

CURRENT PROPERTY VALUATION WORKSHEET

Property Address: _____

Tax & Appraisal & Replacement Value	
Taxed Assessed Value (as of year _____): <small>*AV x Gross Multiplier</small>	\$ _____
Appraised Value (if known):	\$ _____
Comparable #1: _____ Sale date _____	
\$ _____ +/- \$ _____ Adjusted Value \$ _____	
Comparable #2: _____ Sale date _____	
\$ _____ +/- \$ _____ Adjusted Value \$ _____	
Comparable #3: _____ Sale date _____	
\$ _____ +/- \$ _____ Adjusted Value \$ _____	
Average Comparable Value:	\$ _____
Square Footage _____ Replacement Cost Value:	\$ _____

Value & Offer Reconciliation	
Estimated Retail/Street Value from above:	\$ _____
Less 15-20% profit margin (minimum depending on market):	-
Estimated repair & clean-up costs:	-
Estimated marketing costs :	-
Cost to extinguish liens (senior and junior):	-
Cost for property search, misc. acquisition and closing costs:	-
Holding costs (3 month minimum):	-
Maximum acquisition cost (for equity):	= \$ _____
Total of liens + Equity acquisition = Maximum offer price:	\$ _____