

**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:

**EXPERIENCE:** Has your Real Estate work experience included the subject property type? Please comment.

**SUBJECT LAND FOR OPINION**

Loan Number:	Street:
	City/State/Zip:

**SITE**

Lot Size: (acres)	Zoning:	Is Subject in a Flood Plain?	<b>Choose</b>
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**TAXES**

**UTILITIES**

Tax Assessed Value:	Electricity:	<b>Choose</b>	Water:	<b>Choose</b>
Annual Taxes:	Gas:	<b>Choose</b>	Sewer:	<b>Choose</b>

**NEIGHBORHOOD FACTORS**

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

**GENERAL DESCRIPTION OF SUBJECT, ITS PRESENT USE AND SURROUNDING AREA**

**MARKET VALUE**

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

**CIRCUMSTANCES AFFECTING MARKET VALUE**

Examples of any special or unusual conditions of the property or marketplace that affect market value. Example: known presence of hazardous waste, expired permits, recent changes in local industry, wetlands, local opposition, condition of the property, local economy, etc.

### COMPARABLE SALES

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street				
City/State				
Proximity to Subject		Block(s)	Block(s)	Block(s)
Lot Size (in acres)	0.00			
Sales Price				
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

Comparable #1:	
Comparable #2:	
Comparable #3:	

### ACTIVE LISTINGS

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street				
City/State				
Proximity to Subject		Block(s)	Block(s)	Block(s)
Lot Size (in acres)				
Original List Price				
Current List Price				
Price per Acre (Auto Calc)				
List Date / 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 ACTIVE LISTING COMPARABLES

Comparable #1:	
Comparable #2:	
Comparable #3:	