|  |
| --- |
| Qualitative Comparison ChartAPPEAL # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Appellant name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Property address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

|  |  |
| --- | --- |
| Attribute | Actual / Market Value Information |
| ***(Note: your analysis may use some or all of the following or add other attributes that explain the subject’s market value)*** | **Subject** | **Sale 1** | **Sale 2** | **Sale 3** |
|  |  | **Description** | **Rating** | **Description** | **Rating** | **Description** | **Rating** |
| **Address** |  |  |  |  |
| **Sale price** | **N/A** |  |  |  |
| **Date of sale** | **N/A** |  |  |  |  |  |  |
| **Time Adjusted Sale Price** | **N/A** |  |  |  |
| **Location / neighbourhood** |  |  |  |  |  |  |  |
| **Lot area or dimension** |  |  |  |  |  |  |  |
| **Topography and view** |  |  |  |  |  |  |  |
| **Size of house / number of storeys** |  |  |  |  |  |  |  |
| **Age and condition of house** |  |  |  |  |  |  |  |
| **Quality of finish**  |  |  |  |  |  |  |  |
| **Number of bedrooms** |  |  |  |  |  |  |  |
| **Number of bathrooms** |  |  |  |  |  |  |  |
| **Area of finished basement** |  |  |  |  |  |  |  |
| **Fireplaces** |  |  |  |  |  |  |  |
| **Air conditioning** |  |  |  |  |  |  |  |
| **Garage/carport (attached/single/double)** |  |  |  |  |  |  |  |
| **Outbuildings** |  |  |  |  |  |  |  |
| **Pool** |  |  |  |  |  |  |  |
| **Significant repairs needed or completed after purchase** |  |  |  |  |  |  |  |
| **recent renovations** |  |  |  |  |  |  |  |
| **Significant detractions from enjoyment** e.g. noxious odours, high traffic, loud noise |  |  |  |  |  |  |  |
| **Other (specify)** |  |  |  |  |  |  |  |
| **Overall Comparison to Subject** | **N/A** |  |  |  |

**Explanation for Qualitative Comparison and Reconciliation of Final Market Value Estimate**