

# BROKERS PRICE OPINION REPORT

## CalVet Repossessed Property

(Print clearly in blue ink)

### SECTION 1: Possession Confirmation Items

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

This property was rekeyed, secured, and posted with CalVet's "State Property" sign on (date completed): \_\_\_\_\_

**Agent responsibilities:** A list of any personal property having value has been faxed to CalVet. If vehicles are on site, a CalVet "Report of Vehicle on Property" form has been completed and submitted for each vehicle. All utility companies have been contacted, and service has been taken out of the former occupant's name. Utilities are turned (circle) **on / off** at this time. If turned on, they have been put in (circle) **CalVet's / Real Estate Company's** name for billing.

Companies: Water \_\_\_\_\_ Electric \_\_\_\_\_ Gas \_\_\_\_\_

Bids for the following work have been requested to date: \_\_\_\_\_

Section 1 comments: \_\_\_\_\_

### SECTION 2: Neighborhood Data

Property is:      Urban      Suburban      Rural      Resort

If rural, give brief description including access roads and proximity to shopping and services: \_\_\_\_\_

List the predominate improvements in the neighborhood:

Property type / land use (i.e. SFR, land): \_\_\_\_\_

Type of construction (i.e. tract, custom): \_\_\_\_\_

Quality: \_\_\_\_\_ Age: \_\_\_\_\_

Neighborhood Property Value Range: \_\_\_\_\_ to \_\_\_\_\_

Any special assessments such as Mello Roos? If so, provide name, amount, and description:

Please provide applicable information of:

1. HOA name: \_\_\_\_\_

2. Property Management Company name: \_\_\_\_\_

3. Mobile Home Park name: \_\_\_\_\_

Address (of 1, 2 or 3): \_\_\_\_\_

Contact Person Name & Telephone: \_\_\_\_\_

Total units in development: \_\_\_\_\_ Monthly dues / Space rent: \_\_\_\_\_

Do HOA dues or park space rent cover utilities or common area maintenance? \_\_\_\_\_

Provide details: \_\_\_\_\_

\_\_\_\_\_

Common area description: \_\_\_\_\_

\_\_\_\_\_

Section 2 comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION 3: Subject Property Information**

SFR      Condo      PUD      Land      Farm      Mobile Home on Land      Mobile Home in Park

Was the subject property's interior inspected? :              Yes      No

Can all utilities be turned on at the property?:              Yes      No

Have any public utility meters been pulled from the property?:              Yes      No

Identify any private utilities: \_\_\_\_\_

Number of Stories: \_\_\_\_\_ Heating: \_\_\_\_\_ Air Conditioning: \_\_\_\_\_

Foundation Type (i.e. slab, raised concrete perimeter): \_\_\_\_\_

Exterior Siding material: \_\_\_\_\_ Roof Cover material: \_\_\_\_\_

The overall property condition is:      Excellent      Very Good      Good      Average      Fair      Poor

Complete Section 8 below for any, "Subject Property Damage and Repairs."

Provide additional subject property information here and in Section 5 below.

Section 3 comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION 4: Marketability Factors**

**I. State and National factors**

Economic/Employment conditions: \_\_\_\_\_  
Current interest rates: \_\_\_\_\_

**II. Community factors**

Economic base: \_\_\_\_\_  
Housing supply compared to demand:                      Over      Balance      Under  
Current rate of new construction:                      Low              Moderate              High  
Property Values:                      Appreciating              Stable              Depreciating  
Current rental demand is:                      Low              Moderate              High

**III. Neighborhood factors**

List any positive or negative factors affecting property sales, include any known environmental hazards: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Compared to the past two years, the current number of residential listings in the neighborhood is: (circle one):      Low              Moderate              High

The average marketing time for neighborhood properties is \_\_\_\_\_ days.

**IV. Subject property factors**

List any positive or negative factors affecting the sale of the subject property; include any functional or external obsolescence: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has the subject property been listed for sale in the past year? :              Yes      No

Listing period: \_\_\_\_\_ List Price: \_\_\_\_\_

Section 4 comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 5: Comparable Properties**

**I. Comparable Closed Sales.** Use comparable sales closed within 6 months. If necessary, use sales up to 12 months old.

Item	Subject	Comp Sale #1	Comp Sale #2	Comp Sale #3
Address:				
Data Source				
Distance to Subject				
Original List Price				
Final List Price				
Sale Price				
COE Date				
DOM				
REO Y/N				
Inspected Y/N				
Finance Concessions				
Location				
Year Built (remodeled)				
Construction Quality				
Condition				
Total / Bed / Bath				
Gross Living Area				
Lot Size				
Garage / Carport				
Fireplace				
Porch/ Patio/ Deck				
Other Amenity				
Other Amenity				

**Submit listing information (MLS printouts acceptable) and photos for each comparable used.  
Comment individually on any substantial value-related differences.**

Comp #1: \_\_\_\_\_  
\_\_\_\_\_

Comp #2 \_\_\_\_\_  
\_\_\_\_\_

Comp #3 \_\_\_\_\_  
\_\_\_\_\_

**II. Comparable Current Listings.** If necessary use Expired Listings within 6 months.

Item	Subject	Comp Sale #1	Comp Sale #2	Comp Sale #3
Address:				
Data Sources				
Distance to Subject				
Original List Price				
Current List Price				
DOM				
REO Y/N				
Inspected Y/N				
Finance Concessions				
Location				
Year Built (remodeled)				
Construction Quality				
Condition				
Total / Bed / Bath				
Gross Living Area				
Lot Size				
Garage / Carport				
Fireplace				
Porch / Patio / Deck				
Other Amenity				
Other Amenity				
Other Amenity				

**Submit listing information (MLS printouts acceptable) and photos for each comparable used and subject property, if short sale. Comment individually on any substantial value-related differences.**

Listing #1: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Listing #2 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Listing #3 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION 6: Market Value Conclusions**

Market Value Definition: *The most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.*

Market Value Range: As-Is Low \_\_\_\_\_ As-Is High \_\_\_\_\_

Suggested List Price: \_\_\_\_\_

Estimated marketing time: \_\_\_\_\_

Estimate of Repairs (Total from Section 8 below): \_\_\_\_\_

Comment on doing repairs, the likely dollar for dollar return on the investment, the effect on marketing time, and any known excessive vandalism risk factors: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimate of Market Value in "as-is" condition: \_\_\_\_\_

Estimate of Market Value if fully repaired: \_\_\_\_\_

Estimate of Land Value only: \_\_\_\_\_

Section 6 comments (Include comments about which sale comparable and which listing comparable are considered most relevant to valuing the subject.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION 7: Broker/Agent Information**

Agent Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Office Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Fax and Web Site (as applicable): \_\_\_\_\_

Distance from your office to the subject property: \_\_\_\_\_

Refer to the CalVet "PAL agent Pre-Listing Package Checklist", and include all required items. List any additional non-required information which you are submitting: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Signed

**SECTION 8: Subject Property Damage and Repairs**

Instructions: The Department requires only an itemized layman’s report on damage with an estimate of repair cost from the PAL real estate agent. However, it is acceptable if this section is completed by a construction contractor or inspector. Show damage for items rated in fair or poor condition only. Items in average or better condition are not considered damaged or in need of repair. If a special inspection is needed (i.e. pest control, septic), so indicate on line and leave estimate blank.

Item / Description	Estimated Cost
1. Trash-Out Interior Dwelling and Garage	
2. Trash-Out Site	
3. Yard & Landscaping	
4. Structural Foundation / Grading / Engineering	
5. Roof	
6. Exterior Siding	
7. Exterior Carpentry / Ext. Doors / Garage Door	
8. Full Exterior Paint	
9. Exterior Trim Paint Only	
10. Windows / Screens	
11. Glass Sliders	
12. Fence	
13. Porch, Patio, Decking, Balcony	
14. Outbuildings	
15. Pool / Spa	
16. Garage Interior	
17. Driveway	
18. Chimney	
19. Electrical	
20. Plumbing Pipes	
21. Winterization	

22. Water Heater	
23. Water Heater Strapping	
24. Well	
25. Septic	
26. Pest Control (Termite)	
27. Exterior - Other	
28. Exterior - Other	
29. Fireplace	
30. Heating	
31. Air Conditioning	
32. Thermostat	
33. Smoke Detectors	
34. Ceiling Water Leak Damage	
35. Plumbing Kitchen Fixtures & Hardware	
36. Plumbing Bathroom Fixtures & Hardware	
37. Kitchen Appliances	
38. Kitchen Cabinets	
39. Kitchen Countertops	
40. Bathroom Cabinets	
41. Mirrors	
42. Other Cabinets	
43. Stair Railing	
44. Interior Wall	
45. Interior Paint (includes ceilings: Y or N)	
46. Interior Doors, Frames, Hardware	
47. Interior Closet Doors	

48. Interior Light Fixtures	
49. Carpet	
50. Carpet Pad	
51. Carpet Cleaning Only	
52. Vinyl - Kitchen	
53. Vinyl - Master Bathroom	
54. Vinyl - Hall Bathroom	
55. Other Floor Coverings	
56. Interior - Other	
57. Interior - Other	
58. Final Clean	

**TOTAL LABOR AND MATERIALS COST:** \_\_\_\_\_

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

**I. Layman's estimate (approximations), based upon PAL agent inspection only.**

By:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signed

OR

**II. Contractors / Inspectors estimate by:** \_\_\_\_\_  
Company Name

By:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signed

If licensed general contractor, should this be considered a formal bid? (circle) Yes / No

Section 8 comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 9: Floor Plan Sketch**