

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: _____