

UNIFORM RESIDENTIAL APPRAISAL REPORT File No.

Property Description

Property Address City State Zip Code
Legal Description County
Assessor's Parcel No. Tax Year R.E. Taxes \$ Special Assessments \$
Borrower Current Owner Occupant Owner Tenant Vacant
Property rights appraised Fee Simple Leasehold Project Type PUD Condominium (HUD/VA only) HOA\$ /Mo.
Neighborhood or Project Name Map Reference Census Tract
Sales Price \$ Date of Sale Description and \$ amount of loan charges/concessions to be paid by seller
Lender/Client Address
Appraiser Address

Location Urban Suburban Rural
Built up Over 75% 25-75% Under 25%
Growth rate Rapid Stable Slow
Property values Increasing Stable Declining
Demand/supply Shortage In balance Over supply
Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
Predominant occupancy Owner Tenant Vacant (0-5%) Vacant (over 5%)
Single family housing PRICE \$ (000) AGE (yrs) Low High Predominant
Present land use % One family 2-4 family Multi-family Commercial
Land use change Not likely Likely In process To:

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood boundaries and characteristics:

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
Approximate total number of units in the subject project . Approximate total number of units for sale in the subject project .
Describe common elements and recreational facilities:

Dimensions Site area Corner Lot Yes No
Specific zoning classification and description
Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning
Highest & best use as improved Present use Other use (explain)
Utilities Public Other Off-site Improvements Type Public Private
Electricity Gas Water Sanitary sewer Storm sewer
Street Curb/gutter Sidewalk Street lights Alley
Landscaping Driveway Surface Apparent easements
FEMA Special Flood Hazard Area Yes No
FEMA Zone Map Date FEMA Map No.

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):

Table with 5 columns: GENERAL DESCRIPTION, EXTERIOR DESCRIPTION, FOUNDATION, BASEMENT, INSULATION. Rows include No. of Units, No. of Stories, Type, Design, Existing/Proposed, Age, Effective Age, Rooms, Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq. Ft.

Finished area above grade contains: Rooms; Bedroom(s); Bath(s); Square Feet of Gross Living Area
INTERIOR Materials/Condition HEATING Type Fuel Condition KITCHEN EQUIP. ATTIC AMENITIES CAR STORAGE:
Floors Walls Trim/Finish Bath Floor Bath Wainscot Doors
Type Fuel Condition Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Dryer
None Stairs Drop Stair Scuttle Floor Heated Finished
Fireplace(s) # Patio Deck Porch Fence Pool
None Garage Attached Detached Built-in Carport Driveway
# of cars

Additional features (special energy efficient items, etc.):
Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property:

**COST APPROACH**

ESTIMATED SITE VALUE . . . . . = \$ \_\_\_\_\_

ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:

Dwelling \_\_\_\_\_ Sq. Ft @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

\_\_\_\_\_ Sq. Ft @ \$ \_\_\_\_\_ = \_\_\_\_\_

\_\_\_\_\_ = \_\_\_\_\_

Garage/Carport \_\_\_\_\_ Sq. Ft @ \$ \_\_\_\_\_ = \_\_\_\_\_

Total Estimated Cost-New . . . . . = \$ \_\_\_\_\_

Less Physical | Functional | External

Depreciation \_\_\_\_\_ = \$ \_\_\_\_\_

Depreciated Value of Improvements . . . . . = \$ \_\_\_\_\_

"As-is" Value of Site Improvements . . . . . = \$ \_\_\_\_\_

**INDICATED VALUE BY COST APPROACH** . . . . . = \$ \_\_\_\_\_

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD, VA and FmHA, the estimated remaining economic life of the property): \_\_\_\_\_

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**SALES COMPARISON ANALYSIS**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address							
Proximity to Subject							
Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Price/Gross Liv. Area	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	_____	\$ _____ <input checked="" type="checkbox"/>	_____	\$ _____ <input checked="" type="checkbox"/>	_____
Data and/or Verification Sources							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design and Appeal							
Quality of Construction							
Age							
Condition							
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count							
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch, Patio, Deck, Fireplace(s), etc.							
Fence, Pool, etc.							
Net Adj. (total)	_____ + _____ - _____ \$	_____ + _____ - _____ \$		_____ + _____ - _____ \$		_____ + _____ - _____ \$	
Adjusted Sales Price of Comparable	_____ \$	_____ \$		_____ \$		_____ \$	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal				

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: \_\_\_\_\_

\_\_\_\_\_

**INDICATED VALUE BY SALES COMPARISON APPROACH** . . . . . \$ \_\_\_\_\_

**INDICATED VALUE BY INCOME APPROACH** (If Applicable) Estimated Market Rent \$ \_\_\_\_\_ /Mo. x Gross Rent Multiplier \_\_\_\_\_ = \$ \_\_\_\_\_

This appraisal is made  "as is"  subject to the repairs, alterations, inspections, or conditions listed below  subject to completion per plans and specifications.

Conditions of Appraisal: \_\_\_\_\_

**RECONCILIATION**

Final Reconciliation: \_\_\_\_\_

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised \_\_\_\_\_).

**I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF \_\_\_\_\_ (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ \_\_\_\_\_.**

**APPRAISER:** \_\_\_\_\_ **SUPERVISORY APPRAISER (ONLY IF REQUIRED):** \_\_\_\_\_

Signature \_\_\_\_\_ Signature \_\_\_\_\_  Did  Did Not

Name \_\_\_\_\_ Name \_\_\_\_\_ Inspect Property

Date Report Signed \_\_\_\_\_ Date Report Signed \_\_\_\_\_

State Certification # \_\_\_\_\_ State \_\_\_\_\_ State Certification # \_\_\_\_\_ State \_\_\_\_\_

Or State License # \_\_\_\_\_ State \_\_\_\_\_ Or State License # \_\_\_\_\_ State \_\_\_\_\_