



Client File #:	Appraisal File #:	
<h1>Liquidation Value Addendum</h1>		
Client:		
Subject Property:		
City:	State:	Zip:

**DEFINITION OF LIQUIDATION VALUE**

The term liquidation value is defined in The Dictionary of Real Estate Appraisal, Fourth Edition as follows:  
 The most probable price that a specified interest in real estate property is likely to bring under all of the following conditions:

- Consummation of a sale will occur within a severely limited future marketing period specified by the client.
- The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- The buyer is acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- The buyer is acting in what he or she considers his or her best interest.
- A limited marketing effort and time will be allowed for the completion of a sale.
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing concessions granted by anyone associated with the sale.

The following data and analysis is offered as an addendum to the appraisal report, and cannot be relied upon without the complete appraisal report, with specific attention to the discussion of market conditions and normal market exposure. As specified by the client, the liquidation value is based upon the following market exposure: Less Than  30 days  60 days  90 days  Other \_\_\_\_\_

**DEVELOPMENT OF LIQUIDATION VALUE**

The appraiser has relied upon the following method(s) to develop an opinion of liquidation value:

Market value as reported within this appraisal report correlates with liquidation value (see comments below).  
 Market Analysis (See Comparable Grid on following page).  
 Statistical Analysis (See comments below).  
 Secondary Analysis - e.g. Interviews with market participants, peers, news media research, etc (See comments below).  
 Alternative Analysis - (See comments below).

Comments Regarding the Methods Used:

  
  
  
  
  
  
  
  
  
  

The appraisal is made  as is;  subject to the following hypothetical condition(s); or  subject to the following extraordinary assumption(s):

\_\_\_\_\_

Based on the scope of work for this assignment, the statement of assumptions and limiting conditions included in this report, and appraiser(s) certification, the opinion of liquidation value of the real property that is the subject of this report is:

\$ \_\_\_\_\_ as of \_\_\_\_\_ which is the effective date of this appraisal.

**APPRAISERS SIGNATURES**

<b>APPRAISER:</b> Signature _____ Name _____ Report Date _____ Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input type="checkbox"/> Certified General <input type="checkbox"/> License # _____ State _____ Expiration Date _____	<b>CO-APPRAISER:</b> Signature _____ Name _____ Report Date _____ Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input type="checkbox"/> Certified General <input type="checkbox"/> License # _____ State _____ Expiration Date _____
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<b>Client:</b>		<b>Client File #:</b>	
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**COMPARABLE PROPERTIES**

ITEM		SUBJECT		COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address									
Proximity to Subject									
Data Source/ Verification									
Original List Price	\$		\$		\$		\$		
Final List Price	\$		\$		\$		\$		
Sale Price	\$		\$		\$		\$		
Sale Price % of Original List		%		%		%		%	
Sale Price % of Final List		%		%		%		%	
Closing Date									
Days On Market									
Price/Gross Living Area		\$		\$		\$		\$	
	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	+ (-) Adjustment	<b>DESCRIPTION</b>	+ (-) Adjustment	<b>DESCRIPTION</b>	+ (-) Adjustment	<b>DESCRIPTION</b>	+ (-) Adjustment
Financing									
Concessions									
Contract Date									
Location									
Site Size									
Site Views/Appeal									
Design and Appeal									
Quality of Construction									
Age									
Condition									
Above Grade Bedrooms	Bedrooms	Bedrooms		Bedrooms		Bedrooms		Bedrooms	
Above Grade Baths	Baths	Baths		Baths		Baths		Baths	
Gross Living Area	Sq.Ft.	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.	
Below Grade Area									
Below Grade Finish									
Other Area									
Functional Utility									
Heating/Cooling									
Car Storage									
Net Adjustment (total)		☐ + ☐ - \$		☐ + ☐ - \$		☐ + ☐ - \$		☐ + ☐ - \$	
Adjusted Sale Price		Net Adj. %		Net Adj. %		Net Adj. %		Net Adj. %	
		Gross Adj. % \$		Gross Adj. % \$		Gross Adj. % \$		Gross Adj. % \$	
Prior Transfer History									

Comments and reconciliation: