

# 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: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	
Property rights appraised <input type="checkbox"/>	Fee Simple <input type="checkbox"/>	Leasehold <input type="checkbox"/>	Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only) <input type="checkbox"/>
Neighborhood or Project Name _____		Map Reference _____	
Sale Price \$ _____		Date of Sale _____	
Description and \$ amount of loan charges/concessions to be paid by seller _____			
Lender/Client _____		Address _____	
Appraiser _____		Address _____	

**SUBJECT**

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

**NEIGHBORHOOD**

**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: \_\_\_\_\_

**SITE**

Dimensions _____ Site area _____ Corner Lot <input type="checkbox"/> Yes <input type="checkbox"/> No Specific zoning classification and description _____ Zoning compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & best use as improved: <input type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____	Topography _____ Size _____ Shape _____ Drainage _____ View _____ Landscaping _____ Driveway Surface _____ Apparent easements _____ FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No FEMA Zone _____ Map Date _____ FEMA Map No. _____																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> </tr> <tr> <td>Electricity</td> <td><input type="checkbox"/></td> <td>_____</td> <td>Street</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td>_____</td> <td>Curb/gutter</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td>_____</td> <td>Sidewalk</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sanitary sewer</td> <td><input type="checkbox"/></td> <td>_____</td> <td>Street lights</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Storm sewer</td> <td><input type="checkbox"/></td> <td>_____</td> <td>Alley</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Utilities	Public	Other	Off-site Improvements	Type	Public	Private	Electricity	<input type="checkbox"/>	_____	Street	_____	<input type="checkbox"/>	<input type="checkbox"/>	Gas	<input type="checkbox"/>	_____	Curb/gutter	_____	<input type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	_____	Sidewalk	_____	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer	<input type="checkbox"/>	_____	Street lights	_____	<input type="checkbox"/>	<input type="checkbox"/>	Storm sewer	<input type="checkbox"/>	_____	Alley	_____	<input type="checkbox"/>	<input type="checkbox"/>	Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): _____
Utilities	Public	Other	Off-site Improvements	Type	Public	Private																																					
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**DESCRIPTION OF IMPROVEMENTS**

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION				FOUNDATION			BASEMENT			INSULATION															
No. of Units _____	No. of Stories _____	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 _____ <input type="checkbox"/>	Ceiling _____ <input type="checkbox"/>	Walls _____ <input type="checkbox"/>	Floor _____ <input type="checkbox"/>	None _____ <input type="checkbox"/>	Unknown _____ <input type="checkbox"/>
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.															
Basement																											
Level 1																											
Level 2																											

**COMMENTS**

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.: \_\_\_\_\_

# UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

File No. \_\_\_\_\_

COST APPROACH	ESTIMATED SITE VALUE ..... = \$ _____	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): _____
	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 ..... = \$ _____		
<b>INDICATED VALUE BY COST APPROACH</b> ..... = \$ _____		

SALES COMPARISON ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3			
		Address										
	Proximity to Subject											
	Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	
	Price/Gross Living Area	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	\$ _____ /sq. ft.	
	Data and/or Verification Source											
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	Sales or Financing Concessions											
	Date of Sale/Time											
	Location											
	Leasehold/Fee Simple Site											
	View											
	Design and Appeal											
	Quality of Construction											
	Age											
	Condition											
	Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			
	Gross Living Area	Sq. Ft.	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)		<input type="checkbox"/> + <input type="checkbox"/> - \$ _____		<input type="checkbox"/> + <input type="checkbox"/> - \$ _____		<input type="checkbox"/> + <input type="checkbox"/> - \$ _____		<input type="checkbox"/> + <input type="checkbox"/> - \$ _____			
	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 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 & 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/FNMA 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 \$ \_\_\_\_\_

<b>APPRAISER:</b> Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State _____ Or State License # _____ State _____	<b>SUPERVISORY APPRAISER (ONLY IF REQUIRED):</b> Signature _____ <input type="checkbox"/> Did <input type="checkbox"/> Did Not Name _____ Inspect Property Date Report Signed _____ State Certification # _____ State _____ Or State License # _____ State _____
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