

Current Market Evaluation

This *Opinion of Value* is not an appraisal. This *Drive-by Opinion of Value*, while deemed reliable, is limited by exterior viewing of the subject property only and therefore neither CORPORATE VALUATION SERVICES, INC., nor the *Field Agent* conducting this report shall be held liable for this condition.

Requested by:	Date:
Contact Person:	

BROKER ASSIGNED

Company:	Address:
Broker/Agent:	E-Mail Address:
Telephone:	Fax Number:

SUBJECT LAND FOR OPINION

Loan Number:		Street:
		City/State/Zip:

SITE

Lot Size(acres):	Zoning:	Is Subject in a Flood Plain?	Choose
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TAXES

UTILITIES

Tax Assessed Value:	Electricity:	Choose	Water:	Choose
Annual Taxes:	Gas:	Choose	Sewer:	Choose

NEIGHBORHOOD FACTORS

Location:	Choose	Marketing Time:	Choose
Property Values:	Choose	Available Competing Listings:	Choose
Is there New Construction Activity in the Area:	Choose	The New Construction is:	Choose

GENERAL DESCRIPTION OF SUBJECT, ITS PRESENT USE AND SURROUNDING AREA

COMPARABLE SALES

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street				
City/State				
Proximity to Subject		0.00 Block(s)	0.00 Block(s)	0.00 Block(s)
Lot Size (in acres)	0	0.00	0.00	0.00
Sales Price		\$0.00	\$0.00	\$0.00
Price Per Acre (Auto Calc)				
Date of Sale / Days on Mkt				
Location	Choose	Choose	Choose	Choose
Road Frontage (feet)				
Utilities Available	Gas <input type="checkbox"/> Elec <input type="checkbox"/> Water <input type="checkbox"/> Swr <input type="checkbox"/>	Gas <input type="checkbox"/> Elec <input type="checkbox"/> Water <input type="checkbox"/> Swr <input type="checkbox"/>	Gas <input type="checkbox"/> Elec <input type="checkbox"/> Water <input type="checkbox"/> Swr <input type="checkbox"/>	Gas <input type="checkbox"/> Elec <input type="checkbox"/> Water <input type="checkbox"/> Swr <input type="checkbox"/>
Subdivision Approvals	Choose	Choose	Choose	Choose
Building/Other Permits	Choose	Choose	Choose	Choose
Surveys / Soil Tests	Choose	Choose	Choose	Choose
Other				

COMMENTS ON SOLD COMPARABLES (Please indicate type of property for each comparable)

Comparable #1:

Comparable #2:

Comparable #3:

MARKET VALUE

Probable Marketing Time:	Choose	As-Is Normal Sale	As-Is Quick Sale (If less than probable Marketing Time)
Suggested List Price:			
Probable Sale Price:			