

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: Comprehensive Property Valuation Assessment

Property Address: [Full Property Address]

Dear [Client Name],

Pursuant to your request, I have performed a comprehensive valuation assessment of the property located at the address referenced above. The purpose of this assessment is to determine the current fair market value based on existing market conditions, physical inspections, and comparable sales data.

1. Property Overview

Property Type: [e.g., Single Family Residential]

Lot Size: [Size]

Square Footage: [Total Area]

Year Built: [Year]

Condition: [e.g., Excellent/Fair/Poor]

2. Market Analysis

Our assessment considers the current economic climate and specific trends within the [Local Area/Neighborhood] market. This includes an analysis of supply and demand, interest rate impacts, and local development projects that may influence value.

3. Comparable Sales (Comps)

The valuation is supported by recent sales of similar properties in the immediate vicinity:

- [Comp Address 1]: Sold for [Price] on [Date]
- [Comp Address 2]: Sold for [Price] on [Date]
- [Comp Address 3]: Sold for [Price] on [Date]

4. Valuation Conclusion

Based on the data collected and the methodologies applied, it is my professional opinion that the current market value of the subject property is:

Estimated Market Value: \$[Amount]

5. Assumptions and Limiting Conditions

This valuation is subject to the following conditions: [e.g., Final walkthrough, verification of legal title, or structural inspection]. This report is intended for the sole use of the addressee for [Purpose of Valuation].

Sincerely,

[Signature]

[Valuer Name]

[Title/License Number]

[Company Name]