

## REAL ESTATE PROPERTY APPRAISAL REPORT

| Subject Excess/Remainder Parcel Data                         |                                                                                |
|--------------------------------------------------------------|--------------------------------------------------------------------------------|
| Project Code:                                                |                                                                                |
| Project Number:                                              |                                                                                |
| Parcel Number:                                               |                                                                                |
| Property Address or Location:                                |                                                                                |
| Name of Owner:                                               | CDOT                                                                           |
| Name of Tenant:                                              |                                                                                |
| Owner Present at Inspection (if not, document efforts made): | Not required on CDOT owned parcels.                                            |
| Property Interest Appraised:                                 |                                                                                |
| Effective Appraisal/Value Date:                              |                                                                                |
| Date of Appraisal Report:                                    |                                                                                |
| Summary of Environmental Concerns:                           |                                                                                |
| Larger Parcel Land/Site Area:                                |                                                                                |
| Owner Improvements:                                          |                                                                                |
| Subject Use History:                                         |                                                                                |
| Subject 5 Year Sales History:                                |                                                                                |
| Access:                                                      |                                                                                |
| Zoning:                                                      |                                                                                |
| External Market Influences:                                  | Summarize key external (neighborhood and/or other) influences on subject value |
| Highest/Best Use:                                            | Stand Alone Unit                                                               |
|                                                              | Across-the-Fence:                                                              |
|                                                              | Enhancement to Adjoining Owner:                                                |

Delete/Edit these cells/rows as appropriate

| Summary Of Conclusions                                           |           |           |
|------------------------------------------------------------------|-----------|-----------|
| Subject Parcel Value Ranges:                                     | From:     | To:       |
| Land/Site Value – Stand Alone Unit                               | \$        | \$        |
| Improvements Contributory Value – Stand Alone                    | \$        | \$        |
| <b>Subject Parcel Value Range – Stand Alone</b>                  | <b>\$</b> | <b>\$</b> |
| Land/Site Value – Across-the-Fence                               | \$        | \$        |
| Improvements Contributory Value – Across-the-Fence               | \$        | \$        |
| <b>Subject Parcel Value Range – Across-the-Fence</b>             | <b>\$</b> | <b>\$</b> |
| Land/Site Value – Enhancement to the Adjoining Owner             | \$        | \$        |
| Improvements Contributory Value – Enhancement to Adjoining Owner | \$        | \$        |
| <b>Subject Parcel Value Range – Enhancement Value</b>            | <b>\$</b> | <b>\$</b> |

# Sample Real Estate Commercial Appraisal Report

**Judd E. Hollander**



## **Sample Real Estate Commercial Appraisal Report:**

Real Estate Appraisals United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on General Oversight, Investigations, and the Resolution of Failed Financial Institutions, 1994 Distributed to some depository libraries in microfiche      **How to Make Money With Real Estate Options** Thomas Lucier, 2012-06-29 Spend like a miser profit like a mogul Who says you have to spend money to make money Savvy real estate investors follow the examples of Donald Trump and Walt Disney turning substantial profits on properties without incurring the debt risk and maintenance costs of ownership and now so can you In *How to Make Money with Real Estate Options* real estate expert Thomas Lucier introduces you to the low risk high yield investment vehicle that can earn big bucks even for small investors Lucier explains what real estate options are how they work and why they are the tools of choice for thousands of successful investors Step by step he shows you how to Locate potential option properties using the Internet want ads and bird dogs Contact and negotiate with property owners Perform due diligence and avoid options pitfalls Prepare an option agreement that protects you Insure real estate options with title insurance Package and sell optioned properties for optimum profits Packed with no nonsense advice on how to identify the most profitable properties and manage every step of the option process *How to Make Money with Real Estate Options* is a practical guide to one of the secret weapons of savvy investors

*Implementation of Appraisal Reform Sections of FIRREA* United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on General Oversight and Investigations, 1993      Commercial Real Estate Investing in Canada Pierre Boiron, Claude Boiron, 2009-01-26 Many investors include commercial real estate in their portfolio yet there are few comprehensive resources available to those looking for information on how to profit in commercial real estate Written by a father and son team with extensive experience in buying selling and developing commercial real estate *Commercial Real Estate Investing in Canada* is a must have guide for all real estate investors This one of a kind compendium will guide readers on such topics as The business of real estate Land use controls Taxation of property Types of income producing properties Renovations and repairs Property management Property appraisals Conducting due diligence Real estate contracts And much more *Commercial Real Estate Investing in Canada* is a tremendously valuable and indispensable tool to all Canadian real estate investors agents brokers property managers landlords loan officers builders and lawyers

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Congress. House. Committee on Government Operations. Commerce, Consumer, and Monetary Affairs Subcommittee, 1986  
*Federal Register*, 1994-06-07 *Real Estate Valuation Theory* Ko Wang, Marvin L. Wolverton, 2002-09-30 Is real property appraisal evolving or have all of the big ideas already been conceived This question has been circulating among the leaders of the Appraisal Institute during the past several annual meetings usually encountering little in the way of satisfying answers This is not too surprising because grand ideas and new knowledge do not typically evolve from off hand conversation They are the product of focused intellectual activity and hours of difficult work This unquenched thirst for new knowledge is the primary reason for assembling this collection of new manuscripts dealing with valuation theory which was financially underwritten by the Appraisal Institute Their generosity and willingness to partner with the American Real Estate Society made this collection of thoughtful and thought provoking essays possible They are the result of a global response to a worldwide call for papers and demonstrate that real estate valuation is indeed an international discipline The United States Australia and New Zealand Southeast Asia the Pacific Rim and Europe are all represented by this impressive collection of authors Together the eighteen essays that make up this volume demonstrate that there are a sufficient number of big ideas to challenge and improve the appraisal profession for years to come Real Estate Valuation Theory is organized around five categories of intellectual contribution to the whole appraiser decision making and valuation accuracy application of nontraditional appraisal techniques such as regression and the minimum variance grid method appraising contaminated property ad valorem tax assessment and new perspectives on traditional appraisal methods One common thread is that all of the papers are exceptionally well written and thought provoking **The Complete Guide to Real Estate Finance for Investment Properties** Steve Berges, 2011-01-06 This practical real world guide gives investors all the tools they need to make wise decisions when weighing the value and potential of investment properties Written for old pros as well as novice investors this friendly straightforward guide walks readers step by step through every stage of property analysis Whether you're buying or selling investing in big commercial properties or single family rentals you'll find expert guidance and handy

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**Hearings and Reports on Atomic Energy** United States. Congress. Joint Committee on Atomic Energy,1946      The Code of Federal Regulations of the United States of America ,1979 The Code of Federal Regulations is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government      **Code of Federal Regulations** United States. Department of Agriculture,1994 Special edition of the Federal register containing a codification of document of general applicability and future effect as of Jan 1 with ancillaries      *Code of Federal Regulations* ,1994      *Appraisal Reform* United States. General Accounting Office,1992      **Chicago Realtor and Chicago Real Estate** ,1921      **"Code of Massachusetts regulations, 2007"** ,2007 Archival snapshot of entire looseleaf Code of Massachusetts Regulations held by the Social Law Library of Massachusetts as of January 2020

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