

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No.

SUBJECT

Property Address

City

State

Zip Code

Legal Description

County

Assessor's Parcel No.

Tax Year

R.E. Taxes \$

Special Assessments \$

Borrower

Current Owner

Occupant:

Owner

Tenant

Vacant

Property rights appraised

Fee Simple

Leasehold

Project Type

PUD

Condominium (HUD/VA only)

HOA\$

/Mo.

Neighborhood or Project Name

Map Reference

Census Tract

Sale Price \$

Date of Sale

Description and \$ amount of loan charges/concessions to be paid by seller

Lender/Client

Address

Appraiser

Address

NEIGHBORHOOD

Location

Urban

Suburban

Rural

Predominant occupancy

Single family housing

PRICE

AGE

Present land use %

Land use change

Built up

Over 75%

25-75%

Under 25%

Owner

Low

One family

Not likely

Likely

Growth rate

Rapid

Stable

Slow

Tenant

High

2-4 family

In process

Property values

Increasing

Stable

Declining

Vacant (0-5%)

Predominant

Multi-family

To:

Demand/supply

Shortage

In balance

Over supply

Vacant (over 5%)

Commercial

Marketing time

Under 3 mos.

3-6 mos.

Over 6 mos.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics:

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

PUD

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)?

YES

NO

Approximate total number of units in the subject project

Approximate total number of units for sale in the subject project

Describe common elements and recreational facilities:

SITE

Dimensions

Site area

Corner Lot

Yes

No

Specific zoning classification and description

Zoning compliance

Legal

Legal nonconforming (Grandfathered use)

Illegal

No zoning

Highest & best use as improved:

Present use

Other use (explain)

Utilities

Public

Other

Off-site Improvements

Type

Public

Private

Electricity

Gas

Water

Sanitary sewer

Storm sewer

Street

Curb/gutter

Sidewalk

Street lights

Alley

Topography

Size

Shape

Drainage

View

Landscaping

Driveway Surface

Apparent easements

FEMA Special Flood Hazard Area

Yes

No

FEMA Zone

Map Date

FEMA Map No.

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.):

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION

EXTERIOR DESCRIPTION

FOUNDATION

BASEMENT

INSULATION

No. of Units

No. of Stories

Type (Det./Att.)

Design (Style)

Existing/Proposed

Age (Yrs.)

Effective Age (Yrs.)

Foundation

Exterior Walls

Roof Surface

Gutters & Dwnspts.

Window Type

Storm/Screens

Manufactured House

Slab

Crawl Space

Basement

Sump Pump

Dampness

Settlement

Infestation

Area Sq.Ft.

% Finished

Ceiling

Walls

Floor

Outside Entry

Roof

Ceiling

Walls

Floor

None

Unknown

ROOMS

Foyer

Living

Dining

Kitchen

Den

Family Rm.

Rec. Rm.

Bedrooms

Baths

Laundry

Other

Area Sq.Ft.

Basement

Level 1

Level 2

Finished area above grade contains:

Rooms;

Bedroom(s);

Bath(s);

Square Feet of Gross Living Area

INTERIOR

Materials/Condition

HEATING

Type

Fuel

Condition

KITCHEN EQUIP.

Refrigerator

Range/Oven

Disposal

Dishwasher

Fan/Hood

Microwave

Washer/Dryer

ATTIC

None

Stairs

Drop Stair

Scuttle

Floor

Heated

Finished

AMENITIES

Fireplace(s) #

Patio

Deck

Porch

Fence

Pool

CAR STORAGE:

None

Garage

Attached

Detached

Built-In

Carport

Driveway

of cars

COMMENTS

Additional features (special energy efficient items, etc.):

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property:

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