

REO Comparable Sales Analysis

SUBJECT PROPERTY INFORMATION

County:
 Subdivision:
 Client ID:
 Parcel:
 Address:

Use: P_Type:
 YrBlt: Condition:
 Sqft: BR/BA:
 LotSize: Value:

Car Garage:
 Basement
 Occupied

PropAddressLegal

Neighborhood -
 Composition:
 Density:
 Development:
 Structures:
 Apparent Age:
 Autos:
 Roads:
 Traffic Flow:

Property -
 Exterior:
 Roof:
 Size:
 Apparent Age:
 Landscape:
 Fire EPA
 Demo LIA

Comparable Sales Analysis

	Address	Distance	Cond.	BR/BA	Age	SqFt	Lot Size	Gar.	Bsmt.	List Price	Sale Price	Sale Date	DOM	ADJ_VALUE
1.	<input type="text" value="105.5 Wood St"/>	<input type="text" value=".1"/>	<input type="text" value="Fair"/>	<input type="text" value="3/1.5"/>	<input type="text" value="1960"/>	<input type="text" value="1425"/>	<input type="text" value="9148"/>	<input type="text" value="0"/>	<input type="checkbox"/>	<input type="text" value="\$33,900"/>	<input type="text" value="\$33,000"/>	<input type="text" value="12/18/2015"/>	<input type="text" value="63"/>	<input type="text" value="\$29,989"/>
2.	<input type="text" value="300 N Isundega Street"/>	<input type="text" value=".1"/>	<input type="text" value="Average"/>	<input type="text" value="3/2"/>	<input type="text" value="1991"/>	<input type="text" value="1344"/>	<input type="text" value=""/>	<input type="text" value="2"/>	<input type="checkbox"/>	<input type="text" value="\$99,500"/>	<input type="text" value="\$74,500"/>	<input type="text" value="8/19/2015"/>	<input type="text" value="29"/>	<input type="text" value="\$71,784"/>
3.	<input type="text" value="100 Carson St"/>	<input type="text" value=".1"/>	<input type="text" value="Average"/>	<input type="text" value="3/2.5"/>	<input type="text" value="1960"/>	<input type="text" value="1370"/>	<input type="text" value="200137"/>	<input type="text" value="2"/>	<input type="checkbox"/>	<input type="text" value="\$79,000"/>	<input type="text" value="\$76,900"/>	<input type="text" value="9/14/2015"/>	<input type="text" value="81"/>	<input type="text" value="\$72,690"/>

Please Compare properties to the subject, and note if the comparable property is superior, inferior or equal to the subject property

1.
2.
3.

Competitive Listings

	Address	Distance	Cond.	BR/BA	Age	SqFt	Lot Size	Gar.	Bsmt.	List Price	Incentives?	DOM
1.	<input type="text" value="106 Wood Street"/>	<input type="text" value=".1"/>	<input type="text" value="Good"/>	<input type="text" value="3/2"/>	<input type="text" value="2009"/>	<input type="text" value="1386"/>	<input type="text" value="15682"/>	<input type="text" value="0"/>	<input type="checkbox"/>	<input type="text" value="\$99,500"/>	<input type="text" value=""/>	<input type="text" value="46"/>
2.	<input type="text" value="105 Pritchard St"/>	<input type="text" value=".1"/>	<input type="text" value="Average"/>	<input type="text" value="3/2"/>	<input type="text" value="1977"/>	<input type="text" value="1134"/>	<input type="text" value="16988"/>	<input type="text" value="0"/>	<input type="checkbox"/>	<input type="text" value="\$49,999"/>	<input type="text" value=""/>	<input type="text" value="79"/>
3.	<input type="text" value="307 Retreat St"/>	<input type="text" value=".1"/>	<input type="text" value="Average"/>	<input type="text" value="3/2"/>	<input type="text" value="1950"/>	<input type="text" value="1749"/>	<input type="text" value="17860"/>	<input type="text" value="0"/>	<input type="checkbox"/>	<input type="text" value="\$78,900"/>	<input type="text" value=""/>	<input type="text" value="144"/>

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1.
2.
3.

Evaluation

BPO Date: Ext_Inspection AS-IS-LOW: AS-IS-AVG: Marketing Time :



PropComments

Subject is occupied. In okay condition. Roof needs major repairs.

AreaComments

Homes in area are in decent condition, only needed a few repairs.