



## Opinion of Value

To: \_\_\_\_\_

In my opinion, the current real estate market indicates the value\* of the property described below is between \$ \_\_\_\_\_ and \$ \_\_\_\_\_, as of \_\_\_\_\_, 202\_\_\_\_ date

“Value” means what a willing and able buyer and seller, who were reasonably informed regarding the market, would buy and sell the property for, for cash at closing, neither being under any unusual need to buy or sell.

I am providing the following information regarding my opinion, to comply with Oregon law:

### I. Purpose (check one)

- \_\_\_\_\_ Assist seller in formulating a listing price
- \_\_\_\_\_ Assist buyer in determining an appropriate offering price
- \_\_\_\_\_ Broker’s Price Opinion (BPO)
- \_\_\_\_\_ Lending Collateral Analysis or Default Collateral Analysis for internal use by a financial institution\*\*

### II. Description of Property:

Address: \_\_\_\_\_

Property Type: \_\_\_\_\_

### III. Methodology (check one or more)

- \_\_\_\_\_ Multiple Listing Service competitive properties that have sold, currently are for sale, or failed to sell
- \_\_\_\_\_ Check here if a Competitive Market Analysis is included herewith
- \_\_\_\_\_ Other (describe) \_\_\_\_\_

### IV. Limiting Conditions, if any:

\_\_\_\_\_  
\_\_\_\_\_



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I neither have, nor contemplate having, any interest in the property. I appreciate the opportunity to assist you with your real estate needs.

Licensee: \_\_\_\_\_  
**Signature** **Printed Name**

Client: \_\_\_\_\_  
**Signature** **Printed Name**

\* “Value” is my opinion of the market’s indication of worth of the property, and was not arrived at by any method of appraisal . This report is not intended as an appraisal” under Oregon law and does not meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the recipient of this report should obtain the services of a competent professional licensed appraiser.

\*\* This Opinion of Value for a Lending Collateral Analysis is void and may not be used by the addressee if the loan transaction at issue is \$250,000 or more.