

# Appraisal Report

File No.  
Case No.

Subject Property Information							
Owner _____				Client _____			
Property Address _____				Check one: <input type="checkbox"/> SF <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop <input type="checkbox"/> 2-4 Units			
City _____		County _____		State _____		Zip Code _____	
Legal Description _____							
No. of Rooms	No. of Bedrooms	No. of Baths	Gross Living Area Sq.Ft.	Basement Size Sq.Ft.	Bsmnt. Finishing	Garage/Carport	Central Air: <input type="checkbox"/> Yes <input type="checkbox"/> No

Field Report									
<b>NEIGHBORHOOD</b>									
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%	Property Compatibility				<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	General Appearance of Property				<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	Appeal to Market				<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"/> Over Supply	Census _____					
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.						
Present Land Use	<input type="checkbox"/> % 1 Family	<input type="checkbox"/> % 2-4 Family	<input type="checkbox"/> % Condo	<input type="checkbox"/> % Coop.	<input type="checkbox"/> % Commercial/Industrial	<input type="checkbox"/> % Vacant	<input type="checkbox"/> % _____		
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	Change From _____ to _____						
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	_____ % Vacant						
Subject Property Type	Price Range \$ _____ to \$ _____		Predominant Value = \$ _____						
Subject Property Type	Age _____ years to _____ years.		Predominate Age _____ years						
Comments on factors favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) _____									

SUBJECT PROPERTY (Improvements & Site)				
Style _____	Actual Age _____	Effective Age _____	Property Rating	
Units _____	Stories _____	<input type="checkbox"/> Attached <input type="checkbox"/> Semi-Attached <input type="checkbox"/> Detached	Good	Avg.
Ext. Wall Mat'l. _____	Roof Mat'l. _____		Fair	Poor
Property in HUD-Identified Sp'l Flood hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No			Condition of Exterior <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Lot Dimensions and Size _____	Zoning _____		Compatibility to Neighborhood <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Comments (favorable or unfavorable including deferred maintenance) _____			Appeal and Marketability <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Market Comparable Analysis Prior to Improvement												
Item	Subject Property			Comparable No. 1			Comparable No. 2			Comparable No. 3		
Address												
Prox. to Subj.												
Sale Price				\$			\$			\$		
Verif. Source(s)												
Date of Sale	Description			Description		Adjustment	Description		Adjustment	Description		Adjustment
Time Adjust.												
Location												
Site												
View												
Age												
Condition												
Living Area Rm	Total	B-Rms.	Baths	Total	B-Rms.	Baths	Total	B-Rms.	Baths	Total	B-Rms.	Baths
Count & Total												
Gross Liv Area	Sq.Ft.			Sq.Ft.			Sq.Ft.			Sq.Ft.		
Basement												
Bsmnt Finish												
Net Adj. (Total)				<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$			<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$			<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$		
Sub Value				Net=0.0%/Grs=0.0%\$			Net=0.0%/Grs=0.0%\$			Net=0.0%/Grs=0.0%\$		
Analysis of Comparable Sales _____												

Item	Subject Property	Comparable #1	Comparable #2	Comparable #3
Date/Price of Prior Sale				
Data Source(s)				
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.				
My research <input type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sales of the comparable sale.				
Reconciliation _____				
Intended User _____	Intended Use _____			
Report Type _____	Estimated Market Value \$ _____ as of _____			
Completed By <u>Terre G. Armstrong</u>	Title _____			
License/Certification # <u>AL 036873</u>	Expiration Date of License/Certification <u>04/05/2013</u>			
Signature _____	Date _____			