



Client File #:

Appraisal File #:

Summary Appraisal Report • Residential

Appraisal Company:

Address:

Phone:

Fax:

Website:

Appraiser:

AI Membership (if any): ☐ SRA ☐ MAI ☐ SRA

AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation:

E-mail:

Client:

Address:

Phone:

Fax:

Co-Appraiser:

AI Membership (if any): ☐ SRA ☐ MAI ☐ SRA

AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate

Other Professional Affiliation:

E-mail:

Contact:

E-mail:

SUBJECT PROPERTY IDENTIFICATION

Address:

City:

County:

State:

ZIP:

Legal Description:

Tax Parcel #:

RE Taxes:

Tax Year:

Use of the Real Estate As of the Date of Value:

Use of the Real Estate Reflected in the Appraisal:

Opinion of highest and best use (if required):

SUBJECT PROPERTY HISTORY

Owner of Record:

Description and analysis of sales within 3 years (minimum) prior to effective date of value:

Description and analysis of agreements of sale (contracts), listings, and options:

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach

\$

Indication of Value by Cost Approach

\$

Indication of Value by Income Approach

\$

Final Reconciliation of the Methods and Approaches to Value:

Opinion of Value as of:

\$

Exposure Time:

The above opinion is subject to: ☐ **Hypothetical Conditions** and/or ☐ **Extraordinary Assumptions** cited on the following page.

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Padhraic Smyth



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