

QUICK COMPS OVERVIEW

Find 3 Properties similar to the subject property that sold in the last 90 days. Factors to consider when choosing comps include area, square footage amenities, age, construction type, zoning, taxes & property condition. Use the tools listed below to pull property information for your comps.



www.Zillow.com

The first step. This is a great tool to quickly search property info. Enter your property info. Enter your property address to bring up a variety of information including the “zestimate” (their valuation of the property). These values aren’t 100% accurate, but they are a good starting point. Also look at “Similar homes for sale” and “Nearby Similar sales” which will show you recent listing & sales activity. Focus on the properties that sold in the last 90 days for the best comps possible.

www.Eppraisal.com

This us a good secondary source for property value estimate, but doesn’t have a fraction of the information you find in Zillow. It’s still good for a comparison though, and great as a back up value.



MLS (Multiple Listing Service)



One of the best sources for up to date, accurate property details and real-time comparable sales info. However, it can only be accessed by Realtors. Work with a realtor and get set up on a listing drip which will send you every property listed or sold within your specific criteria. Remember that the MLS is limited to properties listed & sold on MLS. This won’t show properties sold privately between owners, auction properties or properties bought directly from the bank without a broker involved.

County Property Appraiser Site

Most counties have their information online and you can find it with a simple search. Perform a tangible records search and look up the property by owner name or street address. The information page on your property usually has a description, history of sales, and an assessed value (the value of the property taxes based on). The assessed value can be drastically off or it can be accurate value. Regardless, it’s good to throw this information into the mix as you are evaluating the property.



County Property Tax (Tax Collectors) Site



Much like the appraiser site, but with an emphasis on the tax basis. This is a good source for property information and for researching back taxes on a particular property. Also good as a source for what you will most likely pay in property tax as an owner.

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