

Uniform Residential Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

| | | | | |
|---|--|------------------------|------------------------------|---|
| Property Address | | City | State | Zip Code |
| Borrower | | Owner of Public Record | | County |
| Legal Description | | | | |
| Assessor's Parcel # | | Tax Year | R.E. Taxes \$ | |
| Neighborhood Name | | Map Reference | Census Tract | |
| Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant | | Special Assessments \$ | <input type="checkbox"/> PUD | HOA \$ <input type="checkbox"/> per year <input type="checkbox"/> per month |
| Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) | | | | |
| Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe) | | | | |
| Lender/Client | | Address | | |
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Report data source(s) used, offering price(s), and date(s) | | | | |

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

| | | | |
|--|------------------|---|----------------|
| Contract Price \$ | Date of Contract | Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No | Data Source(s) |
| Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| If Yes, report the total dollar amount and describe the items to be paid. | | | |

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | Present Land Use % | |
|------------------------------|-----------------------------------|-----------------------------------|------------------------------------|-------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------|-------|--------------------|---|
| Location | <input type="checkbox"/> Urban | <input type="checkbox"/> Suburban | <input type="checkbox"/> Rural | Property Values | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | % |
| Built-Up | <input type="checkbox"/> Over 75% | <input type="checkbox"/> 25-75% | <input type="checkbox"/> Under 25% | Demand/Supply | <input type="checkbox"/> Shortage | <input type="checkbox"/> In Balance | <input type="checkbox"/> Over Supply | \$ (000) | (yrs) | 2-4 Unit | % |
| Growth | <input type="checkbox"/> Rapid | <input type="checkbox"/> Stable | <input type="checkbox"/> Slow | Marketing Time | <input type="checkbox"/> Under 3 mths | <input type="checkbox"/> 3-6 mths | <input type="checkbox"/> Over 6 mths | Low | | Multi-Family | % |
| Neighborhood Boundaries | | | | | | | | High | | Commercial | % |
| | | | | | | | | Med | | Other | % |

Neighborhood Description

Market Conditions (including support for the above conclusions)

| | | | | |
|---|--------------------------|--------------------------|----------------|---|
| Dimensions | | Area | Shape | View |
| Specific Zoning Classification | | Zoning Description | | |
| Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) | | | | |
| Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe | | | | |
| Utilities | Public | Other (describe) | Public | Other (describe) |
| Electricity | <input type="checkbox"/> | <input type="checkbox"/> | Water | <input type="checkbox"/> <input type="checkbox"/> |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | Sanitary Sewer | <input type="checkbox"/> <input type="checkbox"/> |
| FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No | | FEMA Flood Zone | FEMA Map # | FEMA Map Date |
| Are the utilities and off-site improvements typical for the market area? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe | | | | |
| Are there any adverse site conditions or external factors (encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe | | | | |

| General Description | Foundation | Exterior Description | materials/condition | Interior | materials/condition |
|---|---|----------------------|---------------------|----------|---------------------|
| Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space | Foundation Walls | | Floors | |

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Embracing the Melody of Phrase: An Mental Symphony within **Residential Appraisal Report Form**

In a world used by monitors and the ceaseless chatter of instantaneous interaction, the melodic beauty and emotional symphony created by the written term often disappear into the background, eclipsed by the relentless sound and disruptions that permeate our lives. However, located within the pages of **Residential Appraisal Report Form** a charming fictional value brimming with natural feelings, lies an immersive symphony waiting to be embraced. Crafted by a wonderful musician of language, that fascinating masterpiece conducts visitors on a psychological journey, well unraveling the concealed songs and profound influence resonating within each carefully crafted phrase. Within the depths of this touching examination, we can explore the book is central harmonies, analyze their enthralling publishing type, and submit ourselves to the profound resonance that echoes in the depths of readers souls.

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