

# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.:

SUBJECT	Property Address:			City:		State:		Zip Code:																																																																																											
	County:			Legal Description:																																																																																															
ASSIGNMENT	Tax Year:		R.E. Taxes: \$		Special Assessments: \$		Assessor's Parcel #:																																																																																												
	Current Owner of Record:				Occupant:		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing																																																																																									
	Project Type:		<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium	<input type="checkbox"/> Cooperative	<input type="checkbox"/> Other (describe)	HOA: \$		<input type="checkbox"/> per year	<input type="checkbox"/> per month																																																																																									
	Market Area Name:		Map Reference:				Census Tract:																																																																																												
	The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																		
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																		
	Approaches developed for this appraisal: <input type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																																																		
	Property Rights Appraised: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																		
	Intended Use: _____																																																																																																		
	Intended User(s) (by name or type): _____																																																																																																		
Client:		Address: _____																																																																																																	
Appraiser:		Address: _____																																																																																																	
<table border="1"> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> <td rowspan="5">Predominant Occupancy</td> <td colspan="2">One-Unit Housing</td> <td colspan="2">Present Land Use</td> <td>Change in Land Use</td> </tr> <tr> <td>Built up:</td> <td><input type="checkbox"/> Over 75%</td> <td><input type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>%</td> <td><input type="checkbox"/> Not Likely</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>%</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing</td> <td><input type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td><input type="checkbox"/> Tenant</td> <td>Low</td> <td>Multi-Unit</td> <td>%</td> <td>* To: _____</td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage</td> <td><input type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td><input type="checkbox"/> Vacant (0-5%)</td> <td>High</td> <td>Comm'l</td> <td>%</td> <td></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input type="checkbox"/> 3-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> <td><input type="checkbox"/> Vacant (&gt;5%)</td> <td>Pred</td> <td></td> <td>%</td> <td></td> </tr> </table>										Location:	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	Built up:	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	PRICE	AGE	One-Unit	%	<input type="checkbox"/> Not Likely	Growth rate:	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	\$ (000)	(yrs)	2-4 Unit	%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Property values:	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	Low	Multi-Unit	%	* To: _____	Demand/supply:	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (0-5%)	High	Comm'l	%		Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	Pred		%																																				
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): _____ _____ _____ _____ _____																																																																																																			
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Surface																																																																																																			
Finished area above grade contains:		Rooms		Bedrooms		Bath(s)		Square Feet of Gross Living Area Above Grade																																																																																											
Additional features: _____ _____ _____																																																																																																			
Describe the condition of the property (including physical, functional and external obsolescence): _____ _____ _____																																																																																																			

# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.														
	Data Source(s):		Analysis of sale/transfer history and/or any current agreement of sale/listing:												
	1st Prior Subject Sale/Transfer														
	Date:														
	Price:														
	Source(s):														
	2nd Prior Subject Sale/Transfer														
	Date:														
	Price:														
	Source(s):														
SALES COMPARISON APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.															
SALES COMPARISON APPROACH	FEATURE	SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
	Address														
	Proximity to Subject														
	Sale Price	\$			\$			\$			\$				
	Sale Price/GLA	\$	/sq.ft.	\$	/sq.ft.		\$	/sq.ft.		\$	/sq.ft.				
	Data Source(s)														
	Verification Source(s)														
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.	
	Sales or Financing														
	Concessions														
	Date of Sale/Time														
	Rights Appraised														
	Location														
	Site														
	View														
	Design (Style)														
	Quality of Construction														
	Age														
Condition															
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Room Count															
Gross Living Area	sq.ft.		sq.ft.				sq.ft.				sq.ft.				
Basement & Finished															
Rooms Below Grade															
Functional Utility															
Heating/Cooling															
Energy Efficient Items															
Garage/Carport															
Porch/Patio/Deck															
Net Adjustment (Total)			<input type="checkbox"/> + <input type="checkbox"/> -	\$			<input type="checkbox"/> + <input type="checkbox"/> -	\$			<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables			\$				\$				\$				
Summary of Sales Comparison Approach															
Indicated Value by Sales Comparison Approach \$															

# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.:

<b>COST APPROACH TO VALUE (if developed)</b>		<input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.							
Provide adequate information for replication of the following cost figures and calculations.									
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):         									
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE ..... = \$							
Source of cost data:		DWELLING Sq.Ft. @ \$ ..... = \$							
Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ ..... = \$							
Comments on Cost Approach (gross living area calculations, depreciation, etc.):         		Sq.Ft. @ \$ ..... = \$							
		Sq.Ft. @ \$ ..... = \$							
		Sq.Ft. @ \$ ..... = \$							
		Sq.Ft. @ \$ ..... = \$							
		Sq.Ft. @ \$ ..... = \$							
		Garage/Carport Sq.Ft. @ \$ ..... = \$							
		Total Estimate of Cost-New ..... = \$							
Less Physical		Functional	External						
Depreciation		= \$( )							
Depreciated Cost of Improvements		= \$							
"As-is" Value of Site Improvements		= \$							
		= \$							
		= \$							
Estimated Remaining Economic Life (if required): Years		INDICATED VALUE BY COST APPROACH ..... = \$							
<b>INCOME APPROACH TO VALUE (if developed)</b>		<input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.							
Estimated Monthly Market Rent \$ X Gross Rent Multiplier		= \$ Indicated Value by Income Approach							
Summary of Income Approach (including support for market rent and GRM):        									
<b>PROJECT INFORMATION FOR PUDs (if applicable)</b>		<input type="checkbox"/> The Subject is part of a Planned Unit Development.							
Legal Name of Project:									
Describe common elements and recreational facilities:      									
<b>Indicated Value by: Sales Comparison Approach \$</b>		<b>Cost Approach (if developed) \$</b>							
Final Reconciliation		Cost Approach (if developed) \$							
		Income Approach (if developed) \$							
This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:   									
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.									
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ , as of: , which is the effective date of this appraisal.									
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.									
A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.									
Attached Exhibits:									
<input type="checkbox"/> Scope of Work		<input type="checkbox"/> Limiting Cond./Certifications		<input type="checkbox"/> Narrative Addendum		<input type="checkbox"/> Photograph Addenda		<input type="checkbox"/> Sketch Addendum	
<input type="checkbox"/> Map Addenda		<input type="checkbox"/> Additional Sales		<input type="checkbox"/> Cost Addendum		<input type="checkbox"/> Flood Addendum		<input type="checkbox"/> Manuf. House Addendum	
<input type="checkbox"/> Hypothetical Conditions		<input type="checkbox"/> Extraordinary Assumptions		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Client Contact: _____		Client Name: _____							
E-Mail: _____		Address: _____							
<b>APPRAISER</b>		<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>							
Appraiser Name: _____		Supervisory or Co-Appraiser Name: _____							
Company: _____		Company: _____							
Phone: _____		Fax: _____							
E-Mail: _____		E-Mail: _____							
Date of Report (Signature): _____		Date of Report (Signature): _____							
License or Certification #: _____		License or Certification #: _____							
State: _____		State: _____							
Designation: _____		Designation: _____							
Expiration Date of License or Certification: _____		Expiration Date of License or Certification: _____							
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None							
Date of Inspection: _____		Date of Inspection: _____							

# Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address:	City:	State:	Zip Code:
Client:	Address:		
Appraiser:	Address:		
<b>STATEMENT OF ASSUMPTIONS &amp; LIMITING CONDITIONS</b>			
<p>- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.</p> <p>- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.</p> <p>- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.</p> <p>- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.</p> <p>- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.</p> <p>- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.</p> <p>- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.</p> <p>- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.</p> <p>- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.</p> <p>- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.</p> <p>- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.</p> <p>- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.</p>			
<p><b>The Scope of Work</b> is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.</p>			
<p><b>Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):</b></p>			

# Certifications

File No.:

Property Address:	City:	State:	Zip Code:
Client:	Address:		
Appraiser:	Address:		
<b>APPRAISER'S CERTIFICATION</b>			
I certify that, to the best of my knowledge and belief:			
<ul style="list-style-type: none"> <li>- The statements of fact contained in this report are true and correct.</li> <li>- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.</li> <li>- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.</li> <li>- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.</li> <li>- My engagement in this assignment was not contingent upon developing or reporting predetermined results.</li> <li>- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.</li> <li>- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.</li> <li>- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.</li> <li>- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.</li> <li>- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.</li> </ul>			
<b>Additional Certifications:</b>			
<p><b>DEFINITION OF MARKET VALUE *:</b>            Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:</p> <ol style="list-style-type: none"> <li>1. Buyer and seller are typically motivated;</li> <li>2. Both parties are well informed or well advised and acting in what they consider their own best interests;</li> <li>3. A reasonable time is allowed for exposure in the open market;</li> <li>4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and</li> <li>5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.</li> </ol> <p>* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.</p>			
Client Contact:		Client Name:	
E-Mail:		Address:	
APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
Appraiser Name: _____		Supervisory or Co-Appraiser Name: _____	
Company: _____		Company: _____	
Phone: _____ Fax: _____		Phone: _____ Fax: _____	
E-Mail: _____		E-Mail: _____	
Date Report Signed: _____		Date Report Signed: _____	
License or Certification #: _____ State: _____		License or Certification #: _____ State: _____	
Designation: _____		Designation: _____	
Expiration Date of License or Certification: _____		Expiration Date of License or Certification: _____	
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: _____		Date of Inspection: _____	