

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, Special Assessments \$, PUD, HOA \$, per year, per month, Property Rights Appraised, Fee Simple, Leasehold, Other (describe), Assignment Type, Purchase Transaction, Refinance Transaction, 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 the appraisal? Yes No, Report data source(s) used, offering price(s), and date(s).

I did 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? Yes 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? Yes No, If Yes, report the total dollar amount and describe the items to be paid:

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

Dimensions, Area, Shape, View, Specific Zoning Classification, Zoning Description, Zoning Compliance, Legal, Legal Nonconforming (Grandfathered Use), No Zoning, Illegal (describe), Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No, If No, describe

Utilities, Public, Other (describe), Public, Other (describe), Off-site Improvements--Type, Public, Private, Electricity, Water, Street, Gas, Sanitary Sewer, Alley, FEMA Special Flood Hazard Area, Yes, No, FEMA Flood Zone, FEMA Map No., FEMA Map Date, Are the utilities and off-site improvements typical for the market area? Yes No, If No, describe, Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No, If Yes, describe

General Description, Foundation, Exterior Description, materials/condition, Interior, materials/condition, Units, One, One with Accessory Unit, Concrete Slab, Crawl Space, Foundation Walls, Floors, # of Stories, Full Basement, Partial Basement, Exterior Walls, Walls, Type, Det., Att., S-Det/End Unit, Basement Area, sq. ft., Roof Surface, Trim/Finish, Existing, Proposed, Under Cons., Basement Finish, %, Gutters & Downspouts, Bath Floor, Design (Style), Outside Entry/Exit, Sump Pump, Window Type, Bath Wainscot, Year Built, Evidence of Infestation, Storm Sash/Insulated, Car Storage, None, Effective Age (Yrs), Dampness, Settlement, Screens, Driveway, # of Cars, Attic, None, Heating, FWA, HWBB, Radiant, Amenities, WoodStove(s)#, Driveway Surface, Drop Stair, Stairs, Other, Fuel, Fireplace(s) #, Fence, Garage, # of Cars, Floor, Scuttle, Cooling, Central Air Conditioning, Patio/Deck, Porch, Carport, # of Cars, Finished, Heated, Individual, Other, Pool, Other, Att., Det., Built-in, Appliances, Refrigerator, Range/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer, 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? Yes No, If Yes, describe, Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No, If No, describe

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There are		comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$		
There are		comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$		
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address								
Proximity to Subject								
Sale Price	\$	\$	\$	\$	\$	\$	\$	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ sq. ft.	\$ sq. ft.	\$ sq. ft.	\$ sq. ft.	\$ sq. ft.	\$ sq. ft.	
Data Source(s)								
Verification Source(s)								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sale or Financing								
Concessions								
Date of Sale/Time								
Location								
Leasehold/Fee Simple								
Site								
View								
Design (Style)								
Quality of Construction								
Actual 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								
Net Adjustment (Total)			\$		\$		\$	
Adjusted Sale Price of Comparables		Net Adj. %		Net Adj. %		Net Adj. %		
		Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$	
I <input type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain								
My research <input type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.								
Data Source(s)								
My research <input type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.								
Data Source(s)								
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).								
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3				
Date of Prior Sale/Transfer								
Price of Prior Sale/Transfer								
Data Source(s)								
Effective Date of Data Source(s)								
Analysis of prior sale or transfer history of the subject property and comparable sales								
Summary of Sales Comparison Approach								
Indicated Value by Sales Comparison Approach \$								
Indicated Value by: Sales Comparison Approach \$		Cost Approach (if developed) \$			Income Approach (if developed) \$			
This appraisal is made <input type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:								
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$, as of , which is the date of inspection and the effective date of this appraisal.								

