

# Comparative Market Analysis-No Formulas

Adjust comparable sale to subject, i.e., if the comparable sale is superior to subject property, use a minus adjustment; if the comparable is inferior, use a plus adjustment.

COMP. SALES	Subject Prop.	SALE #1			SALE #2			SALE #3			SALE #4		
Address													
List Price													
Distance from Sbjct													
	<b>Description</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>
Style													
Lot													
Location													
Town													
Age/Condition													
Square Feet													
#Rooms													
#Bedrooms													
# Baths													
Garage/Drive													
Basement													
Other Info:													
Sale Date													
Total Adjustments													
<b>Sale Price</b>													
<b>Indicated Value</b>													
<i>Per Square Foot</i>													
Days on the Market													
<b>COMPETITIVE LISTINGS</b>		<b>LISTING #1</b>			<b>LISTING #2</b>			<b>LISTING #3</b>			<b>LISTING #4</b>		
Address													
Asking Price													
		<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>	<b>Description</b>	<b>Adj(+)</b>	<b>(-)</b>
Age/Condition													
Square Feet													
#Bedrooms/Baths													
Lot Size & Location													
Exterior Extras													
Interior Extras													
Assment													
Total Adjustments													
<b>Indicated Asking Price</b>													
<i>Per Square Foot</i>													
Note: No adjustments are made for deviations from subject square footage of less than + or - 100 square feet. Deviations in excess of 100 square feet were adjusted for with a \$35.00 per square foot factor.													