Rural comp-mapping worksheet

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1. Start with 3 similar closed home sales and 3 similar long-term rental observations within 10 straight-line miles of the subject. Record any evidence gaps.
2. Measure from the subject dwelling to each candidate dwelling. Write the direction and distance. Use the same measurement method throughout.
3. Label each observation with its date, source and terms. Mark an undisclosed figure as unknown. Keep asking prices and asking rents separate from completed transactions.
4. Attach a labeled map and the source for each observation. Describe differences in plain language. The appraiser independently selects comparables and develops any value or rent opinion.

Subject and search record

Subject address and parcel ID

Prepared by and date

Dwelling type, size and condition

Land area and residential use

Well, septic, utilities and road access

Rental term and utilities included

Search area and map reference

Closer candidates excluded and reasons

Evidence still needed

Closed sale candidates

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Use completed residential sales. Record the closing details and any known concessions exactly as the source reports them.

Sale 1

Address or parcel ID

Direction and straight-line miles

Closing date and sale price

Dwelling, acreage and condition

Access, utilities and concessions

Source, retrieval date and material differences

Sale 2

Address or parcel ID

Direction and straight-line miles

Closing date and sale price

Dwelling, acreage and condition

Access, utilities and concessions

Source, retrieval date and material differences

Sale 3

Address or parcel ID

Direction and straight-line miles

Closing date and sale price

Dwelling, acreage and condition

Access, utilities and concessions

Source, retrieval date and material differences

Long-term rent candidates

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Use unfurnished, long-term residential lease observations. Label rent evidence as documented or unconfirmed and identify included services.

Rental 1

Address or parcel ID

Direction and straight-line miles

Lease dates and monthly rent

Dwelling, acreage and condition

Access, utilities and services included

Source, retrieval date and material differences

Rental 2

Address or parcel ID

Direction and straight-line miles

Lease dates and monthly rent

Dwelling, acreage and condition

Access, utilities and services included

Source, retrieval date and material differences

Rental 3

Address or parcel ID

Direction and straight-line miles

Lease dates and monthly rent

Dwelling, acreage and condition

Access, utilities and services included

Source, retrieval date and material differences