

LAND APPRAISAL REPORT

File No.

IDENTIFICATION
Borrower \_\_\_\_\_ Census Tract \_\_\_\_\_ Map Reference \_\_\_\_\_
Property Address \_\_\_\_\_
City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_
Legal Description \_\_\_\_\_
Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD
Actual Real Estate Taxes \$ \_\_\_\_\_ (yr) Loan charges to be paid by seller \$ \_\_\_\_\_ Other sales concessions \_\_\_\_\_
Lender/Client \_\_\_\_\_ Address \_\_\_\_\_
Occupant \_\_\_\_\_ Appraiser \_\_\_\_\_ Instructions to Appraiser \_\_\_\_\_

NEIGHBORHOOD
Location  Urban  Suburban  Rural
Built Up  Over 75%  25% to 75%  Under 25%
Growth Rate  Fully Dev.  Rapid  Steady  Slow
Property Values  Increasing  Stable  Declining
Demand/Supply  Shortage  In Balance  Oversupply
Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.
Present Land Use \_\_\_\_\_ % 1 Family \_\_\_\_\_ % 2-4 Family \_\_\_\_\_ % Apts. \_\_\_\_\_ % Condo \_\_\_\_\_ % Commercial
\_\_\_\_\_ % Industrial \_\_\_\_\_ % Vacant \_\_\_\_\_ %
Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)
(\*) From \_\_\_\_\_ To \_\_\_\_\_
Predominant Occupancy  Owner  Tenant \_\_\_\_\_ % Vacant
Single Family Price Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ Predominant Value \$ \_\_\_\_\_
Single Family Age \_\_\_\_\_ yrs. to \_\_\_\_\_ yrs. Predominant Age \_\_\_\_\_ yrs.
Employment Stability  Good  Avg.  Fair  Poor
Convenience to Employment 
Convenience to Shopping 
Convenience to Schools 
Adequacy of Public Transportation 
Recreational Facilities 
Adequacy of Utilities 
Property Compatibility 
Protection from Detrimental Conditions 
Police and Fire Protection 
General Appearance of Properties 
Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): \_\_\_\_\_

SITE
Dimensions \_\_\_\_\_ = \_\_\_\_\_ Sq. Ft. or Acres  Corner Lot
Zoning classification \_\_\_\_\_ Present Improvements  do  do not conform to zoning regulations
Highest and best use  Present use  Other (specify) \_\_\_\_\_
Elec.  Public  Other (Describe) \_\_\_\_\_
Gas  \_\_\_\_\_
Water  \_\_\_\_\_
San. Sewer  \_\_\_\_\_
OFF SITE IMPROVEMENTS
Street Access  Public  Private
Surface \_\_\_\_\_
Maintenance  Public  Private
 Storm Sewer  Curb/Gutter
 Sidewalk  Street Lights
Topo \_\_\_\_\_
Size \_\_\_\_\_
Shape \_\_\_\_\_
View \_\_\_\_\_
Drainage \_\_\_\_\_
Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): \_\_\_\_\_

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS
Table with 5 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price, Data Source, Date of Sale and Time Adjustment, Location, Site/View, Sales or Financing Concessions, Net Adj. (Total), and Indicated Value of Subject.

Comments on Market Data: \_\_\_\_\_

Comments and Conditions of Appraisal: \_\_\_\_\_

RECONCILIATION
Final Reconciliation: \_\_\_\_\_

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF \_\_\_\_\_ to be \$ \_\_\_\_\_

Appraiser(s) \_\_\_\_\_ Review Appraiser (if applicable)  Did  Did Not Physically Inspect Property