

# LAND APPRAISAL REPORT

File No. \_\_\_\_\_

**IDENTIFICATION**

Borrower \_\_\_\_\_ Census Tract \_\_\_\_\_ Map Reference \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Legal Description \_\_\_\_\_  
 Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ \_\_\_\_\_ (yr) Loan charges to be paid by seller \$ \_\_\_\_\_ Other sales concessions \_\_\_\_\_  
 Lender/Client \_\_\_\_\_ Address \_\_\_\_\_  
 Occupant \_\_\_\_\_ Appraiser \_\_\_\_\_ Instructions to Appraiser \_\_\_\_\_

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural				
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%		Employment Stability	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<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"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply		Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<input type="checkbox"/> % 1 Family	<input type="checkbox"/> % 2-4 Family	<input type="checkbox"/> % Apts.	<input type="checkbox"/> % Condo	<input type="checkbox"/> % Commercial	Recreational Facilities	<input type="checkbox"/>
	<input type="checkbox"/> % Industrial	<input type="checkbox"/> % Vacant	<input type="checkbox"/> %			Adequacy of Utilities	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)			Property Compatibility	<input type="checkbox"/>
	(*) From _____ To _____					Protection from Detrimental Conditions	<input type="checkbox"/>
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant			Police and Fire Protection	<input type="checkbox"/>
Single Family Price Range	\$ _____ to \$ _____		Predominant Value \$ _____			General Appearance of Properties	<input type="checkbox"/>
Single Family Age	_____ yrs. to _____ yrs.		Predominant Age _____ yrs.			Appeal to Market	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): \_\_\_\_\_

**SITE**

Dimensions \_\_\_\_\_ = \_\_\_\_\_ Sq. Ft. or Acres  Corner Lot  
 Zoning classification \_\_\_\_\_ Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) \_\_\_\_\_  
 Public \_\_\_\_\_ Other (Describe) \_\_\_\_\_  
 Elec.  \_\_\_\_\_ OFF SITE IMPROVEMENTS Topo \_\_\_\_\_  
 Gas  \_\_\_\_\_ Street Access  Public  Private Size \_\_\_\_\_  
 Water  \_\_\_\_\_ Surface \_\_\_\_\_ Shape \_\_\_\_\_  
 San. Sewer  \_\_\_\_\_ Maintenance  Public  Private View \_\_\_\_\_  
 Underground Elect. & Tel.  Storm Sewer  Curb/Gutter Drainage \_\_\_\_\_  
 Sidewalk  Street Lights **Is the property located in a HUD Identified Special Flood Hazard Area?**  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): \_\_\_\_\_

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 PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Address							
Proximity to Subject							
Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Data Source							
Date of Sale and Time Adjustment			+		+		+
Location							
Site/View							
Other Feature							
Other Feature							
Sales or Financing Concessions							
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"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____
Indicated Value of Subject		Net % \$ _____					

Comments on Market Data: \_\_\_\_\_

Comments and Conditions of Appraisal: \_\_\_\_\_

Final Reconciliation: \_\_\_\_\_

**I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF \_\_\_\_\_ to be \$ \_\_\_\_\_**

Appraiser(s) \_\_\_\_\_ Review Appraiser (if applicable)  Did  Did Not Physically Inspect Property

[Y2K]