BENEFICIAL WORKSHEET FOR CLARK COUNTY REAL PROPERTY

COMPARABLE PROPERTY SALES ANALYSIS FOR BOARD CONSIDERATION

### \*\*Comparable sales to complete this form may be obtained from:

### The Clark County Assessor’s Office at (564) 397-2391 or online at http://gis.clark.wa.gov/gishome/property/

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | SUBJECT PROPERTY | COMPARABLE #1 | COMPARABLE #2 | COMPARABLE #3 |
| ACCOUNT/PARCEL NO. |  |  |  |  |
| **ADDRESS** |  |  |  |  |
| **SALE PRICE** |  |  |  |  |
| **SALE DATE/EXCISE TAX NUMBER** ALEe |  |  |  |  |
| LAND: LOT SIZE |  |  |  |  |
| ZONING |  |  |  |  |
| **VIEW** |  |  |  |  |
| WATERFRONT: **Frontage 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 year; however, from a market timing standpoint, the Board will give most weight to those sales occurring closest to, either before or after, the January 1, assessment valuation date at issue.*** |

**The Board uses this form to compare your property to comparable sales you have provided. Please complete this for Board consideration. Do not compare assessed values as the Board cannot consider that information.**