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X

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No.

SUBJECT

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

NEIGHBORHOOD

Location

Urban

Suburban

Rural

Predominant occupancy

Single family housing PRICE \$ (000)

AGE (yrs)

Present land use %

Land use change

Built up

Over 75%

25-75%

Under 25%

Owner

Low

One family

Not likely

Likely

Growth rate

Rapid

Stable

Slow

Tenant

High

2-4 family

In process

Property values

Increasing

Stable

Declining

Vacant (0-5%)

Predominant

Multi-family

To:

Demand/supply

Shortage

In balance

Over supply

Vacant (over 5%)

Commercial

Marketing time

Under 3 mos.

3-6 mos.

Over 6 mos.

()

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.):

PUD

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

Topography

Size

Shape

Drainage

View

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.):

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION

EXTERIOR DESCRIPTION

FOUNDATION

BASEMENT

INSULATION

No. of Units

No. of Stories

Type (Det./Att.)

Design (Style)

Existing/Proposed

Age (Yrs.)

Effective Age (Yrs.)

Foundation

Exterior Walls

Roof Surface

Gutters & Dwnspts.

Window Type

Storm/Screens

Manufactured House

Slab

Crawl Space

Basement

Sump Pump

Dampness

Settlement

Infestation

Area Sq. Ft.

% Finished

Ceiling

Walls

Floor

Outside Entry

Roof

Ceiling

Walls

Floor

None

Unknown

ROOMS

Foyer

Living

Dining

Kitchen

Den

Family Rm.

Rec. Rm.

Bedrooms

Baths

Laundry

Other

Area Sq. Ft.

Basement

Level 1

Level 2

Finished area above grade contains:

Rooms;

Bedroom(s);

Bath(s);

Square Feet of Gross Living Area

INTERIOR

Materials/Condition

HEATING

KITCHEN EQUIP.

ATTIC

AMENITIES

CAR STORAGE:

Floors

Walls

Trim/Finish

Bath Floor

Bath Wainscot

Doors

Type

Fuel

Condition

COOLING

Central

Other

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:

COMMENTS

Freddie Mac Form 70 6-93 10 CH.

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Fannie Mae Form 1004 6-93

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):

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1				COMPARABLE NO. 2				COMPARABLE NO. 3			
Address													
Proximity to Subject													
Sales Price		\$				\$				\$			
Price/Gross Liv. Area		\$		□		\$		□		\$		□	
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 _____ = \$

RECONCILIATION

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:

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 _____