

# APPRAISAL REPORT

## SUBJECT PROPERTY

### Uniform Residential Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.			
Property Address	City	State	Zip Code
Borrower	Owner of Public Record	County	
Legal Description			
Assessor's Parcel #	Tax Year	R.E. Taxes \$	
Neighborhood Name	Map Reference	Census Tract	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	<input type="checkbox"/> PUD	HOA \$ <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client	Address		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s).			

This first section presents information about the property, prospective borrower and lender. The homeowner should carefully examine this section to confirm the appraiser's researched information about real estate taxes, homeowners' association dues and census tracts.

## CONTRACT

CONTRACT	<input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.		
	Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	If Yes, report the total dollar amount and describe the items to be paid.		

The contract is generally analyzed by the appraiser. Of particular concern, would be excessive financial assistance to the buyer/borrower from the seller that would call into question the value of the property. An additional concern would be a contract sales price that is greater than the list price of the property.

## NEIGHBORHOOD INFORMATION

NEIGHBORHOOD	<b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>					
	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	Present Land Use %
	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	%
	Built-Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%
	Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	Low		Multi-Family	%
	Neighborhood Boundaries		High		Commercial	%
	Neighborhood Description		Pred.		Other	%
	Market Conditions (including support for the above conclusions)					

The appraisal describes the property's neighborhood, providing the following information:

**Location** – The appraisal must label the property as (1) urban, (2) suburban or (3) rural. The location designation will affect the selection of a lender and loan program. Some lenders specialize in rural properties, others do not make loans in rural areas.

**Built-Up** – A neighborhood's level of development is measured with one of four classifications: (1) "fully developed" means that there is little or no potential for future development; (2) "rapid" usually indicates a hot market; (3) "steady" areas are average; (4) "slow" applies to depressed areas that may have future potential, but little current market activity.

**Growth** – Is the neighborhood growth rapid, stable or slow? This will be affected by the condition of the real estate market and the age of the neighborhood.

Property values – The appraiser’s determination of whether the property value is (1) increasing, (2) remaining stable or (3) declining.

Demand/Supply – This market indicator estimates whether (1) there is a shortage of marketable properties in the area, (2) there is a balance between the area’s supply and demand, or (3) there is an oversupply of marketable properties in the area.

Marketing time – The appraiser verifies the area’s listings and sales records to determine how long it is taking to sell properties: (1) under 3 months; (2) between 4–6 months or (3) over 6 months. A marketing time of over 6 months may be problematic as it indicates a slow market that creates a drag on property values.

One-Unit housing – The range of market values and building ages for comparable properties in the area. Ideally, the property’s appraised value and age should fall within this range.

Present land use % – An estimate of how the neighborhood’s parcels are currently improved and developed: (1) single-family, (2) properties with 2-4 units, (3) multi-family apartments, (4) commercial, (5) industrial, or (6) vacant.

Neighborhood boundaries – The neighborhood’s geographical boundaries must be described. The appraiser will usually identify the streets or landmarks that make up the property’s boundaries.

Neighborhood description – This is a narrative entry that includes a general discussion of the type of homes in the neighborhood and how well the typical property is maintained.

Market conditions – This includes a narrative that cites some examples that support the neighborhood information provided by the appraiser.

## SITE DESCRIPTION

Dimensions	Area	Shape	View
Specific Zoning Classification		Zoning Description	
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			
S I T E	Utilities	Public	Other (describe)
	Electricity	<input type="checkbox"/>	<input type="checkbox"/>
	Gas	<input type="checkbox"/>	<input type="checkbox"/>
	Water	<input type="checkbox"/>	<input type="checkbox"/>
	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>
	Off-site Improvements—Type	Public	Private
	Street	<input type="checkbox"/>	<input type="checkbox"/>
	Alley	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No		FEMA Flood Zone	FEMA Map #
Are the utilities and off-site improvements typical for the market area? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe			

The property’s site is described. The site appraisal section provides the following categories of information.

Lot dimensions – The dimensions will be listed here.

Area – The appraiser indicates the size of the property in square feet or in acres. Some lenders limit the allowable site size.

Shape – The lot may be square, rectangular, irregular or any number of possibilities.

View – If the view of the property adds or detracts from its relative market value, the appraiser must describe it. This might include items such as lakes and golf courses.

Zoning classification – The local zoning classification of the property is indicated in this entry. Illegal use is a problem, requiring additional research and explanation.

Highest and best use for the property – The appraiser should indicate whether or not the present use would be the best use for the property. There may be exceptions, which could be a problem for a lender.

Utilities – The main utilities are identified: electricity, gas, water, sanitary sewer, storm sewer, and whether they are public or other. The “other” entry refers to private utilities maintained by the individual or a subdivision.

Off-site improvements – The categories of off-site improvements consist of (1) the street, (2) the curb and gutter, (3) the sidewalk, (4) any street-lights, and (5) the alley. The appraiser must describe the existence of any off-site improvements, as well as whether the improvements are public or private. If streets or alleys are private, verification of legal access to the property will be required.

Flood zone designation – The appraiser will identify if the property is located in a flood zone and reference a federal flood map to determine the property’s status.

Typical improvements – Under ideal circumstances, the site will have improvements that are typical of similar properties in the area. A site that is not typical will call for special attention by the underwriter.

Adverse conditions – In this entry, the appraiser should describe any easements, encroachments, zoning problems, or other adverse characteristics of the property being appraised.

### IMPROVEMENTS TO THE SITE

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls		Floors	
# of Stories	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls		Walls	
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area sq. ft.	Roof Surface		Trim/Finish	
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts		Bath Floor	
Design (Style)	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type		Bath Wainscot	
Year Built	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated		Car Storage <input type="checkbox"/> None	
Effective Age (Yrs)	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens		<input type="checkbox"/> Driveway # of Cars	
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> Woodstove(s) #		Driveway Surface	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel	<input type="checkbox"/> Fireplace(s) # <input type="checkbox"/> Fence		<input type="checkbox"/> Garage # of Cars	
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch		<input type="checkbox"/> Carport # of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <input type="checkbox"/> Other		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	
IMPROVEMENTS					
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains:		Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe					

These improvements refer to the house and other structures on the property.



General description – This portion provides information about the buildings on the site. If the improvements are proposed or under construction, the appraiser will review the blueprints and specifications and incorporate them into the appraisal. The appraiser must also indicate the architectural style. Note that “Traditional” is NOT an acceptable architectural style, and is therefore not an acceptable entry. The effective age of the property is the appraiser’s opinion of age based upon the current condition of upgraded improvements (see the Cost Approach discussion).

Foundation – The condition of the basement and cellar areas may add or reduce the total value of the property. This section must describe the following items as applicable: (1) slab, (2) crawl space, (3) sump pump, (4) dampness, (5) settling of the foundation, (6) infestation, and (7) the overall condition and finish of the basement.

Exterior description – The appraiser must indicate the material type and condition of at least the following six exterior elements of the structure: (1) foundation, (2) exterior walls, (3) roof surface, (4) gutters and downspouts, (5) window type, and (6) storm sashes.

Interior – The type and condition of the property’s interior surfaces are described. The type and condition of the floors, walls, trim and finish, bath floor, bath wainscot, and doors are reported by the appraiser. A typical entry might be “carpet/average.” The rating of an item’s condition as “fair” or “poor” may result in the lender making the loan contingent upon the item being repaired or replaced.

Attic – The attic is described, including the type of stairs, the condition of the floor (whether it is finished or unfinished), and heating.

Heating/Cooling – The property’s heating system is described: type of heater, fuel used by heating unit, and unit’s condition.

Car storage – The car storage features are described by the appraiser: number of cars it can accommodate, type (garage or carport), attached or detached, and evaluation of adequacy. When determining car storage, the garage size must only include the number of vehicles that can be removed from the garage without moving another. For example, a garage may have storage capacity for three vehicles; however, if one of the vehicles must be moved for the third one to exit the garage, the garage is a two-car garage. Therefore, it would be described as a two-car garage with additional storage.

Appliances – The appraiser must describe and evaluate the condition of the kitchen equipment. Items such as refrigerators, range/ovens, automatic trash disposal units, dishwashers, fans/hoods above stove, compactors, washers and dryers, and microwave ovens are detailed.

Finished area above grade – Note that above grade space is more valuable than basement space. The appraiser will determine the size of the finished area above grade in square feet.

Additional Features – Listed here would be energy efficient items such as double-pane windows, high-efficiency heating and cooling systems and ceiling fans.

Describe the condition of the property and physical deficiencies – Applicable improvements are evaluated as good, average, fair or poor. Items listed as being in fair or poor condition will often result in lenders requiring repairs as a condition for loan approval.

Does the property generally conform – Properties that do not conform to the neighborhood are problematic. The “oddball” home such as an extremely contemporary design in a traditional neighborhood is not desirable. Alternative building techniques such as earth-berm, rammed-earth or underground construction may not be acceptable to the lender.