Rural comparable evidence packet

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Supply dated market observations and their sources to the lender through its designated channel. The appraiser independently chooses comparables and develops the analysis.

Subject facts

- ☐ List address, parcel identifiers, dwelling size, construction, condition and land use. Show which improvements and acreage are available to the residential tenant.
- ☐ Record water, sewer, utilities, road surface, public access and maintenance arrangements. Identify unresolved questions without proposing adjustments.
- ☐ Attach a dated locator map with subject and candidate labels. Match the labels to the supporting records.

Closed sale observations

- ☐ For each candidate record address, closing date, recorded or verified price, source, and straight-line distance and direction from the dwelling.
- ☐ Describe acreage, physical condition, access and utility differences. Record known concessions or unusual terms and mark unverified details.
- ☐ Explain a closer property excluded from the search using observable facts such as land-only conveyance or a different dwelling type.

Evidence, owner and follow-up date

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Long-term rental observations

- ☐ Record location, lease dates, monthly contracted rent, furnished status, parties responsible for utilities and verification source.
- ☐ Keep asking rents in a separate supporting note. A listing date and asking price do not identify the amount received under a signed lease.
- ☐ Document differences in tenancy or amenities, including access to barns or storage. Include the subject lease where the lender requests it.

Neutral transmission

- ☐ Identify who supplied each record, when it was retrieved, and whether the source can be checked independently. Redact unnecessary personal information.
- ☐ Leave opinions of market rent, adjusted price and concluded value to the appraiser. Present contrary observations and unresolved limitations alongside other evidence.
- ☐ Send the packet to the lender’s designated recipient. Maintain the dated copy and answer factual follow-up questions through that channel.

Evidence, owner and follow-up date

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Sale evidence log

Complete one record per closed sale. Attach the source, map label and any additional records.

Closed sale 1

Candidate address / map label

Closing date / verified sale price

Direction / miles from subject

Dwelling / acreage / utility differences

Source / date retrieved / limitations

Closed sale 2

Candidate address / map label

Closing date / verified sale price

Direction / miles from subject

Dwelling / acreage / utility differences

Source / date retrieved / limitations

Closed sale 3

Candidate address / map label

Closing date / verified sale price

Direction / miles from subject

Dwelling / acreage / utility differences

Source / date retrieved / limitations

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Lease evidence log

Complete each record using the source available. Distinguish asking from contracted rent and identify included services.

Long-term rental 1

Candidate address / map label

Lease dates / monthly rent / evidence status

Direction / miles from subject

Services, furnishings and other differences

Source / date retrieved / limitations

Long-term rental 2

Candidate address / map label

Lease dates / monthly rent / evidence status

Direction / miles from subject

Services, furnishings and other differences

Source / date retrieved / limitations

Long-term rental 3

Candidate address / map label

Lease dates / monthly rent / evidence status

Direction / miles from subject

Services, furnishings and other differences

Source / date retrieved / limitations