

Summary Appraisal Report  
Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No.

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		Project Type		<input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only)					
Neighborhood or Project Name		Map Reference		Census Tract							
Sale Price \$		Date of Sale		Description and \$ amount of loan charges/concessions to be paid by seller							
Lender/Client				Address							
Appraiser				Address							
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.		<b>Predominant occupancy</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac. (over 5%)		<b>Single family housing</b> PRICE \$(000) _____ AGE (yrs) _____ Low _____ High _____ Predominant		<b>Present land use %</b> One family _____ 2-4 family _____ Multi-family _____ Commercial _____					
						<b>Land use change</b> <input type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> 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.): _____											
<b>Project Information for PUDs</b> (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> 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 <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. _____							
<b>Utilities</b> Electricity <input type="checkbox"/> Public <input type="checkbox"/> Other Gas _____ Water _____ Sanitary sewer _____ Storm sewer _____		<b>Off-site Improvements</b> Street _____ Curb/gutter _____ Sidewalk _____ Street lights _____ Alley _____		Type _____ Public _____ Private _____							
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): _____											
<b>GENERAL DESCRIPTION</b> No. of Units _____ No. of Stories _____ Type (Det./Att.) _____ Design (Style) _____ Existing/Proposed _____ Age (Yrs.) _____ Effective Age (Yrs.) _____		<b>EXTERIOR DESCRIPTION</b> Foundation _____ Exterior Walls _____ Roof Surface _____ Gutters & Dwnspts. _____ Window Type _____ Storm/Screens _____ Manufactured House _____		<b>FOUNDATION</b> Slab _____ Crawl Space _____ Basement _____ Sump Pump _____ Dampness _____ Settlement _____ Infestation _____		<b>BASEMENT</b> Area Sq. Ft. _____ % Finished _____ Ceiling _____ Walls _____ Floor _____ Outside Entry _____		<b>INSULATION</b> Roof <input type="checkbox"/> Ceiling <input type="checkbox"/> Walls <input type="checkbox"/> Floor <input type="checkbox"/> None <input type="checkbox"/> Unknown <input type="checkbox"/>			
<b>ROOMS</b> 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 _____											
<b>INTERIOR</b> Floors _____ Walls _____ Trim/Finish _____ Bath Floor _____ Bath Wainscot _____ Doors _____		<b>HEATING</b> Type _____ Fuel _____ Condition _____ <b>COOLING</b> Central _____ Other _____ Condition _____		<b>KITCHEN EQUIP.</b> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/>		<b>ATTIC</b> None <input type="checkbox"/> Stairs _____ Drop Stair _____ Scuttle _____ Floor _____ Heated _____ Finished _____		<b>AMENITIES</b> Fireplace(s) # _____ Patio _____ Deck _____ Porch _____ Fence _____ Pool _____		<b>CAR STORAGE:</b> None <input type="checkbox"/> Garage _____ # of cars Attached _____ Detached _____ Built-In _____ Carport _____ Driveway _____	
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 .....	= \$	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>		<b>= \$ _____</b>	

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3			
Address									
Proximity to Subject									
Sales Price	\$	\$	\$	\$	\$	\$	\$		
Price/Gross Living Area	\$	\$	\$	\$	\$	\$	\$		
Data and/or Verification Source									
VALUE ADJUSTMENTS	DESCRIPTION	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	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		Net	%	Net	%	Net	%	Net	%
		Gross	%	Gross	%	Gross	%	Gross	%

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** \$ \_\_\_\_\_

**APPRAISER:** Signature \_\_\_\_\_ Name \_\_\_\_\_ Date Report Signed \_\_\_\_\_ State Certification # \_\_\_\_\_ State Or State License # \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED):** Signature \_\_\_\_\_ Name \_\_\_\_\_ Date Report Signed \_\_\_\_\_ State Certification # \_\_\_\_\_ State Or State License # \_\_\_\_\_

Did  Did Not Inspect Property