|  |  |  |  |  |  |  |  |  |
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| **Vacant Land**  **Comparable Sale Data Sheet**  Comparable | | | | | | | | |
| Property Data | | | | | | | | |
| Address / Specific Location |  | | | | | | | |
| County: |  | |  | Township | | | | |
| City / Village: |  | | | State: Ohio | | | | |
| School District: |  | | | | | | | |
| Legal Description: |  | | | | | | | |
|  |
|  |  |  | |  | | |  |  |
| Sale Data | | | | | | | | |
| Grantor: |  | | | | | | | |
| Grantee: |  | | | | | | | |
| Date of Sale: | Click here to enter a date. | | | | | | | |
| Type of Financing (if any): |  | | | | | | | |
| Cash Equivalent Sale Price: |  | | | | | | | |
| Conditions of Sale: |  | | | | | | | |
| Motivation of the Parties: |  | | | | | | | |
| Encumbrances: |  | | | | | | | |
| Date Viewed (Inspected): | Click here to enter a date. | | | | | | | |
| Analysis (condition) of Sale: |  | | | | | | | |
| Sale Verified With: |  | | | | Contact Info: |  | | |
| Person Who Verified Sale: |  | | | | Date Verified: | | Click here to enter a date. | |
|  |  |  | | |  | |  |  |
| Court House Data: | | | | | | | | |
| Permanent Parcel # |  | | | | | | | |
| Instrument # / Volume/Book/Page: |  | | | | | | | |
| Type of Instrument: |  | | | | | | | |
|  |  |  | |  | | |  |  |
| Analysis | | | | | | | | |
| Highest and Best |  | | | | | | | |
| Present Use: |  | | | | | | | |
| Type of Improvements (if any): |  | | | | | | | |
| Size: |  | Gross: | | Net: | | |  |  |
| Dimensions: |  | | | | | | | |
| Shape: |  | | | | | | | |
| Utilities:(onsite/offsite): |  | | | | | | | |
| Zoning |  | | | | | | | |
| Topography: |  | | | | | | | |
| Flood Plain Data: |  | | | In Flood Zone: | | | Yes | No |
|  |  |  | |  | | |  |  |
| Unit Price | | | | | | | | |
| Price per Acre: |  | Gross: | | Net: | | | | |
| Price per Square Foot |  | Gross: | | Net: | | | | |
|  |  |  | |  | | |  |  |
| Remarks & Analysis of Pertinent Information | | | | | | | | |
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| Sketch of the Comparable Property (with dimensions) |

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| Photographs of Comparable Property |

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