

**PROBATE COURT OF FRANKLIN COUNTY, OHIO**

**JEFFREY D. MACKEY, JUDGE**

ESTATE OF \_\_\_\_\_, DECEASED

CASE NO. \_\_\_\_\_

# REAL ESTATE APPRAISAL

Owner of Record \_\_\_\_\_

Date of Death \_\_\_\_\_

Property Address \_\_\_\_\_

Date of Inspection \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Subdivision \_\_\_\_\_

Attorney \_\_\_\_\_

Phone \_\_\_\_\_

Appraiser \_\_\_\_\_

Phone \_\_\_\_\_

Franklin County Auditor's I.D. Map \_\_\_\_\_ Rt. \_\_\_\_\_ Dist. \_\_\_\_\_ Parcel \_\_\_\_\_

Auditor's Tax Valuation (True Value)      Land: \$ \_\_\_\_\_      Building: \$ \_\_\_\_\_      Total: \$ \_\_\_\_\_

Copy of Auditors Tax Card Attached Yes \_\_\_\_\_ No \_\_\_\_\_ Photo Attached (optional) Yes \_\_\_\_\_ No \_\_\_\_\_

## NEIGHBORHOOD DATA

| Type        |  | Trend                            |  | Subject to Area |  | Typical Age |  | Convenient to |  | Yes | No |
|-------------|--|----------------------------------|--|-----------------|--|-------------|--|---------------|--|-----|----|
| Residential |  | Up                               |  | Superior        |  | New         |  | Schools       |  |     |    |
| Commercial  |  | Steady                           |  | Comparable      |  | 10-20 yrs.  |  | Shopping      |  |     |    |
| Apartment   |  | Down                             |  | Inferior        |  | 20-45 yrs.  |  | Churches      |  |     |    |
| Suburban    |  |                                  |  |                 |  | Older       |  | Bus           |  |     |    |
|             |  | Value Range \$ _____ to \$ _____ |  |                 |  |             |  | X-Way         |  |     |    |

## LOT DATA

| Lot Size:           |  |          |  |           |  | Corner      |         | Inside    |  |
|---------------------|--|----------|--|-----------|--|-------------|---------|-----------|--|
| Street Improvements |  |          |  | Utilities |  | Landscaping | Fence   |           |  |
| Paving              |  | Curb     |  | Gas       |  | Electric    | Minimum | Chainlink |  |
| Alley               |  | Sidewalk |  | Water     |  | Well        | Average | Garden    |  |
| Driveway            |  |          |  | Sewer     |  | Septic      | Good    | Ornament  |  |

**BUILDING DATA AND CONDITION\***

Single Family \_\_\_\_\_ Multi Family \_\_\_\_\_ Apt. Units \_\_\_\_\_ Non-Residential/Units \_\_\_\_\_ Non Residential \_\_\_\_\_ No. # Units \_\_\_\_\_

| Story            |  | Rooms |  | Baths |   | Exterior: | Brick      | Frame | Stucco | Alum. | Stone | Other |   |                |  |  |  |
|------------------|--|-------|--|-------|---|-----------|------------|-------|--------|-------|-------|-------|---|----------------|--|--|--|
|                  |  |       |  |       |   |           |            |       |        |       |       |       |   |                |  |  |  |
|                  |  |       |  | G     | A | P         |            |       |        |       | G     | A     | P |                |  |  |  |
| Foundation       |  |       |  |       |   |           | Kitchen    |       |        |       |       |       |   | Patio          |  |  |  |
| Basement         |  |       |  |       |   |           | Bedrooms   |       |        |       |       |       |   | Roof           |  |  |  |
| Heating          |  |       |  |       |   |           | Baths      |       |        |       |       |       |   | Fireplace      |  |  |  |
| Air Conditioning |  |       |  |       |   |           | Floors     |       |        |       |       |       |   | Interior Walls |  |  |  |
| Living Room      |  |       |  |       |   |           | Porch      |       |        |       |       |       |   | Exterior       |  |  |  |
| Dining Room      |  |       |  |       |   |           | Decorating |       |        |       |       |       |   | Neighborhood   |  |  |  |
| Family Room      |  |       |  |       |   |           | Garage     |       |        |       |       |       |   | Age:           |  |  |  |

\* Key      G = Good      A = Average      P = Poor

Remarks: \_\_\_\_\_

## CORRELATED ESTIMATED MARKET VALUE FROM DATA ON REVERSE SIDE

AS OF \_\_\_\_\_, \_\_\_\_\_: \$ \_\_\_\_\_  
(Date of Death)

Appraisal Fee \$ \_\_\_\_\_ NOTE: Above value is 100% of the subject property, not necessarily the decedent's interest in the property. I certify that to the best of my knowledge and belief the facts and data herein are true and correct based on my personal inspection of the property and the facts as related to me by the fiduciary or his representative. I personally inspected the interior and exterior of the property and I have no present or future contemplated interest in the subject property.

Date: \_\_\_\_\_

Appraiser

CASE NO. \_\_\_\_\_

Market Comparable Analysis

| Item                                     | Subject Property |       |       | Comparable No. 1                                             |                   | Comparable No. 2                                             |                   | Comparable No. 3                                             |                   |
|------------------------------------------|------------------|-------|-------|--------------------------------------------------------------|-------------------|--------------------------------------------------------------|-------------------|--------------------------------------------------------------|-------------------|
| Address                                  |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Proximity                                |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Sales Price                              |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Date of Sale and Time Adjustment         | Description      |       |       | Description                                                  | +(-)\$ Adjustment | Description                                                  | +(-)\$ Adjustment | Description                                                  | +(-)\$ Adjustment |
| Location                                 |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Site/View                                |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Age                                      |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Condition                                |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Living Area Rm.                          | Total            | B-rms | Baths | Total                                                        | B-rms             | Baths                                                        | Total             | B-rms                                                        | Baths             |
| Count and Total                          |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Gross Living Area                        | Sq. Ft.          |       |       | Sq. Ft.                                                      |                   | Sq. Ft.                                                      |                   | Sq. Ft.                                                      |                   |
| Air Conditioning                         |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Garage/Carport Porches, Patio Pools Etc. |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Special Energy Efficient Items           |                  |       |       |                                                              |                   |                                                              |                   |                                                              |                   |
| Indicated Value of Subject               |                  |       |       | <input type="checkbox"/> Plus <input type="checkbox"/> Minus |                   | <input type="checkbox"/> Plus <input type="checkbox"/> Minus |                   | <input type="checkbox"/> Plus <input type="checkbox"/> Minus |                   |
| Other                                    |                  |       |       | \$                                                           |                   | \$                                                           |                   | \$                                                           |                   |
| Net Adjust (Total)                       |                  |       |       | \$                                                           |                   | \$                                                           |                   | \$                                                           |                   |

General Comments \_\_\_\_\_

COST ANALYSIS

Basic Structure \_\_\_\_\_ sq. ft. @ \$ \_\_\_\_\_ per feet . . . \$ \_\_\_\_\_

Garage or Auxillary Bldg(s) \_\_\_\_\_ sq. ft. @ \$ \_\_\_\_\_ per feet . . . \_\_\_\_\_

Replacement cost new . . . . . \_\_\_\_\_

Less observed depreciation from all causes \_\_\_\_\_ % . . . . . \_\_\_\_\_

Present value of improvements . . . . . \_\_\_\_\_

Land (including site improvements) . . . . . \_\_\_\_\_

Indicated value by cost approach . . . . . \$ \_\_\_\_\_

INCOME ANALYSIS

Estimated annual rental . . . . . \$ \_\_\_\_\_

Less estimated operating expenses:

Insurance \$ \_\_\_\_\_

Utilities \$ \_\_\_\_\_

Maintenance \_\_\_\_\_

Vacancy \_\_\_\_\_

Management \_\_\_\_\_

Reserve for replacements \_\_\_\_\_

Taxes \_\_\_\_\_

Other \_\_\_\_\_

Total estimated annual operating expenses . . . . . \$ \_\_\_\_\_

Estimated net annual income . . . . . \_\_\_\_\_

Indicated value by income approach capitalized @ \_\_\_\_\_ % . . . . . \$ \_\_\_\_\_