West Valley 55+ Community Comparison Worksheet

Use this tool while visiting or researching communities. Fill in up to four communities side by side so you can compare what matters most to you. This worksheet is intentionally blank — leave it blank, print it, and write on it.

COMMUNITY	COMMUNITY 1	COMMUNITY 2	COMMUNITY 3	COMMUNITY 4
LOCATION				
City				
Distance to important destinations				
Major-road access				
Airport / travel practicality				
Seasonal vs. full-time fit				
AGE & OCCUPANCY				
Minimum qualifying age				
Younger spouse / partner rules				
Permanent-resident minimum age				
Guest / child visit rules				
Ownership vs. occupancy requirements				

Write each community's name in the header row, then work down the column as you research or tour. Location and occupancy rules continue on this page; home and amenities follow on page 2.

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Home & Community Amenities

Community 1–4 carry over from page 1. Note what the home and the amenity package actually include — and what costs extra.

COMMUNITY	COMMUNITY 1	COMMUNITY 2	COMMUNITY 3	COMMUNITY 4
HOME				
Resale / new construction / both				
Available home types				
Single-level options				
Accessibility features				
Garage / golf-cart garage				
Yard and exterior maintenance				
COMMUNITY AMENITIES				
Gated or non-gated				
Clubs / social programming				
Fitness / pools				
Pickleball / tennis				
Golf (included or separate cost)				
Arts / trails / dining				

Ask which amenities are covered by regular assessments and which carry a separate membership, greens fee, or usage charge.

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Costs & Personal Fit

Verify all amounts with current official community documents. Score personal fit 1–5: 1 = poor fit, 3 = workable, 5 = excellent fit.

COMMUNITY	COMMUNITY 1	COMMUNITY 2	COMMUNITY 3	COMMUNITY 4
COSTS (VERIFY CURRENT AMOUNTS)				
Home price range				
Regular association / recreation fee				
Additional neighborhood charges				
One-time buyer / transfer charges				
Golf or club costs				
Property taxes / insurance estimate				
PERSONAL FIT (SCORE 1–5)				
Home fit				
Lifestyle fit				
Location fit				
Maintenance fit				
Cost fit				
Long-term flexibility				

Community rules, availability, costs, HOA information, and amenities can change. Verify current official documents before relying on this worksheet for a purchase decision.

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VISIT NOTES

What I Saw, Asked and Heard

Take this page on tour. Write down what you actually saw and asked — not what the brochure promised.

COMMUNITY 1 **Community name** **Visit date**

What I like most

Questions I still need answered (age rules, fees, one-time charges, maintenance, pet and guest policies)

Potential deal breakers

Overall fit (1–5): **Beyond the amenity list — what did the visit actually tell me?**

COMMUNITY 2 **Community name** **Visit date**

What I like most

Questions I still need answered (age rules, fees, one-time charges, maintenance, pet and guest policies)

Potential deal breakers

Overall fit (1–5): **Beyond the amenity list — what did the visit actually tell me?**

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VISIT NOTES

What I Saw, Asked and Heard

Take this page on tour. Write down what you actually saw and asked — not what the brochure promised.

COMMUNITY 3 **Community name** **Visit date**

What I like most

Questions I still need answered (age rules, fees, one-time charges, maintenance, pet and guest policies)

Potential deal breakers

Overall fit (1–5): **Beyond the amenity list — what did the visit actually tell me?**

COMMUNITY 4 **Community name** **Visit date**

What I like most

Questions I still need answered (age rules, fees, one-time charges, maintenance, pet and guest policies)

Potential deal breakers

Overall fit (1–5): **Beyond the amenity list — what did the visit actually tell me?**

DECISION NOTES

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