|  |
| --- |
| Qualitative Comparison Chart APPEAL # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Appellant name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_    Property address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Attribute | | Actual / Market Value Information | | | | | | | | | | |
| ***(Note: your analysis may use some or all of the following or add other attributes that explain the subject’s market value)*** | | **Subject** | | **Sale 1** | | | **Sale 2** | | | **Sale 3** | | |
|  | |  | | **Description** | | **Rating** | **Description** | | **Rating** | **Description** | | **Rating** |
| **Address** | |  | |  | | |  | | |  | | |
| **Sale price** | | **N/A** | |  | | |  | | |  | | |
| **Date of sale** | | **N/A** | |  | |  |  | |  |  | |  |
| **Time Adjusted Sale Price** | | **N/A** | |  | | |  | | |  | | |
| **Location / neighbourhood** | |  | |  | |  |  | |  |  | |  |
| **Lot area or dimension** | |  | |  | |  |  | |  |  | |  |
| **Topography and view** | |  | |  | |  |  | |  |  | |  |
| **Size of house / number of storeys** | |  | |  | |  |  | |  |  | |  |
| **Age and condition of house** | |  | |  | |  |  | |  |  | |  |
| **Quality of finish** | |  | |  | |  |  | |  |  | |  |
| **Number of bedrooms** | |  | |  | |  |  | |  |  | |  |
| **Number of bathrooms** | |  | |  | |  |  | |  |  | |  |
| **Area of finished basement** | |  | |  | |  |  | |  |  | |  |
| **Fireplaces** | |  | |  | |  |  | |  |  | |  |
| **Air conditioning** | |  | |  | |  |  | |  |  | |  |
| **Garage/carport (attached/single/double)** | |  | |  | |  |  | |  |  | |  |
| **Outbuildings** | |  | |  | |  |  | |  |  | |  |
| **Pool** | |  | |  | |  |  | |  |  | |  |
| **Significant repairs needed or completed after purchase** | |  | |  | |  |  | |  |  | |  |
| **recent renovations** | |  | |  | |  |  | |  |  | |  |
| **Significant detractions from enjoyment** e.g. noxious odours, high traffic, loud noise | |  | |  | |  |  | |  |  | |  |
| **Other (specify)** | |  | |  | |  |  | |  |  | |  |
| **Overall Comparison to Subject** | | **N/A** | |  | | |  | | |  | | |

**Explanation for Qualitative Comparison and Reconciliation of Final Market Value Estimate**