

Appeal Category Adjustment Worksheet

Note: Adjustments applied are only for those comparable that differ from yours. Percentage dollar adjustment and applied dollar amount information supplied in the course.

RESIDENTIAL MARKET ANALYSIS

Item	SUBJECT	COMPARABLE NO 1		COMPARABLE NO 2		COMPARABLE NO 3	
Address							
Proximity to Subject							
Sale price							
Price/Gross Liv. Area							
Data and/or Verification Source							
VALUE ADJUSTMENTS	Description	Description	Adj. + (-)	Description	Adj. + (-)	Description	Adj. + (-)
Sales or Financing Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design and Appeal							
Quality of Construction							
Age							
Condition							
Above Grade	TotBdrBath	TotBdrBath		TotBdrBath		TotBdrBath	
Room Count							
Gross Living Area							
Basement and Finished Rooms Below Grade							
Functional Utility							
Heat/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch, Patio, Deck, Fireplace(s), etc.							
Fence, Pool, etc.							
Other							
Net Adjustments (total)							
Sale Price							
Adjusted Sales Price of Comparable							