

LAND APPRAISAL REPORT

File No. _____

SUBJECT	Property Address _____			Census Tract _____			LENDER DISCRETIONARY USE		
	City _____		County _____		State _____				
	Legal Description _____						Sale Price \$ _____		
	Owner/Occupant _____						Date _____		
	Sale Price \$ _____						Mortgage Amount \$ _____		
	Date of Sale _____						Mortgage Type _____		
	Loan charges/concessions to be paid by seller \$ _____						Discount Points and Other Concessions _____		
R.E. Taxes \$ _____						Paid by Seller \$ _____			
Tax Year _____						HOA \$/Mo. _____			
Lender/Client _____						Source _____			
Map Reference _____						Property Rights Appraised			
						<input type="checkbox"/> Fee Simple			
						<input type="checkbox"/> Leasehold			
						<input type="checkbox"/> Condominium (HUD/VA)			
						<input type="checkbox"/> PUD			

NEIGHBORHOOD	LOCATION			<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS								
	BUILT UP			<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%					Employment Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	GROWTH RATE			<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow					Convenience to Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PROPERTY VALUES			<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining					Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DEMAND/SUPPLY			<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply					Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARKETING TIME			<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.					Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PRESENT LAND USE %			LAND USE CHANGE							PREDOMINANT OCCUPANCY		SINGLE FAMILY HOUSING		Recreation Facilities
Single Family _____			Not Likely <input type="checkbox"/>			Owner <input type="checkbox"/>		PRICE AGE		Adequacy of Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2-4 Family _____			Likely <input type="checkbox"/>			Tenant <input type="checkbox"/>		\$(000) (yrs)		Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Multi-Family _____			In process <input type="checkbox"/>			Vacant (0-5%) <input type="checkbox"/>		Low _____		Protection from Detrimental Cond.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commercial _____			To: _____			Vacant (over 5%) <input type="checkbox"/>		High _____		Police & Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Industrial _____								Predominant _____		General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vacant _____								-		Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: _____

SITE	Dimensions _____			Topography _____		
	Site Area _____			Corner Lot _____		
	Zoning Classification _____			Zoning Compliance _____		
	HIGHEST & BEST USE: Present Use _____			Other Use _____		
	UTILITIES		SITE IMPROVEMENTS		Type	
	Electricity	Public <input type="checkbox"/>	Other _____	Street	Public <input type="checkbox"/>	Private <input type="checkbox"/>
	Gas	<input type="checkbox"/>	_____	Curb/Gutter	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	_____	Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	
Sanitary Sewer	<input type="checkbox"/>	_____	Street Lights	<input type="checkbox"/>	<input type="checkbox"/>	
Storm Sewer	<input type="checkbox"/>	_____	Alley	<input type="checkbox"/>	<input type="checkbox"/>	
View _____						Landscaping _____
Driveway _____						Apparent Easements _____
FEMA Flood Hazard Yes* _____ No _____						FEMA* Map/Zone _____

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): _____

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.

	ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
SALES COMPARISON ANALYSIS	Address					
	Proximity to Subject					
	Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	
	Price/	\$ _____	\$ _____	\$ _____	\$ _____	
	Data Source					
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
	Sales or Financing					
	Concessions					
	Date of Sale/Time					
	Location					
Site/View						
Net Adj. (total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	
Indicated Value of Subject		\$ _____	\$ _____	\$ _____	\$ _____	

Comments of Sales Comparison: _____

Comments and Conditions of Appraisal: _____

Final Reconciliation: _____

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF _____ to be \$ _____
 I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) _____ Review Appraiser _____ Did Did Not
 (if applicable) _____ Inspect Property