

Property Value Worksheet

Step One: Determine the Value of Unimproved Property (Land)

Sources of information:

Realtors
 Newspaper Real Estate
 Advertisements for 'raw' land
 Advertisements for properties
 with dilapidated ('tear down')
 homes
 Local Builders
 Local Architects

Factors to Consider:

Location
 Size
 Views
 Quality/Quantity of Mature Trees
 Visual and Noise Privacy
 Drainage
 Topography
 Availability/Quality of Services:
 Water, Electric, Fuel (Gas, Oil,
 Propane), Sewage, Waste Disposal

Estimated Land Cost:

Step Two: Determine Value of Constructed Home

Size of Home (finished square feet)

(see multiple listing, floor plans, or Realtor, or take rough
 measurements)

multiplied by

Estimated Hard Cost/Square Foot

Sources of information:

Home industry magazines
 Local Builders
 Local Architects
 Realtors
 Appraisers

Quantity/Quality/Wear:

Exterior Finishes/Trim/Windows
 Interior Finishes/Trim/Hardware
 Floor Coverings
 Cabinets, Hardware, Counters
 Plumbing Fixtures/Sinks/Tubs
 Appliances
 Lighting
 Electric Switches/Plates
 Security System,
 Advanced Wiring
 Heating/Cooling Equipment
 Other _____

Size:

X

Cost/Sq.Ft.:

=

Hard Cost of Home:

Step Three: Estimate Value of Other Amenities:

Sources of Information:

Realtor
 Multiple Listing Service
 Home industry magazines
 Home Improvement Contractors

Factors to Consider:

Presence/Size of Garage/Carport
 Presence/Size of Porches (open or
 screened) attached to home
 Patios/Decks
 Pool, Built-in Spa/Hot Tub
 Other _____

Value of Amenities:

Step Four: Determine Value of Home

Est. Land Cost

+

Hard Cost of Home

+

Value of Amenities

=

Total Value: