# Land Appraisal Report

## IDENTIFICATION

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 ☐ Fee ☐ Leasehold ☐ 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

| | | | | | Good | Avg. | Fair | Poor |
|---|---|---|---|---|---|---|---|---|
| Location | ☐ Urban | ☐ Suburban | ☐ Rural | Employment Stability | ☐ | ☐ | ☐ | ☐ |
| Built Up | ☐ Over 75% | ☐ 25% to 75% | ☐ Under 25% | Convenience to Employment | ☐ | ☐ | ☐ | ☐ |
| Growth Rate ☐ Fully Dev. | ☐ Rapid | ☐ Steady | ☐ Slow | Convenience to Shopping | ☐ | ☐ | ☐ | ☐ |
| Property Values | ☐ Increasing | ☐ Stable | ☐ Declining | Convenience to Schools | ☐ | ☐ | ☐ | ☐ |
| Demand/Supply | ☐ Shortage | ☐ In Balance | ☐ Oversupply | Adequacy of Public Transportation | ☐ | ☐ | ☐ | ☐ |
| Marketing Time | ☐ Under 3 Mos. | ☐ 4-6 Mos. | ☐ Over 6 Mos. | Recreational Facilities | ☐ | ☐ | ☐ | ☐ |

Present Land Use _____% 1 Family _____% 2-4 Family _____% Apts. _____% Condo _____% Commercial
_____% Industrial _____% Vacant _____%

Adequacy of Utilities ☐ ☐ ☐ ☐
Property Compatibility ☐ ☐ ☐ ☐

Change in Present Land Use ☐ Not Likely ☐ Likely (*) ☐ Taking Place (*)
(*) From _____ To _____

Protection from Detrimental Conditions ☐ ☐ ☐ ☐
Police and Fire Protection ☐ ☐ ☐ ☐

Predominant Occupancy ☐ Owner ☐ Tenant % Vacant
Single Family Price Range $_____ to $_____ Predominant Value $_____
Single Family Age _____ yrs. to _____ yrs. Predominant Age _____ yrs.

General Appearance of Properties ☐ ☐ ☐ ☐
Appeal to Market ☐ ☐ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): _____

## SITE

Dimensions = Sq. Ft. or Acres ☐ Corner Lot
Zoning classification Present Improvements ☐ do ☐ do not conform to zoning regulations
Highest and best use ☐ Present use ☐ Other (specify)

| | Public | Other (Describe) | OFF SITE IMPROVEMENTS | |
|---|---|---|---|---|
| Elec. | ☐ | _____ | Topo _____ | |
| Gas | ☐ | _____ | Street Access ☐ Public ☐ Private | Size _____ |
| Water | ☐ | _____ | Surface _____ | Shape _____ |
| San. Sewer | ☐ | _____ | Maintenance ☐ Public ☐ Private | View _____ |

☐ Storm Sewer ☐ Curb/Gutter     Drainage _____
☐ Sidewalk ☐ Street Lights     Is the property located in a HUD Identified Special Flood Hazard Area? ☐ No ☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions):_____

## MARKET DATA ANALYSIS

The undersigned has recited three 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 Data Source | $ | | $ | | $ | | $ |
| Date of Sale and Time Adjustment | DESCRIPTION | DESCRIPTION | +(—)$ Adjust. | DESCRIPTION | +(—)$ Adjust. | DESCRIPTION | +(—)$ Adjust. |
| Location | | | | | | | |
| Site/View | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Sales or Financing Concessions | | | | | | | |
| Net Adj. (Total) | | ☒ + ☐ - | $ | ☒ + ☐ - | $ | ☒ + ☐ - | $ |
| Indicated Value of Subject | | | $ | | $ | | $ |

Comments on Market Data: _____

Comments and Conditions of Appraisal: _____

## RECONCILIATION

Final Reconciliation: _____

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF _____ _____ to be $ _____

_____ _____ ☐ Did ☐ Did Not Physically Inspect Property
Appraiser(s)                 Review Appraiser (if applicable)