATING/COOLING			D ELEC. (AMPS.)		
GARAGE/CARPORT			A 1. _____ % BSMT 1. <input type="checkbox"/> CENT. AIR COND. 1. <input type="checkbox"/> FIREPLACE		
PORCHES, PATIO, POOLS, ETC.			T 2. <input type="checkbox"/> SLAB 2. <input type="checkbox"/> WALL AIR COND. 2. <input type="checkbox"/> REC. ROOM		
SPECIAL ENERGY EFFICIENT ITEMS			A 3. <input type="checkbox"/> CRAWL SP. _____ NO. OF UNITS. 3. <input type="checkbox"/>		
FIREPLACES(S)			COMMENT ABOUT OBSERVED FUNCTIONAL AND PHYSICAL OBSOLESCENCE, REPAIRS NEEDED, MODERNIZATION, ETC., GENERAL DESIRABILITY OF THE STRUCTURE:		
OTHER (e.g. KITCHEN EQUIPMENT, REMODELING)					

ROOMS LIST												
ROOMS	FOYER	LIVING	DINING	KITCHEN	DEN	FAMILY RM.	REC. RM.	BEDROOMS	#BATHS	LAUNDRY	OTHER	AREA SO FT.
Basement												
Level 1												
Level 2												

Step 1						PHYSICAL DEPRECIATION	
(a)	(b)	(c)	(d)	(e)	(f)		
SHORT-LIVED COMPONENTS	REPLACEMENT COST NEW	LIFE EXPECT- ANCY NEW	EFFECTIVE AGE	% DEPRECIATION	\$ DEPRECIATION		
1. Vinyl Flooring	\$				\$		
2. Carpet							
3. Roof							
4. Plumbing							
5. Heating/Cooling							
6. Electrical							
7. Appliances							
8. Painting:							
Inside							
Outside							
TOTAL SHORT-LIVED COMPONENT REPLACEMENT COST (NEW)	\$				TOTAL SHORT- LIVED PHYSICAL DEPRECIATION	\$	
Step 2:		Step 3:					
9. Estimated Dwelling Reproduction Cost (New)		\$	12. (Short-Lived Physical Depreciation)		\$	(A)	
10. (Subtract Short-Lived) Component Replacement Cost (New) From Line 9 to Find Reproduction Cost "Long-lived" Items		-	13. (Long-Lived Physical Depreciation)		+	(B)	
11. Reproduction Cost "Long-Lived" Items	Effective Age	Condition Modifier	14. TOTAL PHYSICAL DEPRECIATION		\$ _____ (C)		
\$ _____	X _____	X _____					
(Refer to Section E of The Marshall & Swift Cost Handbook)			Long-Lived Physical Depreciation				

NOTES AND COMPUTATIONS