

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

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) _____
Elec. Public Other (Describe) _____
Gas _____
Water _____
San. Sewer _____
OFF SITE IMPROVEMENTS
Street Access Public Private
Surface _____
Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
Topo _____
Size _____
Shape _____
View _____
Drainage _____
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.

MARKET DATA ANALYSIS
Table with 5 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price, Data Source, Date of Sale and Time Adjustment, Location, Site/View, Sales or Financing Concessions, Net Adj. (Total), and Indicated Value of Subject.

Comments on Market Data: _____

Comments and Conditions of Appraisal: _____

RECONCILIATION
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