

LAND APPRAISAL REPORT

File No. _____

SUBJECT	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 <input type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> 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	Good	Avg.	Fair	Poor
	Built Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	<input type="checkbox"/>	<input type="checkbox"/>	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply	<input type="checkbox"/>	<input type="checkbox"/>	<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Present _____ % One-Unit _____ % 2-4 Unit _____ % Apts. _____ % Condo _____ % Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Land Use _____ % Industrial _____ % Vacant _____ %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use <input type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	One-Unit Price Range \$ _____ to \$ _____ Predominant Value \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	One-Unit Age Range _____ yrs. to _____ yrs. Predominant Age _____ yrs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) _____				

SITE	Dimensions _____ = _____ <input type="checkbox"/> Corner Lot												
	Zoning Classification _____ Present Improvements <input type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations												
	Highest and Best Use <input type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) _____												
	Public _____ Other (Describe) _____												
	Elec. <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> San. Sewer <input type="checkbox"/> Undergound Elect. & Tel. <input type="checkbox"/>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">OFF SITE IMPROVEMENTS</th> </tr> <tr> <td>Street Access <input type="checkbox"/> Public <input type="checkbox"/> Private</td> <td>Topo _____</td> </tr> <tr> <td>Surface _____</td> <td>Size _____</td> </tr> <tr> <td>Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Private</td> <td>Shape _____</td> </tr> <tr> <td><input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter</td> <td>View _____</td> </tr> <tr> <td><input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights</td> <td>Drainage _____</td> </tr> </table>	OFF SITE IMPROVEMENTS		Street Access <input type="checkbox"/> Public <input type="checkbox"/> Private	Topo _____	Surface _____	Size _____	Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Private	Shape _____	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	View _____	<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Drainage _____
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<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	View _____												
<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Drainage _____												
Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No													
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) _____													

The undersigned has recited the following 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	
Address							
Proximity to Subject							
Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Price \$/Sq. Ft.	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Data Source(s)							
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.							
Location							
Site/View							
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"/> - \$ _____	
Indicated Value of Subject		\$ _____	\$ 0	\$ _____	\$ 0	\$ _____	\$ 0
Comments on Market Data _____							

RECONCILIATION	Comments and Conditions of Appraisal _____	
	Final Reconciliation _____	
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF _____ TO BE \$ _____	
	Appraiser _____	Supervisory Appraiser (if applicable) _____
	Date of Signature and Report _____	Date of Signature _____
	Title _____	Title _____
	State Certification # _____ ST _____	State Certification # _____ ST _____
	Or State License # _____ ST _____	Or State License # _____ ST _____
	Expiration Date of State Certification or License _____	Expiration Date of State Certification or License _____
	Date of Inspection (if applicable) _____	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection _____