

# EVALUATION REVIEW

## (Summary Appraisal Report for 1 Family Properties)

**Extent of the Appraisal Process.** The purpose of this limited appraisal is to estimate the market value of the subject property as of the effective date of the appraisal. The extent of the process of collecting, confirming, and reporting data used in this analysis includes a physical inspection of the neighborhood, subject property (interior and/or exterior), and the analysis of information gathered from public or private records that may have an influence on the value of the property. Unless otherwise noted, the appraiser is to perform an exterior-only inspection of the subject property. The intended use of this report is to assist the client to establish lending parameters and/or make collateral decisions relevant to the subject of the Limited Appraisal.

**SUBJECT**

Property Address \_\_\_\_\_ City \_\_\_\_\_  
 County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Census Tract \_\_\_\_\_ MSA # \_\_\_\_\_  
 Borrower \_\_\_\_\_ Property Rights Appraised:  Fee  Leashold  
 Property Type: (check all that apply)  Single Family  PUD  Condo  2-4 Units Appraiser/Address \_\_\_\_\_  
 Client \_\_\_\_\_

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25% Property Compatibility  Typical  Atypical  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow Convenience to Public Facilities  Typical  Atypical  
 Property Values  Increasing  Stable  Declining General Appearance of Properties  Typical  Atypical  
 Market Time  Under 3 Mo.  3 to 6 Mo.  Over 6 Mo. Appeal to Market  Typical  Atypical  
 Predominant Occupancy  Owner  Tenant \_\_\_\_\_ % Vacant  
 Similar Property Price Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ Age \_\_\_\_\_ yrs. to \_\_\_\_\_ yrs.

**SITE**

Highest and Best Use:  Present Use  Other (specify) \_\_\_\_\_  
 Zoning Compliance:  Legal  Legal non-conforming (grandfathered use)  Illegal  No Zoning  
 Utilities  Public  Other \_\_\_\_\_  
 Electricity  \_\_\_\_\_ Topo \_\_\_\_\_  
 Gas  \_\_\_\_\_ Size \_\_\_\_\_  
 Water  \_\_\_\_\_ Shape \_\_\_\_\_  
 Sanitary Sewer  \_\_\_\_\_ View \_\_\_\_\_  
 Underground Elec. & Tel.  Yes  No Drainage \_\_\_\_\_  
 Describe visible easements, if any, affecting subject property \_\_\_\_\_  
 Is the property located in a FEMA-Identified Special Flood Hazard Area?  No  Yes FEMA Flood Zone \_\_\_\_\_  
 FEMA Map No. \_\_\_\_\_ Effective Date \_\_\_\_\_

**IMPROVEMENTS**

Design \_\_\_\_\_ Exterior Condition  Typical  Atypical  
 Exterior Walls \_\_\_\_\_ Roof \_\_\_\_\_ Appeal to Market  Typical  Atypical  
 Approximate Age (Actual) \_\_\_\_\_ Yrs. (Effective) \_\_\_\_\_ Yrs.  
 Comments \_\_\_\_\_

**INTERIOR**

Comments and Interior Description (if available): \_\_\_\_\_  
 Number of Rooms \_\_\_\_\_ Number of Bedrooms \_\_\_\_\_ Number of Baths \_\_\_\_\_ Gross Living Area \_\_\_\_\_ Sq. Ft.  
 Parking Facilities:  Garage  Carport  Open  None Cars \_\_\_\_\_  
 Interior description and room count provided by: \_\_\_\_\_

**MARKET DATA ANALYSIS**

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Address												
Proximity to Subject												
Sale Price	\$ _____			\$ _____			\$ _____			\$ _____		
Date of Sale												
Age												
Site/View												
Condition												
Above Ground	Total	Bedrooms	Bath	Total	Bedrooms	Bath	Total	Bedrooms	Bath	Total	Bedrooms	Bath
Room Count												
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.		
Basement & Finished Rooms Below Ground												
Garage/Carport												
Special Amenities												
Design and Appeal												
Overall Comparison to Subject				<input type="checkbox"/> Superior <input type="checkbox"/> Equal <input type="checkbox"/> Inferior				<input type="checkbox"/> Superior <input type="checkbox"/> Equal <input type="checkbox"/> Inferior				<input type="checkbox"/> Superior <input type="checkbox"/> Equal <input type="checkbox"/> Inferior
Data/Verification Sources												

Relative Comparison Analysis: \_\_\_\_\_  
 Note: Unless attached as an addendum, supporting documentation for the above Market Data Analysis Summary, including full description of comparables, adjustments, etc., are maintained in the appraiser's file and are available for review upon request. Addendum attached  Yes  No

**RECONCILIATION**

Comments on any departure(s) from the specific guidelines USPAP and any limitations in addition to those disclosed in the attached Statement of Limiting Conditions and Appraiser's Certification. \_\_\_\_\_  
 One year sale, listing and/or offering history: \_\_\_\_\_  
 Cost Approach Summary:  Not applicable. Comment: \_\_\_\_\_  
 Included in an attached addendum. Indicated Value by Cost Approach is \$ \_\_\_\_\_  
 Income Approach Summary:  Not applicable. Comment: \_\_\_\_\_  
 Included in an attached addendum. Indicated Value by Income Approach is \$ \_\_\_\_\_  
**FINAL RECONCILIATION:** \_\_\_\_\_

The appraisal is made  "as is"  "subject to" repairs, alterations, inspections, and/Conditions or conditions listed in the attached addendum. The purpose of this Limited 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 limited conditions, and market value definition that are stated in the attached Statement of Limiting Conditions and Appraiser's Certification, Form #0105-080-B (Revised 3/95). The information shown on this report is derived from an inspection of the neighborhood, subject property, and other sources considered reliable.  
 I (we) estimate the Market Value, as defined, of the Real Property that is the subject of this Limited Appraisal as of \_\_\_\_\_  
 (which is the Date of Inspection and the Effective Date of this Appraisal) to be \$ \_\_\_\_\_  
 Appraiser Name: \_\_\_\_\_ Supervisory Appraiser Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 License, or  Certification # \_\_\_\_\_  License, or  Certification # \_\_\_\_\_  
 Subject Inspection:  Interior and Exterior  Exterior Only  Interior and Exterior  Exterior Only  Did Not Inspect