

Review Details

File Name	137-37 71st Ave.pdf
User	Abhi
Total Time Taken	00:08:21

Validation Errors

Section	Field	Error Message
Subject	FHA Case No.	FHA Case No. is empty.
Subject	R.E. Taxes \$	R.E. Taxes \$ integer part should not exceed 4 digits.
Subject	If Yes, report the total dollar amount and describe the items to be paid	This field should be blank because contract analysis was not performed.
Subject	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe	'Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe' should not be blank.
Subject	Car Storage	If Car Storage is 'Garage', one of 'Attached', 'Detached', or 'Built-in' must be specified.
Subject	Estimated Monthly Market Rent \$	'Estimated Monthly Market Rent \$' should not be blank.
Subject	Indicated Value by Income Approach	'Indicated Value by Income Approach' should not be blank.
Subject	Summary of Income Approach (including support for market rent and GRM)	'Summary of Income Approach (including support for market rent and GRM)' should not be blank.
Subject	PUD Fees (per month)	'PUD Fees (per month)' should not be blank.
Subject	PUD Fees (per year)	'PUD Fees (per year)' should not be blank.
Subject	Is the developer/builder in control of the Homeowners' Association (HOA)?	'Is the developer/builder in control of the Homeowners' Association (HOA)?' should not be blank.
Subject	Unit type(s)	'Unit type(s)' should not be blank.
Subject	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.	'Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.' should not be blank.
Subject	Legal Name of Project	'Legal Name of Project' should not be blank.
Subject	Total number of phases	'Total number of phases' should not be blank.
Subject	Total number of units	'Total number of units' should not be blank.
Subject	Total number of units sold	'Total number of units sold' should not be blank.
Subject	Total number of units rented	'Total number of units rented' should not be blank.
Subject	Total number of units for sale	'Total number of units for sale' should not be blank.
Subject	Data source(s)	'Data source(s)' should not be blank.
Subject	Was the project created by the conversion of existing building(s) into a PUD?	'Was the project created by the conversion of existing building(s) into a PUD?' should not be blank.

Section	Field	Error Message
		blank.
Subject	Does the project contain any multi-dwelling units? Yes No Data	'Does the project contain any multi-dwelling units? Yes No Data' should not be blank.
Subject	Are the units, common elements, and recreation facilities complete?	'Are the units, common elements, and recreation facilities complete?' should not be blank.
Subject	If No, describe the status of completion.	'If No, describe the status of completion.' should not be blank.
Subject	Are the common elements leased to or by the Homeowners' Association?	'Are the common elements leased to or by the Homeowners' Association?' should not be blank.
Subject	If Yes, describe the rental terms and options.	'If Yes, describe the rental terms and options.' should not be blank.
Subject	Describe common elements and recreational facilities.	'Describe common elements and recreational facilities.' should not be blank.
Subject	Subject Project Data Total # of Comparable Sales (Settled) (Prior 7–12 Months)	'Subject Project Data Total # of Comparable Sales (Settled) (Prior 7–12 Months)' should not be blank.
Subject	Subject Project Data Total # of Comparable Sales (Settled) (Prior 4–6 Months)	'Subject Project Data Total # of Comparable Sales (Settled) (Prior 4–6 Months)' should not be blank.
Subject	Subject Project Data Total # of Comparable Sales (Settled) (Current – 3 Months)	'Subject Project Data Total # of Comparable Sales (Settled) (Current – 3 Months)' should not be blank.
Subject	Subject Project Data Total # of Comparable Sales (Settled) (Overall Trend)	'Subject Project Data Total # of Comparable Sales (Settled) (Overall Trend)' should not be blank.
Subject	Subject Project Data Absorption Rate (Total Sales/Months) (Prior 7–12 Months)	'Subject Project Data Absorption Rate (Total Sales/Months) (Prior 7–12 Months)' should not be blank.
Subject	Subject Project Data Absorption Rate (Total Sales/Months) (Prior 4–6 Months)	'Subject Project Data Absorption Rate (Total Sales/Months) (Prior 4–6 Months)' should not be blank.
Subject	Subject Project Data Absorption Rate (Total Sales/Months) (Current – 3 Months)	'Subject Project Data Absorption Rate (Total Sales/Months) (Current – 3 Months)' should not be blank.
Subject	Subject Project Data Absorption Rate (Total Sales/Months) (Overall Trend)	'Subject Project Data Absorption Rate (Total Sales/Months) (Overall Trend)' should not be blank.
Subject	Subject Project Data Total # of Comparable Active Listings (Prior 7–12 Months)	'Subject Project Data Total # of Comparable Active Listings (Prior 7–12 Months)' should not be blank.
Subject	Subject Project Data Total # of Comparable Active Listings (Prior 4–6 Months)	'Subject Project Data Total # of Comparable Active Listings (Prior 4–6 Months)' should not be blank.
Subject	Subject Project Data Total # of Comparable Active Listings (Current – 3 Months)	'Subject Project Data Total # of Comparable Active Listings (Current – 3 Months)' should not be blank.
Subject	Subject Project Data Total # of Comparable Active Listings (Overall Trend)	'Subject Project Data Total # of Comparable Active Listings (Overall Trend)' should not be blank.
Subject	Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Prior 7–12 Months)	'Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Prior 7–12 Months)' should not be blank.
Subject	Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Prior 4–6 Months)	'Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Prior 4–6 Months)' should not be blank.

Section	Field	Error Message
Subject	Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Current – 3 Months)	'Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Current – 3 Months)' should not be blank.
Subject	Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Overall Trend)	'Subject Project Data Months of Unit Supply (Total Listings/Ab.Rate) (Overall Trend)' should not be blank.
Subject	Are foreclosure sales (REO sales) a factor in the project?	'Are foreclosure sales (REO sales) a factor in the project?' should not be blank.
Subject	If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.	'If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.' should not be blank.
Subject	Summarize the above trends and address the impact on the subject unit and project.	'Summarize the above trends and address the impact on the subject unit and project.' should not be blank.
Sales Comparison	Gross Living Area (COMPARABLE SALE #1)	Warning: Comp GLA (1,400 sq.ft.) is inferior to Subject (1,553 sq.ft.), but adjustment is not positive.
Sales Comparison	Gross Living Area Adjustment (COMPARABLE SALE #1)	Warning: Comp GLA (1,400 sq.ft.) is inferior to Subject (1,553 sq.ft.), but adjustment is not positive.
Sales Comparison	Porch/Patio/Deck (COMPARABLE SALE #1)	Warning: Porch/Patio/Deck differ (Subject: 'Patio/Porch', Comp: ""), but no adjustment is made.
Sales Comparison	Porch/Patio/Deck Adjustment (COMPARABLE SALE #1)	Warning: Porch/Patio/Deck differ (Subject: 'Patio/Porch', Comp: ""), but no adjustment is made.
Sales Comparison	Porch/Patio/Deck (COMPARABLE SALE #2)	Warning: Porch/Patio/Deck differ (Subject: 'Patio/Porch', Comp: ""), but no adjustment is made.
Sales Comparison	Porch/Patio/Deck Adjustment (COMPARABLE SALE #2)	Warning: Porch/Patio/Deck differ (Subject: 'Patio/Porch', Comp: ""), but no adjustment is made.

Successful Validations

Section	Field	Status
Subject	ADU File Check	Passed
Subject	Exposure comment	Passed
Subject	Prior service comment	Passed
Subject	ANSI	Passed
Subject	Full Address	Passed
Subject	Property Address	Passed
Subject	County	Passed
Subject	Borrower	Passed
Subject	Owner of Public Record	Passed
Subject	Legal Description	Passed
Subject	Assessor's Parcel #	Passed
Subject	Tax Year	Passed

Section	Field	Status
Subject	Neighborhood Name	Passed
Subject	Map Reference	Passed
Subject	Census Tract	Passed
Subject	Occupant	Passed
Subject	Special Assessments \$	Passed
Subject	PUD	Passed
Subject	HOA \$	Passed
Subject	Property Rights Appraised	Passed
Subject	Assignment Type	Passed
Subject	Lender/Client	Passed
Subject	Address (Lender/Client)	Passed
Subject	Offered for Sale in Last 12 Months	Passed
Subject	Address	Passed
Subject	Proximity to Subject	Passed
Subject	Sale Price	Passed
Subject	Data Source(s)	Passed
Subject	Date of Sale/Time	Passed
Subject	Location	Passed
Subject	Leasehold/Fee Simple	Passed
Subject	Site	Passed
Subject	Site Adjustment	Passed
Subject	View	Passed
Subject	Design (Style)	Passed
Subject	Design (Style) Adjustment	Passed
Subject	Quality of Construction	Passed
Subject	Quality of Construction Adjustment	Passed
Subject	Actual Age	Passed
Subject	Actual Age Adjustment	Passed
Subject	Condition	Passed
Subject	Condition Adjustment	Passed
Subject	Bedrooms	Passed
Subject	Bedrooms Adjustment	Passed
Subject	Baths	Passed
Subject	Baths Adjustment	Passed

Section	Field	Status
Subject	Gross Living Area	Passed
Subject	Gross Living Area Adjustment	Passed
Subject	Functional Utility	Passed
Subject	Functional Utility Adjustment	Passed
Subject	Heating/Cooling	Passed
Subject	Heating/Cooling Adjustment	Passed
Subject	Energy Efficient Items	Passed
Subject	Energy Efficient Items Adjustment	Passed
Subject	Porch/Patio/Deck	Passed
Subject	Porch/Patio/Deck Adjustment	Passed
Subject	I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.	Passed
Subject	Contract Price \$	Passed
Subject	Date of Contract	Passed
Subject	Is property seller owner of public record?	Passed
Subject	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?	Passed
Subject	Built-Up	Passed
Subject	Growth	Passed
Subject	Property Values	Passed
Subject	Demand/Supply	Passed
Subject	Marketing Time	Passed
Subject	One-Unit	Passed
Subject	2-4 Unit	Passed
Subject	Multi-Family	Passed
Subject	Commercial	Passed
Subject	Other	Passed
Subject	one unit housing price(high,low,pred)	Passed
Subject	one unit housing age(high,low,pred)	Passed
Subject	Neighborhood Boundaries	Passed
Subject	Neighborhood Description	Passed
Subject	Market Conditions:	Passed
Subject	Dimensions	Passed
Subject	Area	Passed
Subject	Shape	Passed

Section	Field	Status
Subject	Specific Zoning Classification	Passed
Subject	Zoning Description	Passed
Subject	Zoning Compliance	Passed
Subject	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?	Passed
Subject	Electricity	Passed
Subject	Gas	Passed
Subject	Water	Passed
Subject	Sanitary Sewer	Passed
Subject	Street	Passed
Subject	Alley	Passed
Subject	FEMA Special Flood Hazard Area	Passed
Subject	FEMA Flood Zone	Passed
Subject	FEMA Map #	Passed
Subject	FEMA Map Date	Passed
Subject	Are the utilities and off-site improvements typical for the market area? If No, describe	Passed
Subject	Are the utilities and off-site improvements typical for the market area?	Passed
Subject	Units	Passed
Subject	# of Stories	Passed
Subject	Type	Passed
Subject	Existing/Proposed/Under Const.	Passed
Subject	Year Built	Passed
Subject	Effective Age (Yrs)	Passed
Subject	Foundation Type	Passed
Subject	Basement Area sq.ft.	Passed
Subject	Basement Finish %	Passed
Subject	Foundation Walls (Material/Condition)	Passed
Subject	Exterior Walls (Material/Condition)	Passed
Subject	Roof Surface (Material/Condition)	Passed
Subject	Gutters & Downspouts (Material/Condition)	Passed
Subject	Window Type (Material/Condition)	Passed
Subject	Floors (Material/Condition)	Passed
Subject	Walls (Material/Condition)	Passed
Subject	Trim/Finish (Material/Condition)	Passed

Section	Field	Status
Subject	Bath Floor (Material/Condition)	Passed
Subject	Bath Wainscot (Material/Condition)	Passed
Subject	Fuel	Passed
Subject	Square Feet of Gross Living Area Above Grade	Passed
Subject	Additional features	Passed
Subject	Describe the condition of the property	Passed
Subject	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? If Yes, describe	Passed
Subject	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?	Passed
Subject	There are ____ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$____ to \$____	Passed
Subject	There are ____ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$____ to \$____	Passed
Subject	Indicated Value by Sales Comparison Approach \$	Passed
Subject	Indicated Value by: Sales Comparison Approach \$	Passed
Subject	Cost Approach (if developed)	Passed
Subject	This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:	Passed
Subject	opinion of the market value, as defined, of the real property that is the subject of this report is \$	Passed
Subject	as of	Passed
Subject	final value	Passed
Subject	X Gross Rent Multiplier = \$	Passed
Subject	PUD Fees \$	Passed
Subject	Inventory Analysis Total # of Comparable Sales (Settled) (Prior 7-12 Months)	Passed
Subject	Inventory Analysis Total # of Comparable Sales (Settled) (Prior 4-6 Months)	Passed
Subject	Inventory Analysis Total # of Comparable Sales (Settled) (Current-3 Months)	Passed
Subject	Inventory Analysis Total # of Comparable Sales (Settled) (Overall Trend)	Passed
Subject	Inventory Analysis Absorption Rate (Total Sales/Months) (Prior 7-12 Months)	Passed
Subject	Inventory Analysis Absorption Rate (Total Sales/Months) (Prior 4-6 Months)	Passed
Subject	Inventory Analysis Absorption Rate (Total Sales/Months) (Current-3 Months)	Passed
Subject	Inventory Analysis Absorption Rate (Total Sales/Months) (Overall Trend)	Passed
Subject	Inventory Analysis Total # of Comparable Active Listings (Prior 7-12 Months)	Passed
Subject	Inventory Analysis Total # of Comparable Active Listings (Prior 4-6 Months)	Passed

Section	Field	Status
Subject	Inventory Analysis Total # of Comparable Active Listings (Current-3 Months)	Passed
Subject	Inventory Analysis Total # of Comparable Active Listings (Overall Trend)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price (Prior 7-12 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price (Prior 4-6 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price (Current-3 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price (Overall Trend)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sales Days on Market (Prior 7-12 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sales Days on Market (Prior 4-6 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sales Days on Market (Current-3 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Sales Days on Market (Overall Trend)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable List Price (Prior 7-12 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable List Price (Prior 4-6 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable List Price (Current-3 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable List Price (Overall Trend)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Listings Days on Market (Prior 7-12 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Listings Days on Market (Prior 4-6 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Listings Days on Market (Current-3 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Comparable Listings Days on Market (Overall Trend)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Sale Price as % of List Price (Prior 7-12 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Sale Price as % of List Price (Prior 4-6 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Sale Price as % of List Price (Current-3 Months)	Passed
Subject	Median Sale & List Price, DOM, Sale/List % Median Sale Price as % of List Price (Overall Trend)	Passed
Subject	Instructions:	Passed
Subject	Seller-(developer, builder, etc.)paid financial assistance prevalent?	Passed

Section	Field	Status
Subject	Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).	Passed
Subject	Are foreclosure sales (REO sales) a factor in the market?	Passed
Subject	If yes, explain (including the trends in listings and sales of foreclosed properties).	Passed
Subject	Cite data sources for above information.	Passed
Subject	Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.	Passed
Subject	APPRAISED VALUE OF SUBJECT PROPERTY \$	Passed
Sales Comparison	Address (COMPARABLE SALE #1)	Passed
Sales Comparison	Proximity to Subject (COMPARABLE SALE #1)	Passed
Sales Comparison	Sale Price (COMPARABLE SALE #1)	Passed
Sales Comparison	Data Source(s) (COMPARABLE SALE #1)	Passed
Sales Comparison	Date of Sale/Time (COMPARABLE SALE #1)	Passed
Sales Comparison	Location (COMPARABLE SALE #1)	Passed
Sales Comparison	Leasehold/Fee Simple (COMPARABLE SALE #1)	Passed
Sales Comparison	Site (COMPARABLE SALE #1)	Passed
Sales Comparison	Site Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	View (COMPARABLE SALE #1)	Passed
Sales Comparison	Design (Style) (COMPARABLE SALE #1)	Passed
Sales Comparison	Design (Style) Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Quality of Construction (COMPARABLE SALE #1)	Passed
Sales Comparison	Quality of Construction Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Actual Age (COMPARABLE SALE #1)	Passed
Sales Comparison	Actual Age Adjustment (COMPARABLE SALE #1)	Passed
Sales	Condition (COMPARABLE SALE #1)	Passed

Section	Field	Status
Comparison		
Sales Comparison	Condition Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Bedrooms (COMPARABLE SALE #1)	Passed
Sales Comparison	Bedrooms Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Baths (COMPARABLE SALE #1)	Passed
Sales Comparison	Baths Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Functional Utility (COMPARABLE SALE #1)	Passed
Sales Comparison	Functional Utility Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Heating/Cooling (COMPARABLE SALE #1)	Passed
Sales Comparison	Heating/Cooling Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Energy Efficient Items (COMPARABLE SALE #1)	Passed
Sales Comparison	Energy Efficient Items Adjustment (COMPARABLE SALE #1)	Passed
Sales Comparison	Address (COMPARABLE SALE #2)	Passed
Sales Comparison	Proximity to Subject (COMPARABLE SALE #2)	Passed
Sales Comparison	Sale Price (COMPARABLE SALE #2)	Passed
Sales Comparison	Data Source(s) (COMPARABLE SALE #2)	Passed
Sales Comparison	Date of Sale/Time (COMPARABLE SALE #2)	Passed
Sales Comparison	Location (COMPARABLE SALE #2)	Passed
Sales Comparison	Leasehold/Fee Simple (COMPARABLE SALE #2)	Passed
Sales Comparison	Site (COMPARABLE SALE #2)	Passed
Sales Comparison	Site Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	View (COMPARABLE SALE #2)	Passed
Sales	Design (Style) (COMPARABLE SALE #2)	Passed

Section	Field	Status
Comparison		
Sales Comparison	Design (Style) Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Quality of Construction (COMPARABLE SALE #2)	Passed
Sales Comparison	Quality of Construction Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Actual Age (COMPARABLE SALE #2)	Passed
Sales Comparison	Actual Age Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Condition (COMPARABLE SALE #2)	Passed
Sales Comparison	Condition Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Bedrooms (COMPARABLE SALE #2)	Passed
Sales Comparison	Bedrooms Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Baths (COMPARABLE SALE #2)	Passed
Sales Comparison	Baths Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Gross Living Area (COMPARABLE SALE #2)	Passed
Sales Comparison	Gross Living Area Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Functional Utility (COMPARABLE SALE #2)	Passed
Sales Comparison	Functional Utility Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Heating/Cooling (COMPARABLE SALE #2)	Passed
Sales Comparison	Heating/Cooling Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Energy Efficient Items (COMPARABLE SALE #2)	Passed
Sales Comparison	Energy Efficient Items Adjustment (COMPARABLE SALE #2)	Passed
Sales Comparison	Address (COMPARABLE SALE #3)	Passed
Sales Comparison	Proximity to Subject (COMPARABLE SALE #3)	Passed
Sales	Sale Price (COMPARABLE SALE #3)	Passed

Section	Field	Status
Comparison		
Sales Comparison	Data Source(s) (COMPARABLE SALE #3)	Passed
Sales Comparison	Date of Sale/Time (COMPARABLE SALE #3)	Passed
Sales Comparison	Location (COMPARABLE SALE #3)	Passed
Sales Comparison	Leasehold/Fee Simple (COMPARABLE SALE #3)	Passed
Sales Comparison	Site (COMPARABLE SALE #3)	Passed
Sales Comparison	Site Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	View (COMPARABLE SALE #3)	Passed
Sales Comparison	Design (Style) (COMPARABLE SALE #3)	Passed
Sales Comparison	Design (Style) Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Quality of Construction (COMPARABLE SALE #3)	Passed
Sales Comparison	Quality of Construction Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Actual Age (COMPARABLE SALE #3)	Passed
Sales Comparison	Actual Age Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Condition (COMPARABLE SALE #3)	Passed
Sales Comparison	Condition Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Bedrooms (COMPARABLE SALE #3)	Passed
Sales Comparison	Bedrooms Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Baths (COMPARABLE SALE #3)	Passed
Sales Comparison	Baths Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Gross Living Area (COMPARABLE SALE #3)	Passed
Sales Comparison	Gross Living Area Adjustment (COMPARABLE SALE #3)	Passed
Sales	Functional Utility (COMPARABLE SALE #3)	Passed

Section	Field	Status
Comparison		
Sales Comparison	Functional Utility Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Heating/Cooling (COMPARABLE SALE #3)	Passed
Sales Comparison	Heating/Cooling Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Energy Efficient Items (COMPARABLE SALE #3)	Passed
Sales Comparison	Energy Efficient Items Adjustment (COMPARABLE SALE #3)	Passed
Sales Comparison	Porch/Patio/Deck (COMPARABLE SALE #3)	Passed
Sales Comparison	Porch/Patio/Deck Adjustment (COMPARABLE SALE #3)	Passed

Prompt Analysis Issues

Check	Requirement	Value	Comment
Prompt Analysis	Sales Comparison Approach - Check Adjustment consistency "Basement & Finished Rooms Below Grade", "Functional Utility", "Heating/Cooling", "Energy Efficient Items", "Garage/Carport", "Porch/Patio/Deck"	Not Fulfilled	Inconsistencies found in 'Basement & Finished Rooms Below Grade' and 'Porch/Patio/Deck' adjustments. For 'Basement & Finished Rooms Below Grade', Comp 1 (superior) has a positive adjustment, Comp 3 (similar) has a negative adjustment, and Comp 4 (inferior) has a negative adjustment. For 'Porch/Patio/Deck', Comp 2 (similar) has a positive adjustment. Functional Utility, Heating/Cooling, and Energy Efficient Items adjustments are consistent.