

**Market Analysis**

Prepared For: \_\_\_\_\_ Date: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Prepared By: \_\_\_\_\_  
 Office: \_\_\_\_\_ Phone: \_\_\_\_\_

**Subject Property**

Address	Style	BRs	Baths	Age	Lot	Base	Special Features
1000 Longleaf Ct.	frame	4	2.5	3	ok	full	needs paint

**Properties Recently Sold**

Address	Style	BRs	Baths	Age	Lot	Base	C.B.	List \$	Sale \$	D.O.M.
1000 Longleaf Ct.	brick/stone									
	Remarks:									
Short Needle	brick/stone									
	Remarks:									
Resin Circle	brick									
	Remarks:									
Loggolly La.	brick/stone									
	Remarks:									

**Properties Currently for Sale**

Address	Style	BRs	Baths	Age	Lot	Base	List \$			
	Remarks:									
	Remarks:									
	Remarks:									
	Remarks:									

Loan Information: \_\_\_\_\_

Possible Buyer Options: \_\_\_\_\_

Suggested Repairs/Improvements: \_\_\_\_\_

Indicated Range of Value: \$ \_\_\_\_\_

**NOTE:** For Student Training Purposes Only. Suggestion - Enter only items to be adjusted

**Market Analysis Adjustment Worksheet - Form 9-2**

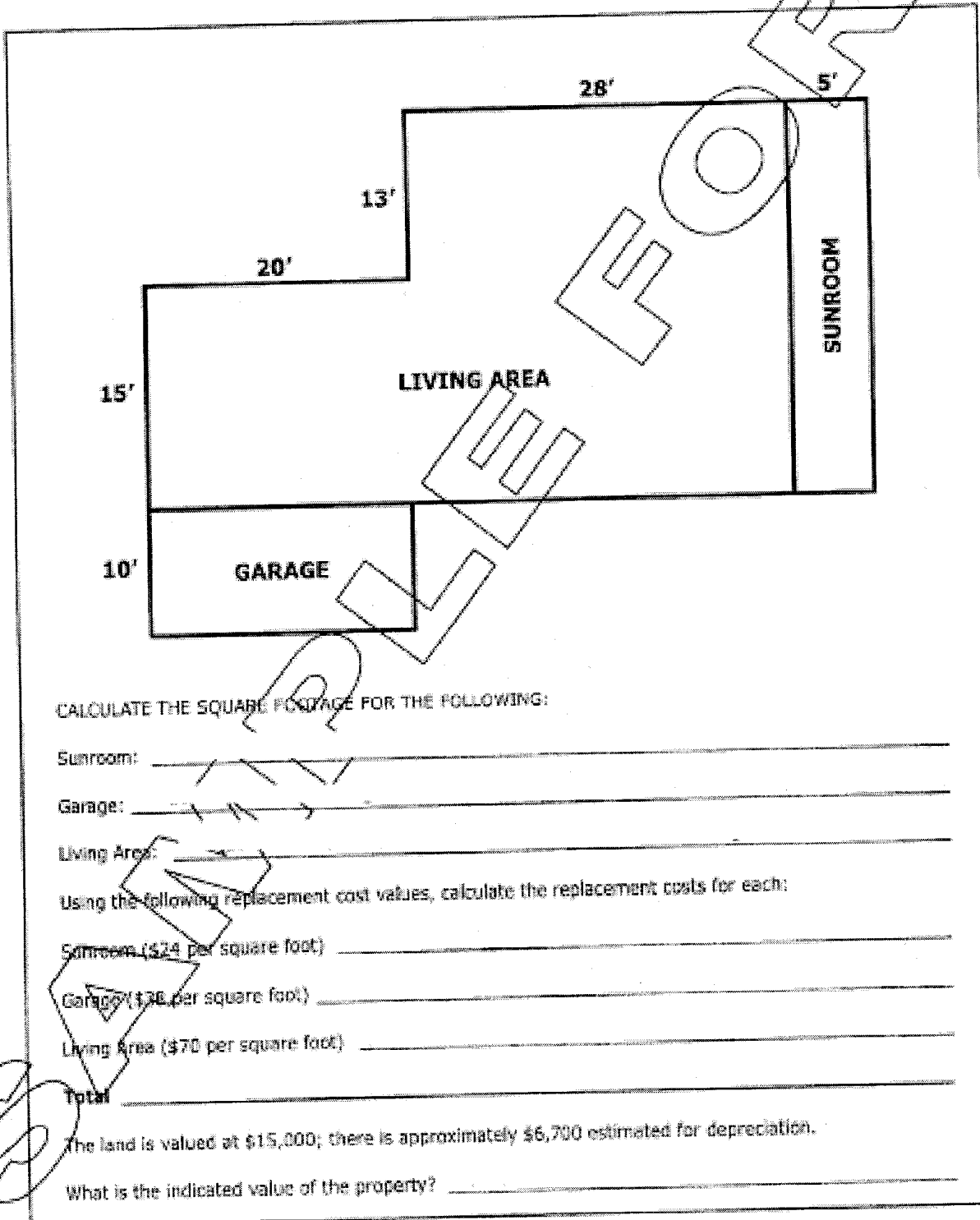
Item	Subject Property	Comparable	Comparable	Comparable	Comparable
Address	100 Longleaf Ct.	1005 Longleaf Ct.	2121 Short Needle Dr.	1449 Regis Green	1234 Ludlow Ln.
Sales Price					
Date of Sale					
Time Adjustment					
Terms & Conditions of Sale					
Location					
Sq. Ft. of Living Area					
Age					
Type/Quality Construction					
Design & Appeal					
Condition					
No. of Rooms					
No. of Bedrooms					
No. of Baths					
Functional Utility					
Air Conditioning					
Garage/Carport					
Porches, Patio, Pool					
Basement					
Fireplace					
Energy Efficient Items					
Landscaping	Good				
Other					
Total NET Adjustments					
Sales Price					
Less Adjustments					
Adjusted Sales Price					

**Correlation: Indicated Value                      % Weight**

Comparable -	x	=
Comparable -	x	=
Comparable -	x	=
Comparable -	x	=

**Estimate Value by Market Data Approach:**  
**Rounded to:**

**REPLACEMENT COST WORKSHEET - COMPLETED**



CALCULATE THE SQUARE FOOTAGE FOR THE FOLLOWING:

Sunroom: \_\_\_\_\_

Garage: \_\_\_\_\_

Living Area: \_\_\_\_\_

Using the following replacement cost values, calculate the replacement costs for each:

Sunroom (\$24 per square foot) \_\_\_\_\_

Garage (\$36 per square foot) \_\_\_\_\_

Living Area (\$70 per square foot) \_\_\_\_\_

Total \_\_\_\_\_

The land is valued at \$15,000; there is approximately \$6,700 estimated for depreciation.

What is the indicated value of the property? \_\_\_\_\_