



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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**M Carnoy**



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**Appraising the Appraisal: The Art of Appraisal Review** Richard C. Sorenson, 2010      **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      *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      *Annual Report [with Accompanying Documents]*. New York (State). Department of Agriculture, 1906      Report of the Commissioner of Agriculture New York (State). Department of Agriculture, 1902 Issues for 1911 1915 16 1918 also include the report of the New York Agricultural Experiment Station Geneva N Y      *Annual Report of the Department of Agriculture ...* New York. Department of Agriculture, 1902      *Annual Report of the Commissioner of Agriculture for the Year ...* New York (State). Department of Agriculture, 1902      **Annual Report of the Commissioner of Agriculture for the Year ...**, 1906      **Effective Commercial Truck and Bus Safety Management Techniques** Ronald R. Knipling, Jeffrey Scott Hickman, Gene Bergoffen, Commercial Truck and Bus Safety Synthesis Program (U.S.), 2003 TRB's Commercial Truck and Bus Safety Synthesis Program CTBSSP Synthesis 1 Effective Commercial Truck and Bus Safety Management Techniques focuses on the problems commercial truck and bus fleet managers confront and the methods that are available to address problems in the areas of driver and vehicle safety and more      Valuation of Physician Practices and Clinics Bruce G. Krider, 1997 One of the major trends in health care is the consolidation of physician practices To compete effectively for patients and control costs physicians are either combining into larger groups or deciding to sell their practices to hospitals The *Valuation of Physician Practices and Clinics* provides buyers with a basic how to approach to the valuation of physician practices and outlines how sellers can get the most for their money      *Current Practices in Income Property Appraisal* Richard Updegraff Ratcliff, 1967      Federal Register, 2013-04      **Federal Home Loan Bank Review** United States. Federal Home Loan Bank Administration, United States. Federal Home Loan Bank Board, 1936      **Civil Society**

**Contributions to Policy Innovation in the PR China** A. Fulda, 2015-04-29 This book focuses on the question of whether and how civil society may contribute to policy innovation As the focus of civil society research is often more on the constraints on civil society by the state and less on the agency and effects of civil society organisations the authors provide a fresh and fruitful perspective

Winning with Mortgage Finance Home Mortgage Finance Guide S. K. Kenney, 2013-02-22

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*The National Real Estate Journal* ,1933

Impact of Faulty and Fraudulent Real Estate Appraisals on Federally Insured Financial Institutions and Related Agencies of the Federal Government United States. Congress. House. Committee on Government Operations. Commerce, Consumer, and Monetary Affairs Subcommittee, 1986

*Commercial Real Estate Investing For Dummies* Peter Conti, Peter Harris, 2011-02-09 Make real estate part of your investing strategy Thinking about becoming a commercial real estate investor Commercial Real Estate Investing For Dummies covers the entire process offering practical advice on negotiation and closing win win deals and maximizing profit From office buildings to shopping centers to apartment buildings it helps you pick the right properties at the right time for the right price Yes there is a fun and easy way to break into commercial real estate and this is it This comprehensive handbook has it all You ll learn how to find great properties size up sellers finance your investments protect your assets and increase your property s value You ll discover the upsides and downsides of the various types of investments learn the five biggest myths of commercial real estate investment find out how to recession proof your investment portfolio and more Discover how to Get leads on commercial property investments Determine what a property is worth Find the right financing for you Handle inspections and fix problems Make big money in land development Manage your properties or hire a pro Exploit the tax advantages of commercial real estate Find out what offer a seller really really wants Perform due diligence before you make a deal Raise

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*Appraising Residential Properties* Appraisal Institute (U.S.),1994 A comprehensive handbook on residential valuation which includes coverage of recently revised professional standards descriptions of current reporting formats current definitions for industry specific terms and more

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