

Current Market Evaluation

Date:				Loan Number:				
Street:				City:			State:	Zip:
Present Owner:				Does Subject Prop have a Private Septic or Public Sewer?				Choose
Currently Listed:	Choose	If Yes:	List Price:	DOM:			List Agency:	
Is Subject Occupied? Choose		If no what indicators?						
Positive Features: (Use separate sheet if more room is required)								
Negative Features: (Use separate sheet if more room is required.)								
Recommended Inspections:								
Recommended Repairs:								

Neighborhood Characteristics

Housing Trends

Location	<input type="checkbox"/>	Urban	<input type="checkbox"/>	Suburban	<input type="checkbox"/>	Rural	Property Values	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Built-Up	<input type="checkbox"/>	Over 75%	<input type="checkbox"/>	25-75%	<input type="checkbox"/>	< 25%	Demand/Supply	<input type="checkbox"/>	Shortage	<input type="checkbox"/>	In Balance	<input type="checkbox"/>	Over Supply
Growth	<input type="checkbox"/>	Rapid	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Slow	Marketing Time	<input type="checkbox"/>	< 3 Months	<input type="checkbox"/>	3-6 Months	<input type="checkbox"/>	> 6 Mths

Sold Comparables

Features	Subject	Comparable #1	Comparable #2	Comparable #3
	Street:			
	Town:			
Proximity to Subject		Choose	Choose	Choose
Original List Price				
List Price at Sale				
Sale Price				
Sale Date/DOM				
Lot Size	Choose	Choose	Choose	Choose
Style	Choose	Choose	Choose	Choose
Age in Years				
Condition	Choose	Choose	Choose	Choose
Square Foot				
Total Rooms				
Bedrooms				
Bathrooms				
Garage/Parking	Choose	Choose	Choose	Choose

Active Listings

Features	Subject	Comparable #1	Comparable #2	Comparable #3
	Street:			
	Town:			
Proximity to Subject		Choose	Choose	Choose
Original List Price				
Current List Price				
Days on Market				
Lot Size	0.00 Choose	Choose	Choose	Choose
Style	Choose	Choose	Choose	Choose
Age in Years	0			
Condition	Choose	Choose	Choose	Choose
Square Foot	0			
Total Rooms	0			
Bedrooms	0		5	
Bathrooms	0.00			
Garage/Parking	0 Choose	Choose	Choose	Choose

Market Value

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

Agent Information

Agent Name:			E-Mail:	Date Completed
Company Name:				7/29/2014
Street:				Telephone Number
City/State/Zip:				Fax Number
Distance from your Office to Subject Property:		Choose		