

Cost-Effective Valuation Solutions



Commercial Evaluations

The Commercial Evaluation Report (CER) is a cost-effective, robust report that provides a reliable opinion of value. The CER is compiled from a desktop evaluation of the subject property based on public records, comparable sales data, and an on-site inspection of the property.

Data-Rich Reports

The CER includes an exterior inspection, photographs of the property and street scene, optional interior photos, and a description of the surrounding neighborhood. A risk rating and description are provided that documents the physical condition of the property, any necessary improvements, deferred maintenance items, and any obvious environmental concerns.

Reliable Comps

Comparable sales are collected and analyzed using quantitative analysis to form an opinion of value. The CER also features an aerial photo with the subject property and comparable sales plotted. The report includes a signed certification by the analyst/reviewer.

CER Features:

- Available for sales or sales/income approach to value
- On-site inspection with supporting photographs
- Map with subject and comparable sales properties plotted
- Well-supported comparable sales approach to value
- Fully reconciled, analyst attested and certified

Mean Value Reports (MVR)

An alternative to the Commercial Evaluation is the Mean Value Report (MVR). It features a property description from public records, an image of the subject property, a selection of three comparable sales with limited adjustments, and a weighted mean opinion of value.

This non-inspection report is ideal for lower LTV transactions, loan renewals, and portfolio management. You have the option to include images of comparable sales in your MVA report.

MVA Features:

- Front view image
- Verified property and assessment data for subject property
- Weighted sales comparison approach
- Adjustments for age, location, and building adjustments
- Map with subject and comparable sales properties plotted

Want more information?

For sample reports or more information on either the Commercial Evaluation or Mean Value Report, reach out to your CREtelligent representative.