Worksheet: How to Find Comps to Determine ARV (After Repair Value)

Property Information

Address:

_____

Beds / Baths:

_____

Square Footage:

_____

Lot Size:

_____

Year Built:

_____

Style / Type (e.g., Ranch, Two-Story):

_____

Neighborhood / Subdivision:

_____

Step 1: Find Comparable Sales ("Comps")

- Sold in the last 6 months

- Located within 0.5-1 mile

- Similar beds, baths, square footage (+/-20%)

- Similar style, age, and condition (after repair)

- In the same school district / neighborhood

Step 2: Analyze Comps

Property Address	Sold Price	Beds / Baths	Sq. Ft.	Price/Sq.Ft.	Distance	Days Ago Sold	Notes (Conditi
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Step 3: Estimate Price per Sq.Ft.

Average Price/Sq.Ft. of Comps =

_____

Subject Property Sq.Ft. =

_____

Estimated ARV = Average Price/Sq.Ft. x Subject Sq.Ft. =

_____

Step 4: Adjust for Differences (Optional)

Adjustments Notes:

_____

_____

_____

Final Estimated ARV (After Adjustments) =

_____

Quick Checklist

[ ] Found 3-5 solid comps

[ ] Verified same neighborhood & school zone

[ ] Adjusted for any major differences

[ ] Used recent sales only

[ ] Double-checked rehabbed condition matches your plan