

Residential Appraisal Form

Property Address: _____

City: _____

State: _____ Zip Code: _____

Borrower: _____ Owner of Public Record: _____

Legal Description: _____

Neighborhood Name: _____ Map Reference: _____

Occupant: Owner Tenant Vacant

Special Assessments: PUD HOA per year per month

Property Rights Appraised: Fee Simple Leasehold Other

(describe) _____

Assignment Type: Purchase Transaction Refinance Transaction 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? Yes No

Report data source(s) used, offering price(s), and date(s): _____

Neighborhood Characteristics:

Location: Urban Suburban Rural

Built-Up Over 75% 25–75% Under 25%

Growth Rapid Stable Slow

One-Unit Housing Trends:

Property Values Increasing Stable Declining

Demand/Supply Shortage In Balance Over Supply

Marketing Time Under 3 months 3–6 months Over 6 months

Neighborhood Boundaries:

Neighborhood Description:

Market Conditions (including support for the above conclusions):

Dimensions: Area Shape View

Specific Zoning Classification:

Zoning Description:

Zoning Compliance:

Legal Legal Nonconforming (Grandfathered Use)

No Zoning Illegal (describe) _____

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No

If No, describe: _____

Utilities

Public

Other(describe)

Electricity

Gas

Water

Sanitary Sewer

Street

Alley

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No

If Yes, describe: _____