

Clark County Board of Equalization

COMPARABLE PROPERTY SALES WORKSHEET

Comparable sales to complete this form may be obtained from:

The Clark County Assessor's Office at (564) 397-2391 or Assessor@clark.wa.gov. You can search for like properties in the Assessor's Residential Sales list here: <https://clark.wa.gov/assessor/residential-property-sales-information>

or through the Sales Search on the Property Information Center here: <https://gis.clark.wa.gov/gishome/property/index.cfm>

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.

CASE #:		NAME:		APPEAL YEAR:	
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	SUBJECT PROPERTY	SALE #1		SALE #2		SALE #3	
Account # (Property ID)							
Address							
Sale Price							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	ADJUST	DESCRIPTION	ADJUST	DESCRIPTION	ADJUST
Sales Date							
Land: Lot Size (SqFt)							
Land: Lot Size (Acerage)							
Zoning							
View							
Waterfront Frontage (Feet)							
Year House Built /Remodeled							
Construction Quality Grade							
Condition							
Number of Stories							
Living Area SqFt Exclude basement							
Basement SqFt Finished/unfinished							
Bedrooms (How many)							
Bathrooms (How many)							
Garage (Type/Size /Attached/detached /basement)							
Other Buildings							
FINAL ADJUSTED VALUE							

Note: Comparable properties do not have to exactly match your property. Adjustments should be made to the comparables not the subject 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.