**Improved Sale**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **PROPERTY INFORMATION** | | | | | Subject Photo | | | | | |
|  | | | | |
| PROPERTY NAME: | property\_name | | | |
| LOCATION: | address | | | |
| CITY, STATE: | city, shortname | | | |
| COUNTY: | county | | | |
| LEGAL DESCRIPTION: | legal\_desc | | | |
| SUBMARKET: | submarket | | | |
| PROPERTY TYPE: | propertysubtype | | | |
|  |  | | | |
|  | | | | |
| **SALE INFORMATION** | | | | |
|  | | | | |
| GRANTOR: | grantor | | | |
| GRANTEE: | grantee | | | |
| SALE PRICE: | sale\_price | | | |
| ADJUSTED PRICE: | eff\_sale\_price\_stab adj\_price\_comment | | | | DATE OF SALE: | | record\_date sale\_status | | | |
| TERMS OF SALE: | type\_finance | | | | RECORDING: | | conv\_doc\_rec\_no conv\_doc\_type | | | |
| PROPERTY RIGHTS: | prop\_rights\_conv | | | | MARKETING TIME: | | market\_time | | | |
|  | | | | | | | | | | |
| **IMPROVEMENT DATA** | | | | | **SITE DATA** | | | | | |
|  | | |  | |  | | | | | |
| YEAR BUILT (RENOVATED): | | | year\_built last\_renovation | | ZONING: | | zoning\_code, zoning\_desc | | | |
| GROSS BUILDING AREA (GBA): | | | overall\_gba SF | | PRIMARY SITE AREA: | | primary\_acre Acres / primary\_sf SF | | | |
| NO. OF LEVELS: | | | no\_stories | | LAND-TO-BLDG. RATIO: | | land\_build\_ratio\_primary to 1 | | | |
| TYPE OF CONSTRUCTION: | | | const\_descr | | SITE ACCESS: | | site\_access | | | |
| QUALITY : | | | building\_quality | | SITE EXPOSURE: | | exposure | | | |
| CONDITION (Exterior / Interior): | | | ext\_condition / int\_condition | | SITE ORIENTATION: | | orientation | | | |
| PARKING RATIO: | | | parking\_ratio | | **DEPRECIATION ANALYSIS** | | | | | |
| OTHER FEATURES: | | | other\_const\_features | | Estimated Replacement Cost New | | replace\_cost / SF | | est\_rcn | |
|  | | | Less: Allocat. Improvement Price | |  | | less\_alloc\_imp\_price | |
| **IMPROVEMENT / LAND PRICE ALLOCATIONS** | | | | | Depreciation from All Sources | |  | | depreciation | |
|  | | | |  | Implied Total % Depreciation | |  | | implied\_deprec | |
| ADJUSTED GROSS SALE PRICE: | | | | eff\_sale\_price\_stab | Effective Age (Years) | |  | | eff\_age\_years | |
| LESS: LAND VALUE (Underlying Land Value / SF Primary Site Area - INPUT / SF): | | | | alloc\_land\_value | Physical Depreciation (2% / Yr.) | |  | | physical\_depreciation | |
| ALLOCATED IMPROVEMT. PRICE | | | | alloc\_imp\_value | Implied Functional Obsolescence | |  | | inplied\_func\_obsol | |
|  | | | |  |  | |  | |  | |
| **SALE ANALYSIS** | | | | | | | | | | |
|  | | | | | |  | | | | |
| ADJUSTED PRICE / SF GBA: | | | | adj\_price\_sf\_gba | |  |  | |  | |
| ALLOCATED IMPRVMT. PRICE / SF GBA: | | | | alloc\_imp\_value\_sf\_gba | |  |  | |  | |
|  | | | | | | | | | | |
| **COMMENTS** | | | | | | | | | | |
|  | | | | | | | | | | |
| sale\_comments | | | | | | | | | | |
|  | | | | | | | | | | |
| CONFIRMATION SOURCE: | | confirm\_1\_source | | | | | | VERIFIED BY: | | confirm\_by |
|  | | confirm\_2\_souce | | | | | |  | | confirm\_date |