

File No.

Location		<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg	Fair	Poor
Built Up		<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply		<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time		<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	60 % 1 Family 20 % 2-4 Family ____ % Apts ____ % Condo 10 % Commercial				Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	0 % Industrial 10 % Vacant ____ %				Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use		<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input checked="" type="checkbox"/> Taking Place(*)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To single fam to multi				Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner ____ % Tenant ____ % Vacant				Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	65000 to 95000 Predominant Value 85000				General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	20 yrs. to yrs. 50 Predominant Age 35 yrs.				Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dimensions 123 X 135 = 16605 SQ.FT. ☐ Corner Lot
 Zoning Classification **R-3/RESIDENTIAL COMPACT LOT** Present Improvements ☐ Do ☐ Do Not Conform to Zoning Regulations
 Highest and Best Use ☐ Present Use ☐ Other (specify): **RESIDENTIAL**

Public <input checked="" type="checkbox"/> Other (Describe) Elec. <input checked="" type="checkbox"/> to prop Gas <input checked="" type="checkbox"/> to prop Water <input checked="" type="checkbox"/> to prop San. Sewer <input checked="" type="checkbox"/> to prop <input type="checkbox"/> Underground Elec & Tel	OFF-SITE IMPROVEMENTS Str Address <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface ASPHALT Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights	Topo SLIGHTLY UPSLOPE Size TYPICAL FOR AREA Shape RECTANGULAR View RESIDENTIAL/AVG Drainage APPEARS ADEQUATE Property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) 32003C 2178E NO PRIOR SALE, NO APPARENT ADVERSE EASEMENTS, ENCROACHMENTS, OR ENVIRONMENTAL HAZARDS NOTED. MANY HOMES IN AREA BEING DEMOLISHED MAKING WAY FOR NEW CONSTRUCTION

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT
Address	2518 BASSLER ST NORTH LAS VEGAS
Proximity to subject	
Sales Price	\$
Price \$/Sq. Ft. SQ. FT.	1
Data Source	ASSESSOR
Date of Sale and Time Adjustment	DESCRIPTION 08/2005
Location	URBAN
Site/View	16553 SQ. FT.
TRAFFIC	AVERAGE
ROAD TYPE	PAVED
UTILITIES	NEARBY
CONFORMITY	TYPICAL RES.
Sales or Financing Concessions	
Net Adj. (Total)	
Indicated Value of Subject	

Comments on Market Data

RECONCILIATE

ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF _____ to be _____

Appraiser Sign _____ or Signature (if applicable) _____
Appraiser Name _____ Supervisor Name _____
☐ Did ☐ Did Not Physically Inspect Property

Date Report Signed _____ Date Report Signed _____
State Certification # _____ State Certification # _____ State _____
State License # _____ State License # _____ State _____