NADA Appraisal Guides

COMPARATIVE ANALYSIS STACKING FORM

DATE	CLIENT		GUIDE	/ CASE/FILE N	10
The most difficult, yet import a subject manufactured hom			I is the cost adjustment using con	mparables to show the differences b	petween
	-		ch local market sales are ranked date, indicates the most reliable of	according to their similarity to the s	ubject home.
	milar in width siz	e (i.e. single wides to single wides	des, multi-wides to multi-wides).	·	
Choose the three most simil	ar sales based o	on the guide book adjustment;			
a completed form adjusts for the following:			e 4. deprecia de quality 5. location	ation (by state and width sizes)	
Make a field drive-by inspect	tion of each of th	3. size		n (assumed to be average)	
Adjust for:		1. con	ndition nponents		
		3. acc	cessories		_
		e final conclusions and enter th ENT'S FILE FOR FUTU		ct worksheet of N.A.S. form #2 or #	5.
The percentage below is fou		ne SUBJECTS book value line a	amount into each of the bottom li	ine SALES adjusted value figures. SALE #2	SALE #3
DATE OF SALE			U1.12 ::1	<u> </u>	0.1==0
TRADE NAME					
MANUFACTURER NAME					
YEAR OF MANUFACTURER (age)		X			
	MAIN STRUCTURE SIZE (width x length)		Х	X	Х
OTHER (describe)					
, , ,	SIZE (width x length)		Х	X	Х
OTHER (describe)					
SIZE (width x length)		X	Х	X	Х
MANUFACTURER INDEX		#	#	#	#
PART 1 PAGE (WHITE) or	_	#	#	#	#
VALUE CHART PAGE (Y	ELLOW)	#	#	#	#
RETAIL BOOK	STRUCTURE	\$	\$	S	\$
VALUE	OTHER	\$	\$	\$	\$
	OTHER	\$	\$	\$	\$
SUB TOTAL		\$	\$	\$	\$
STATE MODIFIER (GREE	N)	Χ 9	% X	% X %	X %
BOOK VALUE (ROUNDED)		\$	\$	\$	\$
ADJUSTED + OR (-) TO SUBJECT					
IN THE BLOCKS, RATE T COMPARABLE AS #1, SE SUBJECT #2, AND THE T	COND CLOSES	ST TO THE			
THE OPTIMUM MAXIMUM SHOULD NOT BE MORE					
ADJUSTMENT TO THE SU		VALUE LINE.	%	%	%
ESTIMATED GROSS LIVING AREA					
COST PER SQUARE FOO	ОТ	\$	\$	\$	
GUIDE BOOK					\$
DATE OF SALE		SALE #4	SALE #5	SALE #6	\$ SALE #7
TRADE NAME					
		SALE #4	SALE #5	SALE #6	
MANUFACTURER NAME		SALE #4	SALE #5	SALE #6	
MANUFACTURER NAME YEAR OF MANUFACTUR	ER (age)				SALE #7
MANUFACTURER NAME YEAR OF MANUFACTUR MAIN STRUCTURE SIZE	ER (age)	SALE #4	SALE #5	SALE #6	
MANUFACTURER NAME YEAR OF MANUFACTUR MAIN STRUCTURE SIZE OTHER (describe)	ER (age)				SALE #7
MANUFACTURER NAME YEAR OF MANUFACTUR MAIN STRUCTURE SIZE OTHER (describe) SIZE (width x length)	ER (age)	х	X	X	SALE #7
MANUFACTURER NAME YEAR OF MANUFACTUR MAIN STRUCTURE SIZE OTHER (describe) SIZE (width x length) OTHER (describe)	ER (age)	X X	x	X	SALE #7
MANUFACTURER NAME YEAR OF MANUFACTUR MAIN STRUCTURE SIZE OTHER (describe) SIZE (width x length) OTHER (describe) SIZE (width x length)	ER (age) (width x length)	X X	X X	X X	X X X
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