



Property Valuation Checklist

 Show only Checklist

Display Style
Default 

Property Identification & Location

Verify essential details about the property and its surroundings.

Property Address

Write something...

Parcel Number/Tax ID

Write something...

Lot Size (Acres/Square Feet)

Enter a number...



Building Square Footage (Above Grade)

Enter a number...

Year Built

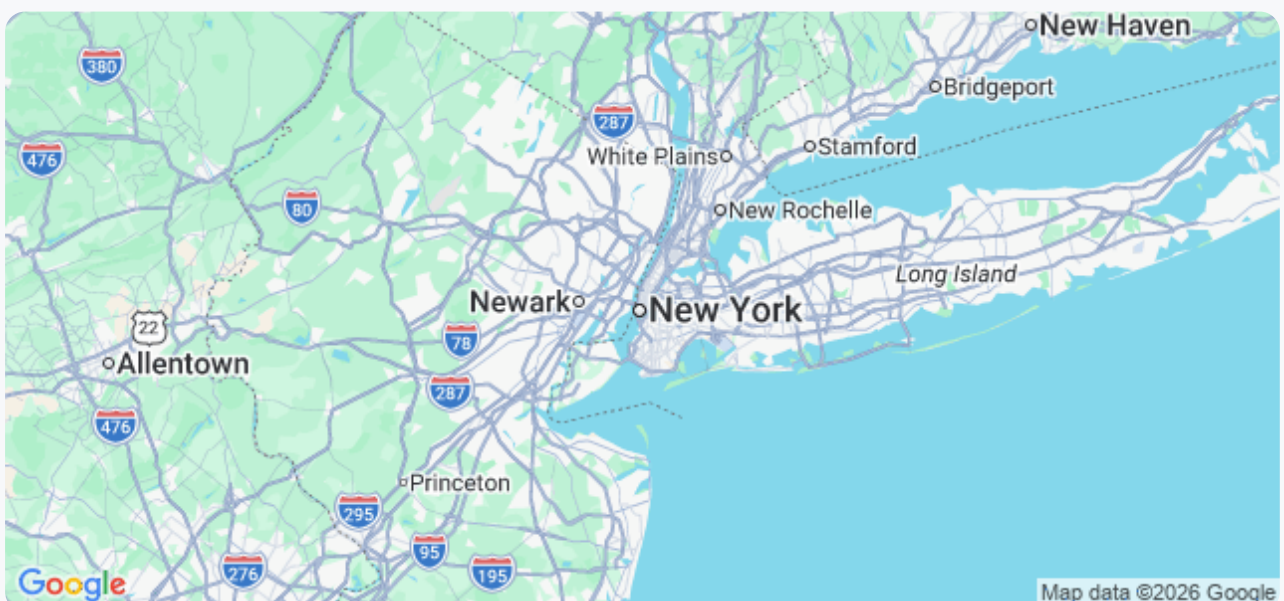
Enter a number...

Property Type (e.g., Single-Family, Condo, Land)

- ☐ Single-Family Residence
- ☐ Condominium
- ☐ Townhouse
- ☐ Multi-Family
- ☐ Vacant Land
- ☐ Commercial
- ☐ Other

GPS Coordinates (optional)

 [Set My Current Location](#)

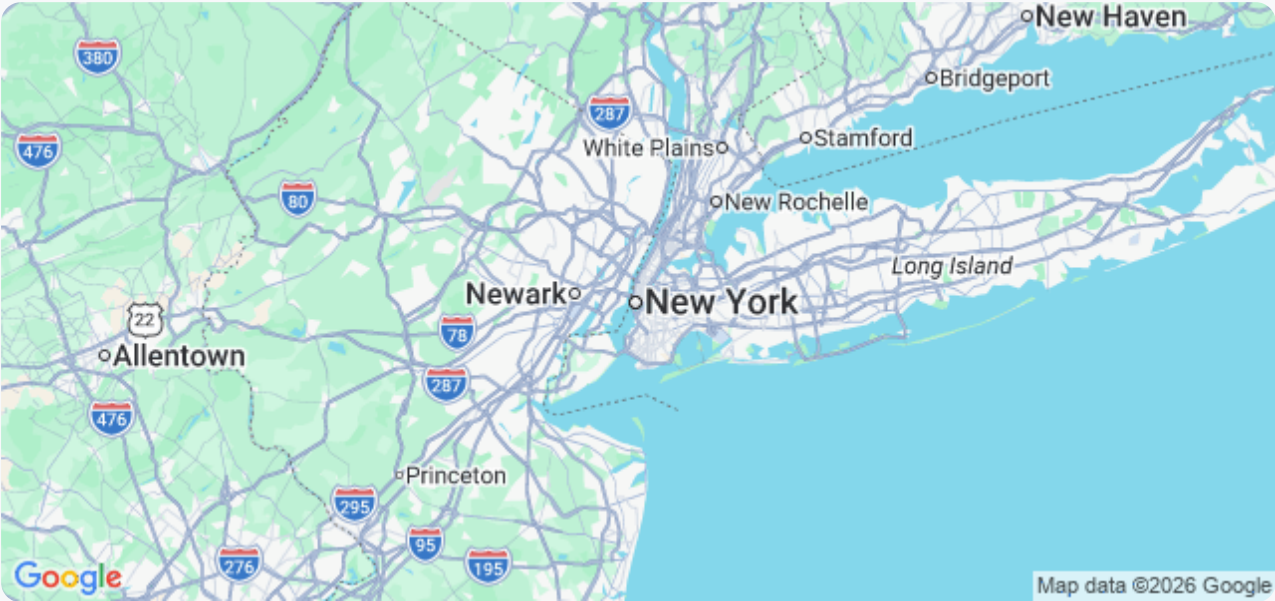


Comparable Sales Analysis (Comps)

Gather and analyze recent sales of similar properties in the area.

Address of Comparable Property 1

 Set My Current Location



Sale Price of Comparable Property 1

Enter a number...

Sale Date of Comparable Property 1

Enter date...

Square Footage of Comparable Property 1

Enter a number...

Description of Comparable Property 1 (e.g., condition, updates)

Write something...

Adjustment for Location (Compared to Subject Property)

Enter a number...

Adjustment for Condition (Compared to Subject Property)

Enter a number...

Adjustment for Features (Compared to Subject Property)

Enter a number...

Property Type (Comps)

- ☐ Single Family
- ☐ Condo
- ☐ Townhouse
- ☐ Multi-Family
- ☐ Other

Property Characteristics

Assess the physical attributes and features of the subject property.

Square Footage (Living Area)

Lot Size (Acres/Square Feet)

Number of Bedrooms

Number of Bathrooms (Full)

Number of Bathrooms (Half)

Construction Type (e.g., Wood Frame, Brick)

- ☐ Wood Frame
- ☐ Brick
- ☐ Concrete Block
- ☐ Other

Exterior Features

- ☐ Garage
- ☐ Deck
- ☐ Patio
- ☐ Porch
- ☐ Swimming Pool
- ☐ Landscaping
- ☐ Fencing

Description of Interior Condition (Overall)

Write something...

Photos of Exterior

 Upload File

Market Conditions & Trends

Evaluate the current real estate market conditions and recent trends affecting property values.

Average Days on Market (Last 6 Months)

Enter a number...

Current Market Sentiment (Buyer's/Seller's/Balanced)

☐ Buyer's Market

☐ Seller's Market

☐ Balanced Market

Interest Rate (Current)

Enter a number...

Summary of Local Economic Conditions

Write something...

Recent Zoning Changes?

- ☐ Yes
- ☐ No
- ☐ Unsure

Factors Influencing Market (Select all that apply)

- ☐ Job Growth
- ☐ Population Growth
- ☐ New Construction
- ☐ Infrastructure Improvements
- ☐ Changes in Demographics
- ☐ Other (Specify in Long Text)

Date of Market Data Collection

Enter date...

Property Condition & Adjustments

Identify any deficiencies or upgrades that require adjustments to the value.

Overall Condition Summary

Write something...

Age of Roof (Years)

Enter a number...

Age of HVAC System (Years)

Enter a number...

Foundation Condition

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Needs Repair

Deficiencies Identified (Check all that apply)

- ☐ Leaks
- ☐ Mold
- ☐ Damaged Flooring
- ☐ Outdated Kitchen
- ☐ Outdated Bathrooms
- ☐ Electrical Issues
- ☐ Plumbing Issues
- ☐ Structural Concerns
- ☐ Pest Infestation

Estimated Cost of Roof Repair/Replacement (\$)

Enter a number...

Estimated Cost of HVAC Replacement (\$)

Enter a number...

Estimated Cost of Kitchen Remodel (\$)

Enter a number...

Photos of Deficiencies

 Upload File

Legal & Regulatory Considerations

Review relevant legal and regulatory factors that may influence the property's value.

Zoning Verification

- ☐ Verified Zoning Compliance
- ☐ Zoning Non-Compliance Identified
- ☐ Further Zoning Review Needed

Easement Details

Write something...

Homeowners Association (HOA) Status

- ☐ HOA Active
- ☐ HOA Inactive
- ☐ HOA Status Unknown

Recorded Covenants, Conditions & Restrictions (CC&Rs) Review Summary

Write something...

Flood Zone Designation

- ☐ Not in Flood Zone
- ☐ In Flood Zone
- ☐ Flood Zone Determination Pending

Copy of Title Report (Preliminary)

 Upload File

Environmental Hazard Disclosure Review (Lead Paint, Asbestos, etc.)

Write something...

Year of Last Property Tax Assessment

Enter a number...

Income & Expense Analysis (for Income-Producing Properties)

For properties generating income, evaluate income streams and expenses.

Gross Annual Rental Income

Enter a number...

Total Operating Expenses (Annual)

Enter a number...

Vacancy Rate (%)

Enter a number...

Effective Gross Income (EGI)

Enter a number...

Capitalization Rate (Cap Rate)

Enter a number...

Detailed Breakdown of Operating Expenses

Write something...

Lease Type (e.g., Gross, Net, Modified Gross)

- ☐ Gross
- ☐ Net
- ☐ Modified Gross
- ☐ Other

Lease Expiration Date (Most Recent)

Enter date...

Valuation Methodology Selection

Document the chosen valuation approach and justification.

Primary Valuation Method

- ☐ Sales Comparison Approach
- ☐ Cost Approach
- ☐ Income Capitalization Approach

Justification for Method Selection

Write something...

Secondary Valuation Method (if applicable)

- ☐ Sales Comparison Approach
- ☐ Cost Approach
- ☐ Income Capitalization Approach
- ☐ None

Explanation of Secondary Method Usage (if applicable)

Write something...

Weighting Factor for Secondary Method (if applicable, as percentage)

Enter a number...

Assumptions and Limitations of the Selected Methodology

Write something...

Final Value Reconciliation & Conclusion

Integrate all data and calculations to determine the final property value.

Summarize key factors influencing the final value.

Write something...

Adjusted Comparable Sales Price (Average)

Enter a number...

Total Value Adjustments (Positive/Negative)

Enter a number...

Explain any significant discrepancies between valuation methods.

Write something...

Valuation Approach Weighting (if multiple approaches used)

- ☐ Sales Comparison Approach - 50%
- ☐ Cost Approach - 25%
- ☐ Income Approach - 25%

Final Determined Value

Enter a number...

Statement of Reconciliation: Describe how the final value was reached, reconciling different factors and adjustments.

Write something...

Documentation & Reporting

Ensure all data, analyses, and conclusions are clearly documented and presented.

Executive Summary of Valuation

Write something...

Valuation Report Document

 Upload File

Valuation Date

Enter a number...

Summary of Key Assumptions

Write something...

Limitations of the Valuation

Write something...

Report Distribution List

- ☐ Client
- ☐ Internal Review
- ☐ Legal Counsel
- ☐ Other (Specify in Long Text)

Appraiser Signature

Signature Date

Enter date...