

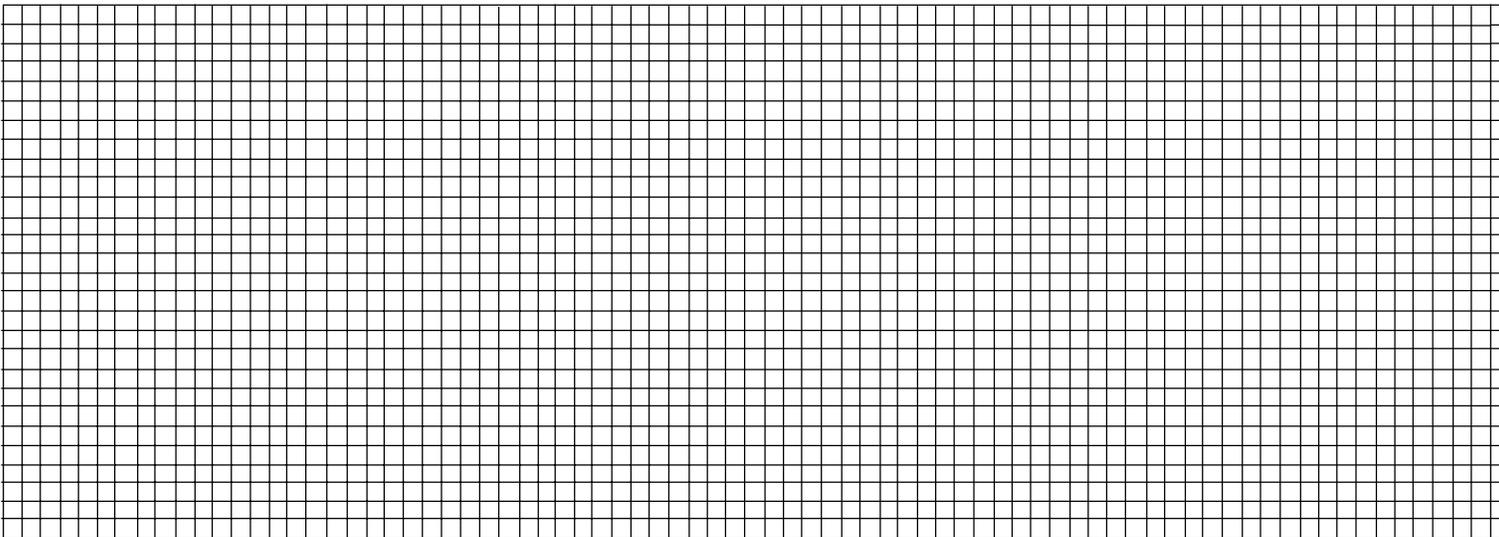
NONFARM TRACT COMPARABLE SALES DATA

BUYER	DATE OF SALE	<input type="checkbox"/> DEED <input type="checkbox"/> CONTACT				
SELLER	TOWN OR NEAREST TOWNS	PROPERTY ADDRESS (Include ZIP Code and County)				
TIME LIMITATION AND RESTRICTIVE COVENANTS	UTILITIES (\$)	ELEC.	GAS	WATER	SAN. SEWER	SITE
	1. PUBLIC					<input type="checkbox"/> IRREGULAR: _____ SQ/FT
	2. COMMUNITY					Topography _____
OFFSITE IMPROVEMENTS AND COMMENTS	STREET SURFACE	STREET ACCESS		STREET MAINT.		Size _____
	1. <input type="checkbox"/> CURB SIDE 2. <input type="checkbox"/> WALK	3. <input type="checkbox"/> GUTTER STORM 4. <input type="checkbox"/> SEWER	1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC	1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC		Shape _____
						Drainage _____
DATE INSPECTED _____ <input type="checkbox"/> INTERIOR AND EXTERIOR <input type="checkbox"/> EXTERIOR ONLY		COMMENT ABOUT NEIGHBORHOOD AND SITE OR SPECIAL CONDITIONS OBSERVED SUCH AS LOCATIONAL OBSOLESCENCE ETC.				
AGENCY STAFF MEMBER WHO HAS SEEN PROPERTY		NEIGHBORHOOD ANALYSIS				
FEDERAL FLOOD HAZARD MAP ISSUED? (FEMA)		Good Avg Fair Poor		LOCATION		
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		Employment Stability <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		
PROPERTY IN SPECIAL FLOOD HAZARD MAP AREA? (FEMA)		Convenience to Employment <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		BUILT UP <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		
1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		Convenience to Shopping <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		GROWTH RATE <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow		
		Convenience to Schools <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		PROPERTY VALUES <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		
		Adequacy of Public Transportation <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		DEMAND/SUPPLY <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		
		Recreation Facilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		
		Adequacy of Utilities <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
		Property Compatibility <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
		Protection from Detrimental Cond. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
		Police & Fire Protection <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
		General Appearance of Properties <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
		Appeal to Market <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				

DESCRIPTION OF DWELLING												
SALES PRICE	UNDERGROUND WIRE?		BUILDING TYPE				MANUFACTURED HOUSING					
DATA SOURCE	1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		1. <input type="checkbox"/> DETACHED 3. <input type="checkbox"/> ROW 2. <input type="checkbox"/> SEMI-DETACHED 4. <input type="checkbox"/> APT. UNIT				1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO					
SALES OR FINANCING CONCESSIONS	EVIDENCE OF:		DESCRIPTION (Complete only one item)									
DATE OF SALE TIME	1. <input type="checkbox"/> DRY ROT 3. <input type="checkbox"/> SETTLEMENT 2. <input type="checkbox"/> TERMITES 4. <input type="checkbox"/> DAMPNES		1. <input type="checkbox"/> RANCH 2. <input type="checkbox"/> FOYER 3. <input type="checkbox"/> BI-SPLIT 4. <input type="checkbox"/> SPLIT 5. <input type="checkbox"/> OTHER no. stories__									
LOCATION	5. <input type="checkbox"/> NOT EVIDENCE		STRUCTURE									
SITE VIEW	ESTIMATED EFFECTIVE AGE:		1. <input type="checkbox"/> FRAME 2. <input type="checkbox"/> MASONRY 3. <input type="checkbox"/> CONCRETE									
DESIGN AND APPEAL	ESTIMATED REMAINING ECONOMIC LIFE _____ YEAR(S)		B U I L D I N G									
QUALITY OF CONSTRUCTION	EQUIPMENT		FOUNDATION									
AGE	1. <input type="checkbox"/> RANGE/OVEN		ROOF									
CONDITION	2. <input type="checkbox"/> REFRIGERATOR		EXT. WALLS									
ABOVE GRADE	Total	Bdrms	Baths	INT. WALLS								
ROOM COUNT				FLOORS								
GROSS LIVING AREA	Sq. Ft.			HTG. SYSTEM								
BASEMENT & FINISHED ROOMS BELOW GRADE				PLUMBING								
FUNCTIONAL UTILITY				INSULATION								
HEATING/COOLING				ELEC. (Amps.)								
GARAGE/CARPORT				1. _____ % BSMT. 1. <input type="checkbox"/> CENT. AIR COND. 1. <input type="checkbox"/> FIREPLACE								
PORCHES, PATIO, POOLS, ETC.				2. <input type="checkbox"/> SLAB 2. <input type="checkbox"/> WALL AIR COND. 2. <input type="checkbox"/> REC. ROOM								
SPECIAL ENERGY EFFICIENT ITEMS				3. <input type="checkbox"/> CRAWL SP. _____ NO. OF UNITS. 3. <input type="checkbox"/>								
FIREPLACES(S)				COMMENT ABOUT OBSERVED FUNCTIONAL AND PHYSICAL OBSOLESCENCE, REPAIRS NEEDED, MODERNIZATION, ETC., GENERAL DESIRABILITY OF THE STRUCTURE:								
OTHER (e.g. KITCHEN EQUIPMENT, REMODELING)												

ROOMS LIST												
ROOMS	FOYER	LIVING	DINING	KITCHEN	DEN	FAMILY RM.	REC. RM.	BEDROOMS	#BATHS	LAUNDRY	OTHER	AREA SQ. FT.
Basement												
Level 1												
Level 2												

(Attach Photograph on Reverse Side)



Step 1 PHYSICAL DEPRECIATION

(a) SHORT-LIVED COMPONENTS	(b) REPLACEMENT COST NEW	(c) LIFE EXPECT- ANCY NEW	(d) EFFECTIVE AGE	(e) % DEPRECIATION	(f) \$ DEPRECIATION
1. Vinyl Flooring	\$				\$
2. Carpet					
3. Roof					
4. Plumbing					
5. Heating/Cooling					
6. Electrical					
7. Appliances					
8. Painting: Inside					
Outside					
TOTAL SHORT-LIVED COMPONENT REPLACEMENT COST (NEW)	\$			TOTAL SHORT- LIVED PHYSICAL DEPRECIATION	\$

Step 2: **Step 3:**

9. Estimated Dwelling Reproduction Cost (New)	\$	12. (Short-Lived Physical Depreciation)	\$	(A)
10. (Subtract Short-Lived) Component Replacement Cost (New) From Line 9 to Find Reproduction Cost "Long-lived" Items	-	13. (Long-Lived Physical Depreciation)	+	(B)
11. Reproduction Cost Effective Condition Modifier "Long-Lived" Age Items \$ _____ X _____ X _____ = \$ _____ (B)		14. TOTAL PHYSICAL DEPRECIATION	\$	(C)
(Refer to Section E of The Marshall & Swift Cost Handbook)		Long-Lived Physical Depreciation		

NOTES AND COMPUTATIONS