

Comparable Sales Information Worksheet

Updated 06/15/09

| Description | Your Property | Comparable Property #1 | Comparable Property #2 | Comparable Property #3 |
|---|---------------|------------------------|------------------------|------------------------|
| APN (Assessor's Parcel No.) | | | | |
| Street Address | | | | |
| City | | | | |
| Sales Price | | | | |
| *Date of Sale/Transfer or New Construction | | | | |
| Distance From Your Property (miles, blocks) | | | | |
| Type of Zoning (i.e., SFR Commercial) | | | | |
| Lot Size | | | | |
| Adjustment +/- | | | | |
| Sq. Ft. of Improvement (house, bldg.) | | | | |
| Adjustment +/- | | | | |
| Number of Bedrooms | | | | |
| Adjustment +/- | | | | |
| Number of Baths | | | | |
| Adjustment +/- | | | | |
| Number of Rooms | | | | |
| Adjustment +/- | | | | |
| Garage – No. of Cars | | | | |
| Adjustment +/- | | | | |
| Amenities – Specify (pool, spa, etc.) | | | | |
| Adjustment +/- | | | | |
| Date Built | | | | |
| Adjustment +/- | | | | |
| Location/View | | | | |
| Adjustment +/- | | | | |
| Negative Influences – Specify (traffic) | | | | |
| Adjustment +/- | | | | |
| Other – Specify | | | | |
| Adjustment +/- | | | | |
| Other – Specify | | | | |
| Adjustment +/- | | | | |
| Source of Information | | | | |
| Total Adjustments | | | | |
| Adjusted Sales Price | | | | |
| Adjusted Sales Price Sq. Ft. | | | | |

Total Market Value Conclusion:
 \$ _____

Total Per Square Foot:
 \$ _____

***Note:** If you filed a Decline in Value, the sales date of comparable properties used must be no more than 90 days after the lien date for the year you are filing. The lien date is January 1. If you filed for other reasons, such as Base Year, Change of Ownership, or New Construction, the sales of the comparable properties used must be no more than 90 days after the date of the change of ownership, transfer, or completion of new construction (valuation date).