

	Client File #:		Appraisal File #:	
	<h1>Appraisal Report • Residential</h1>			
	Appraisal Company:			
	Address:			
Phone:		Fax:		Website:
Appraiser:		Co-Appraiser:		
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		
AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation:		
E-mail:		E-mail:		
Client:		Contact:		
Address:				
Phone:		Fax:		E-mail:
<b>SUBJECT PROPERTY IDENTIFICATION</b>				
Address:				
City:		County:		State: ZIP:
Legal Description:				
Tax Parcel #:		RE Taxes:		Tax Year:
Use of the Real Estate As of the Date of Value:				
Use of the Real Estate Reflected in the Appraisal:				
Opinion of highest and best use (if required):				
<b>SUBJECT PROPERTY HISTORY</b>				
Owner of Record:				
Description and analysis of sales within 3 years (minimum) prior to effective date of value:				
Description and analysis of agreements of sale (contracts), listings, and options:				
<b>RECONCILIATIONS AND CONCLUSIONS</b>				
Indication of Value by Sales Comparison Approach		\$		
Indication of Value by Cost Approach		\$		
Indication of Value by Income Approach		\$		
Final Reconciliation of the Methods and Approaches to Value:				
<b>Opinion of Value as of:</b>		<b>\$</b>		
Exposure Time:				
The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.				

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**ASSIGNMENT PARAMETERS**

Intended User(s):

Intended Use:

*This report is not intended by the appraiser for any other use or by any other user.*

Type of Value: \_\_\_\_\_ Effective Date of Value: \_\_\_\_\_

Interest Appraised:  Fee Simple  Leasehold  Other

**Hypothetical Conditions:** (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.)

**Extraordinary Assumptions:** (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

**SCOPE OF WORK**

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

<b>Scope of Subject Property Inspection / Data Sources Utilized</b>	<b>Approaches to Value Developed</b>
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**Appraiser**  
Property Inspection:  Yes  No  
Date of Inspection:  
Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

**Cost Approach:**  
 Is necessary for credible results and is developed in this analysis  
 Is not necessary for credible results; not developed in this analysis  
 Is not necessary for credible results but is developed in this analysis

**Sales Comparison Approach:**  
 Is necessary for credible results and is developed in this analysis  
 Is not necessary for credible results; not developed in this analysis  
 Is not necessary for credible results but is developed in this analysis

**Co-Appraiser**  
Property Inspection:  Yes  No  
Date of Inspection:  
Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

**Income Approach:**  
 Is necessary for credible results and is developed in this analysis  
 Is not necessary for credible results; not developed in this analysis  
 Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments:

Significant Real Property Appraisal Assistance:  None  Disclose Name(s) and contribution:



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### IMPROVEMENTS ANALYSIS

<b>General</b>	Design:	No. of Units:	No. of Stories:	Actual Age:	Effective Age:
<input type="checkbox"/> Existing <input type="checkbox"/> Under Construction <input type="checkbox"/> Proposed		<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular
Other:					
<b>Exterior Elements</b>	Roofing:	Siding:	Windows:		
<input type="checkbox"/> Patio	<input type="checkbox"/> Deck	<input type="checkbox"/> Porch	<input type="checkbox"/> Pool	<input type="checkbox"/> Fence	
Other:					
<b>Interior Elements</b>	Flooring:	Walls:	<input type="checkbox"/> Fireplace #		
Kitchen: <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range <input type="checkbox"/> Oven <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Dishwasher				Countertops:	
Other:					
<b>Foundation</b>	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Slab	<input type="checkbox"/> Basement		
Other:					
<b>Attic</b>	<input type="checkbox"/> None <input type="checkbox"/> Scuttle	<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairway	<input type="checkbox"/> Finished	
<b>Mechanicals</b>	HVAC:	Fuel:	Air Conditioning:		
<b>Car Storage</b>	<input type="checkbox"/> Driveway	<input type="checkbox"/> Garage	<input type="checkbox"/> Carport	<input type="checkbox"/> Finished	
<b>Other Elements</b>					

#### Above Grade Gross Living Area (GLA)

	Living	Dining	Kitchen	Den	Family	Rec.	Bedrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1											
Level 2											

Finished area above grade contains:	Bedroom(s):	Bath(s):	GLA:
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Summarize Above Grade Improvements:

#### Below Grade Area or Other Area

	Living	Dining	Kitchen	Den	Family	Rec.	Bedrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											
Other Area											

Summarize below grade and/or other area improvements:

Discuss physical depreciation and functional or external obsolescence:

Discuss style, quality, condition, size, and appeal of improvements including conformity to market area:

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## SITE VALUATION

### Site Valuation Methodology

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

### Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address							
Proximity to Subject							
Data Source/ Verification							
Sales Price	\$		\$		\$		\$
Price/	\$		\$		\$		\$
Sale Date							
Location							
Site Size							
Site View							
Site Improvements							
Net Adjustment		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
		Net Adj. %		Net Adj. %		Net Adj. %	
Indicated Value		Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$
Prior Transfer History							

Site Valuation Comments:

Site Valuation Reconciliation:

**Opinion of Site Value**

\$



<b>Client:</b>		<b>Client File #:</b>	
<b>Subject Property:</b>		<b>Appraisal File #:</b>	

<b>INCOME APPROACH</b>										
<b>Market Rent Analysis</b>										
<b>ITEM</b>		<b>SUBJECT</b>		<b>RENTAL 1</b>		<b>RENTAL 2</b>		<b>RENTAL 3</b>		
Address										
Proximity to Subject										
Data Source/ Verification										
Lease Term										
Date of Lease										
Rent/		\$		\$		\$		\$		
Rent Concession										
Less Utilities										
Less										
<b>Adjusted Market Rent</b>				\$		\$		\$		
Location										
Site/View										
Quality of Construction										
Age										
Condition										
Above Grade Bedrooms		Bedrooms		Bedrooms		Bedrooms		Bedrooms		
Above Grade Baths		Baths		Baths		Baths		Baths		
Gross Living Area		Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.		
Below Grade Area		Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.		
Other Area		Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.		
Heating/Cooling										
Car Storage										
Net Adjustment				<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Indicated Market Rent				Net Adj.	%	Net Adj.	%	Net Adj.	%	
				Gross Adj.	%	Gross Adj.	%	Gross Adj.	%	
Rent comparable analysis and reconciliation of market rent of subject property:										
Opinion of Market Rent \$										
<b>Gross Rent Multiplier Analysis</b>										
<b>ADDRESS</b>		<b>DATE</b>		<b>SALE PRICE</b>		<b>GROSS RENT</b>		<b>GRM</b>		<b>COMMENTS</b>
Comment and reconciliation of the gross rent multiplier (GRM):										
Opinion of Market Rent: \$ _____ × _____ GRM = \$										
<b>Indication of Value by Income Approach</b>					<b>\$</b>					

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**SALES COMPARISON APPROACH**

ITEM	SUBJECT		COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address								
Proximity to Subject								
Data Source/ Verification								
Original List Price	\$		\$		\$		\$	
Final List Price	\$		\$		\$		\$	
Sale Price	\$		\$		\$		\$	
Sale Price % of Original List		%		%		%		%
Sale Price % of Final List		%		%		%		%
Closing Date								
Days On Market								
Price/Gross Living Area	\$		\$		\$		\$	
	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>+ (-) Adjustment</b>	<b>DESCRIPTION</b>	<b>+ (-) Adjustment</b>	<b>DESCRIPTION</b>	<b>+ (-) Adjustment</b>	
Financing								
Concessions								
Contract Date								
Location								
Site Size								
Site Views/Appeal								
Design and Appeal								
Quality of Construction								
Age								
Condition								
Above Grade Bedrooms	Bedrooms		Bedrooms		Bedrooms		Bedrooms	
Above Grade Baths	Baths		Baths		Baths		Baths	
Gross Living Area	Sq.Ft.		Sq.Ft.		Sq.Ft.		Sq.Ft.	
Below Grade Area								
Below Grade Finish								
Other Area								
Functional Utility								
Heating/Cooling								
Car Storage								
Net Adjustment (total)			<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
			Net Adj.	%	Net Adj.	%	Net Adj.	%
Adjusted Sale Price			Gross Adj.	% \$	Gross Adj.	% \$	Gross Adj.	% \$
Prior Transfer History								

Comments and reconciliation of the sales comparison approach:

**Indication of Value by Sales Comparison Approach**

**\$**