

Property Value Analysis Report Freddie Mac Form 704

Case No. _____

File No. _____

Borrower/Subject Property Information							
Borrower _____		Census Tract _____		Map Reference _____			
Property Address _____				*PROPERTY RIGHTS APPRAISED MUST BE FEE SIMPLE FOR THIS FORM			
City _____		County _____		State _____		Zip Code _____	
Phone No. Res _____		Loan Amount Requested \$ _____		Term _____		Mos. Owner's Estimate of Value \$ _____	
No. of Rooms	No. of Bedrooms	No. of Baths	Family Room or Den <input type="checkbox"/> yes <input type="checkbox"/> no	Gross Living Area Sq. Ft.	Garage/Carport (specify type & no.)	Porches, Patio or Pool (specify)	Central Air <input type="checkbox"/> yes <input type="checkbox"/> no

Field Report			
NEIGHBORHOOD			
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%
Growth Rate <input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<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"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.
Present Land Use	<input type="checkbox"/> % 1 Family <input type="checkbox"/> % 2-4 Family <input type="checkbox"/> % Apt <input type="checkbox"/> % Condo <input type="checkbox"/> % Commercial <input type="checkbox"/> % Industrial <input type="checkbox"/> % Vacant <input type="checkbox"/> % Other		
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place From _____ to _____
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant
Single Family Price Range \$ _____ to \$ _____	Predominant Value \$ _____		
Single Family Age _____ yrs. to _____ yrs.	Predominant Age _____ yrs.		
Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors. Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) _____ _____ _____			

SUBJECT PROPERTY				
Approx. Year Built _____	PROPERTY RATING			
Type (detached, attached, semi/det. etc.) _____	Good	Avg.	Fair	Poor
Design (rambler, split level, etc.) _____	Condition of Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Wall Material _____ Roof Material _____	Compatibility to Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> yes <input type="checkbox"/> no	Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Energy-Efficient Items _____	_____			
Comments (favorable or unfavorable including any deferred maintenance) _____ _____				

Market Comparable Analysis									
Item	Subject Property	Comparable No. 1			Comparable No. 2			Comparable No. 3	
Address									
Proximity to Sub.									
Sales Price	\$ _____	\$ _____			\$ _____			\$ _____	
Date of Sale and Time Adjustment	Description	Description	+ (-) \$ Adjustment		Description	+ (-) \$ Adjustment		Description	+ (-) \$ Adjustment
Location									
Site/View									
Age									
Condition									
Living Area Rm.	Total	B-rms	Baths		Total	B-rms	Baths	Total	B-rms
Count and Total									
Gross Living Area	Sq. Ft.	Sq. Ft.			Sq. Ft.			Sq. Ft.	
Air Conditioning									
Garage/Carport									
Porches, Patio, Pools, etc.									
Special Energy-Efficient Items									
Other									
Net Adjust (Total)		<input type="checkbox"/> Plus	<input type="checkbox"/> Minus	\$ _____	<input type="checkbox"/> Plus	<input type="checkbox"/> Minus	\$ _____	<input type="checkbox"/> Plus	<input type="checkbox"/> Minus
Indicated Value of Subject		\$ _____			\$ _____			\$ _____	
General Comments _____ _____									

The information shown in this report is derived from an inspection of the neighborhood and exterior inspection of the subject property and market comparables. The estimated market value is based upon this information and the knowledge of the undersigned. This report is not to be construed as an appraisal report.

***PROPERTY RIGHTS APPRAISED MUST BE FEE SIMPLE FOR THIS FORM** Estimated Market Value \$ _____ as of _____

Completed By _____ Title _____
Signature _____ Date _____

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE