OPTIONAL WORKSHEET FOR CLARK COUNTY REAL PROPERTY PETITION

COMPARABLE PROPERTY SALES ANALYSIS

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|  | SUBJECT PROPERTY | COMPARABLE #1 | COMPARABLE #2 | COMPARABLE #3 |
| ACCOUNT/PARCEL NO. |  |  |  |  |
| ADDRESS |  |  |  |  |
| SALE PRICE |  |  |  |  |
| Sale Date/Excise Tax No. |  |  |  |  |
| LAND:  Lot size |  |  |  |  |
| Zoning |  |  |  |  |
| View |  |  |  |  |
| Waterfront Front feet |  |  |  |  |
| HOUSE:  Year built/Remodeled |  |  |  |  |
| Construction Quality Grade |  |  |  |  |
| Condition |  |  |  |  |
| Number of Stories |  |  |  |  |
| Living Area Sq. Feet (Excluding basement) |  |  |  |  |
| Basement Sq. Feet (Finished/unfinished) |  |  |  |  |
| Bedrooms & Baths (How many) |  |  |  |  |
| GARAGE TYPE/SIZE  Attached/detached/  Basement |  |  |  |  |
| OTHER BUILDINGS |  |  |  |  |

*Note: Comparable properties do not have to exactly match your property. Look for sales that are most similar, note their differences in relation to the subject, and identify superior and inferior property features. This comparison process should enable you to determine whether your property would sell for more than or less than the price paid for each selected sale. This comparison procedure should lead you to a market value estimate for your property. You may submit sales which have occurred within the last 5 years; however, from a market timing standpoint, the Board will give most weight to those sales occurring closest to, either before or after, the Januarv 1,assessment valuation date at issue.*