

File Name 260119002.PDF
User Abhi
Total Time Taken 00:07:25

Validation Errors

| Section | Field | Error Message |
|---------|---|---|
| Subject | FHA Case No. | FHA Case No. is marked as not present. |
| Subject | Is property seller owner of public record? | This field should be blank because contract analysis was not performed. |
| 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? | This field should be blank because contract analysis was not performed. |
| Subject | Gutters & Downspouts (Material/Condition) | Both Material and Condition are required for 'Gutters & Downspouts (Material/Condition)', separated by '/'. |
| Subject | Fuel | Fuel is 'Electric'. Expected 'Gas' or 'Oil'. Please verify. |
| Subject | Car Storage | If Car Storage is 'Garage', one of 'Attached', 'Detached', or 'Built-in' must be specified. |
| Subject | PUD Fees (per month) | 'PUD Fees (per month)' 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. |
| Subject | If Yes, date of conversion | ' If Yes, date of conversion' should not be 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 |

| Section | Field | Error Message |
|---------|--|---|
| | | 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. |
| 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. |

| Section | Field | Error Message |
|------------------|--|---|
| 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 | Bedrooms Adjustment (COMPARABLE SALE #1) | Warning: Comp has fewer bedrooms (3) than Subject (4), so a negative adjustment is expected. |
| Sales Comparison | Bedrooms Adjustment (COMPARABLE SALE #2) | Warning: Comp has fewer bedrooms (3) than Subject (4), so a negative adjustment is expected. |
| Sales Comparison | Heating/Cooling (COMPARABLE SALE #2) | Heating/Cooling mismatch (Subject: 'EWA/CAC', Comp: 'GFWA/CAC'). An adjustment is required. |
| Sales Comparison | Heating/Cooling Adjustment (COMPARABLE SALE #2) | Heating/Cooling mismatch (Subject: 'EWA/CAC', Comp: 'GFWA/CAC'). An adjustment is required. |
| Sales Comparison | Energy Efficient Items (COMPARABLE SALE #2) | Warning: Energy Efficient Items differ (Subject: 'Ceiling Fans', Comp: 'None'), but no adjustment is made. |
| Sales Comparison | Energy Efficient Items Adjustment (COMPARABLE SALE #2) | Warning: Energy Efficient Items differ (Subject: 'Ceiling Fans', Comp: 'None'), but no adjustment is made. |
| Sales Comparison | Bedrooms Adjustment (COMPARABLE SALE #3) | Warning: Comp has fewer bedrooms (3) than Subject (4), so a negative adjustment is expected. |

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 |
| Subject | R.E. Taxes \$ | Passed |
| Subject | Neighborhood Name | Passed |
| Subject | Map Reference | Passed |

| Section | Field | Status |
|---------|------------------------------------|--------|
| 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 |
| Subject | Gross Living Area | Passed |
| Subject | Gross Living Area Adjustment | Passed |

| Section | Field | Status |
|---------|---|--------|
| 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 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 | If Yes, report the total dollar amount and describe the items to be paid | 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 |
| Subject | Specific Zoning Classification | Passed |
| Subject | Zoning Description | Passed |
| Subject | Zoning Compliance | Passed |

| Section | Field | Status |
|---------|---|--------|
| 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 | Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe | 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 | Window Type (Material/Condition) | Passed |
| Subject | Floors (Material/Condition) | Passed |
| Subject | Walls (Material/Condition) | Passed |
| Subject | Trim/Finish (Material/Condition) | Passed |
| Subject | Bath Floor (Material/Condition) | Passed |
| Subject | Bath Wainscot (Material/Condition) | Passed |
| Subject | Square Feet of Gross Living Area Above Grade | Passed |

| Section | Field | Status |
|---------|--|--------|
| 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 neighborhoodwithin the past twelvemonths ranging in sale price from\$____ to \$____ | Passed |
| Subject | Indicated Value by Sales Comparison Approach \$ | Passed |
| Subject | Estimated Monthly Market Rent \$ | Passed |
| Subject | Indicated Value by Income Approach | Passed |
| Subject | Summary of Income Approach (including support for market rent and GRM) | Passed |
| Subject | PUD Fees \$ | Passed |
| Subject | PUD Fees (per year) | Passed |
| Subject | Is the developer/builder in control of the Homeowners' Association (HOA)? | Passed |
| Subject | Unit type(s) | 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 |
| 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 |

| Section | Field | Status |
|---------|--|--------|
| 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 |
| 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 |

| Section | Field | Status |
|------------------|--|--------|
| Subject | Are foreclosure sales (REO sales) a factor in the project? | 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 Comparison | Condition (COMPARABLE SALE #1) | Passed |
| Sales Comparison | Condition Adjustment (COMPARABLE SALE #1) | Passed |
| Sales Comparison | Bedrooms (COMPARABLE SALE #1) | Passed |
| Sales Comparison | Baths (COMPARABLE SALE #1) | Passed |
| Sales Comparison | Baths Adjustment (COMPARABLE SALE #1) | Passed |

| Section | Field | Status |
|------------------|--|--------|
| Sales Comparison | Gross Living Area (COMPARABLE SALE #1) | Passed |
| Sales Comparison | Gross Living Area 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 | Porch/Patio/Deck (COMPARABLE SALE #1) | Passed |
| Sales Comparison | Porch/Patio/Deck 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 Comparison | Design (Style) (COMPARABLE SALE #2) | Passed |
| Sales Comparison | Design (Style) Adjustment (COMPARABLE SALE #2) | Passed |

| Section | Field | Status |
|------------------|---|--------|
| 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 | 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 | Porch/Patio/Deck (COMPARABLE SALE #2) | Passed |
| Sales Comparison | Porch/Patio/Deck Adjustment (COMPARABLE SALE #2) | Passed |
| Sales Comparison | Address (COMPARABLE SALE #3) | Passed |
| Sales Comparison | Proximity to Subject (COMPARABLE SALE #3) | Passed |
| Sales Comparison | Sale Price (COMPARABLE SALE #3) | Passed |
| 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 |

| Section | Field | Status |
|------------------|---|--------|
| 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 | 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 Comparison | Functional Utility (COMPARABLE SALE #3) | Passed |
| 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 |

| Section | Field | Status |
|------------------|--|--------|
| 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 | 6. Sales Comparison Approach: b. Sale Price of subject Indicated Value by Sales Comparison Approach \$ within the highest and lowest Sale Price of all comparables also check Indicated Value by Sales Comparison Approach \$ is 10 % higher than unadjusted sales price | Not Fulfilled | The indicated value (\$270,000) is within the range of unadjusted comparable sale prices (\$250,000 - \$284,000). However, the indicated value is not 10% higher than any of the unadjusted sales prices, as literally requested by the prompt. |