

George Romano, *Chairman*
 Chuck Wierman, *Board Member*
 Peter Smith, *Board Member*
 Jared Fielding, *Alternate Board Member*



Board of Equalization
 Marisol Thomas
 Clerk to the Board

COMPARABLE SALES WORKSHEET

Use this form to compare your property to comparable sales you would like the Board to consider. **DO NOT COMPARE ASSESSED VALUES** as the Board will not consider.

Petition #:	Name:	Appeal Year:
-------------	-------	--------------

Attributes:	Subject	Comparable 1	Adjustments to Comp. 1	Comparable 2	Adjustments to Comp. 2
Parcel #					
Address					
Sale Price/ Sale Date					
Land Value/Distance					
House-Year built					
Condition-Fair, Avg, Good					
Construction Quality (Fair, Avg, Good)					
Square Footage					
Finished Basement					
Unfinished Basement					
Bathrooms					
Garage type-A/D Attached/Detached					
Total Adjustment Adjusted Sale Price					

Note: Comparable sales don't have to exactly match your property. Look for sales that are most similar (comparable sales as **near as possible** to the subject, same house type and # of stories, similar in lot size, sq footage, and year built), note their differences in relation to the subject, and identify superior/inferior features. This comparison process should help in determining whether your property would sell for more than or less than the price paid for each selected sale. This comparison procedure should lead you to a market value estimate for your property. You may submit sales that have occurred within the last 5 years, however, from a market timing standpoint, the Board will give most weight to sales occurring closest to January 1st of the current assessment year. A good resource for finding sales is on the Assessor's website, through personal research, local realtors, or appraisers. You can use more than one sheet if needed.



COMPARABLE SALES WORKSHEET CONTINUED

Attributes:	Subject	Comparable 3	Adjustments to Comp. 3	Comparable 4	Adjustments to Comp. 4
Parcel #					
Address					
Sale Price/ Sale Date					
Land Value/Distance					
House-Year built					
Condition-Fair, Avg, Good					
Construction Quality- Fair, Avg, Good					
Square Footage					
Finished Basement					
Unfinished Basement					
Bathrooms					
Garage type-A/D Attached/Detached					
Total Adjustment \$/Adjusted Sale Price \$					

Note: Comparable sales don't have to exactly match your property. Look for sales that are most similar (comparable sales as near as possible to the subject, same house type and # of stories, similar in lot size, sq footage, and year built), note their differences in relation to the subject, and identify superior/inferior features. This comparison process should help in determining whether your property would sell for more than or less than the price paid for each selected sale. This comparison procedure should lead you to a market value estimate for your property. You may submit sales that have occurred within the last 5 years, however, from a market timing standpoint, the Board will give most weight to sales occurring closest to January 1st of the current assessment year. A good resource for finding sales is on the Assessor's website, through personal research, local realtors, or appraisers. You can use more than one sheet if needed.