·	Client File #:		Appraisal File #:					
	Appraisal Report • Land							
AI Reports®	Appraisal Company:							
-	Address: Phone:	Fax:	Wobcito					
Form 120.06*	Phone:	Гах.	Website:					
Appraiser: Al Membership (if any): □ SR/	A □ MAI □ SRPA	A □ AI-GRS □ AI-RRS	Al Membership (if any): SRA	☐ MAI ☐ SRPA ☐ AI-GRS ☐ AI-RRS				
Al Affiliation (if any): Candid				for Designation				
Other Professional Affiliation:			Other Professional Affiliation:					
E-mail:			E-mail:					
Client:			Contact:					
Address:	Fove		E-mail:					
Phone: SUBJECT PROPERTY IDEN	Fax:		E-Maii:					
Address:	IIIIGAIION							
City:	Co	ounty:	State:	ZIP:				
Legal Description:		unity.						
Tax Parcel #:			RE Taxes:	Tax Year:				
Use of the Real Estate As of the								
Use of the Real Estate Reflecte Opinion of highest and best us								
SUBJECT PROPERTY HISTO								
Owner of Record:								
Description and analysis of sal	les within 3 years (mi	nimum) prior to effec	tive date of value:					
Description and analysis of agreements of sale (contracts), listings, and options: RECONCILIATIONS AND CONCLUSIONS								
Indication of Value by Sales Co	omparison Approach		\$					
Indication of Value by Cost Ap			\$					
Indication of Value by Income	-		\$					
-		- 17.1	•					
Final Reconciliation of the Met	hods and Approacnes	s to Value:						
Opinion of Value as o	f:		\$					
Exposure Time:			<u> </u>					
The above opinion is	subject to: \(\subject \) Hypot	hetical Conditions an	d/or D Extraordinary Assumptions	cited on the following page				

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Subject Property:			Appraisal File #:						
ASSIGNMENT PARA	METERS								
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:	For Circular III I and the III II Others	Effective Date of Value	ie:						
	Fee Simple Leasehold Other		hadia a a a da la da la da						
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.)									
to be factual as of the e assumption may affect	mptions: (An extraordinary assumption is directeffective date. If found to be false this assumption the assignment results.)	n could alter the appra	iser's opinions or conclu	sions. Any extraordinary					
	port in accordance with Standard Rule 2-2(a) of	the Uniform Standard o	of Professional Appraisal	Practice (USPAP).					
SCOPE OF WORK		hada in an and to an and	Commentence						
property is identified, th	f work is the type and extent of research and ana ne extent to which tangible property is inspected, dible opinions or conclusions. The specific scope	the type and extent of	data research, and the t	type and extent of analysis					
Scope of Subject Prop	erty Inspection / Data Sources Utilized	Approaches to Value	Developed						
Appraiser Property Inspection: □ Date of Inspection: Describe Scope of Prop and Data Sources Cons	erty Inspection, Source of Area Calculations	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 ☐ 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 ☐ Is necessary for credible results but is developed in this analysis ☐ 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 ☐ Is not necessary for credible results but is developed in this analysis							
Co-Appraiser Property Inspection: □	Yes □ No								
Date of Inspection: Describe Scope of Prop and Data Sources Cons	erty Inspection, Source of Area Calculations sulted:								
Additional Scope of Wo	rk Comments:								
Significant Real Propert	y Appraisal Assistance: □ None □ Disclose Na	ame(s) and contributio	n:						

Client:

Client File #:

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Subject Property:							Appraisal File	e #:			
MARKET AREA ANALYSIS											
Location ☐ Urban ☐ Suburban	Built Up ☐ Under 25 ☐ 25%-759	%	Growth ☐ Rapid ☐ Stable		Supply & De ☐ Shortage ☐ In Balance	e	Value Trend ☐ Increasing ☐ Stable	g C	ypical Ma Under 3 3-6 Mc	3 Months onths	
Rural	□ Over 75%		□ Slow		□ Over Sup	ply	☐ Decreasir		Over 6	Months	
Neighborhood Sing Price	gle Family P		Neighborhood Land Use		Neighborhood Name:						
Lo	\\A/	Age	1 Family	0/2	Commercial	%	PUD □ Con	40 🏻 H	۰۸۰ \$		/
Hig			Condo		Vacant		Amenities:	uо 🗀 п	ОΑ. Ф		/
Predon			Multifamily	——————————————————————————————————————	Vacant		Amemico.				
Market area description											
SITE ANALYSIS											
Dimensions:					Area:						
View:					Shape:						
Drainage:					Utility:						
Site Similarity/Conform	mity To Neigl				Zoning/Deed Restriction						
Size: View: ☐ Smaller than Typical ☐ Favorab ☐ Typical ☐ Typical ☐ Less that		Zoning: ble □ Legal □ No zon an Favorable □ Legal, non-confo □ Illegal									
Utilities					Off Site In	provemen	ts				
Gas □ Pr Water □ Pr	ublic	er er			Street Alley Sidewalk Street Ligh		Public □ Pri Public □ Pri Public □ Pri Public □ Pri	vate vate			
Site description and cha	aracteristics:			_							
HIGHEST AND BEST											
☐ Present Use ☐ Proposed Use ☐ Other:											
Summary of highest and	d best use ar	nalysis:									

Client File #:

Client:

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SITE VALUATION STRE VALUATION	Client:					Client File #:			
Site Valuation Methodology Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being approximately desirably appropriate units of comparison, and making adjustments to the sale prices for unit prices, as appropriately being appropriate based on relevant, marked-chiefed elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. Market Extraction: A method of estimating land value in which the depreciated cost of the improvements on an improved property is calculated and deducted from the total sale price to artive at an estimated sale price for the land. Alternative Method: (Describe methodology and rationale) Site Valuation ITEM	Subject Property:					Appraisal File #:			
Site Valuation Methodology Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being approximately desirably appropriate units of comparison, and making adjustments to the sale prices for unit prices, as appropriately being appropriate based on relevant, marked-chiefed elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. Market Extraction: A method of estimating land value in which the depreciated cost of the improvements on an improved property is calculated and deducted from the total sale price to artive at an estimated sale price for the land. Alternative Method: (Describe methodology and rationale) Site Valuation ITEM									
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Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing seles of similar properties to the property being appraised, indirectly such soft of property being appraised, indirectly as a part of the process of th		logy							
being appropriated, identifying appropriate units of comparison, and making adjustments to the sale prices for unit prices, as appropriately of the comparable properties based no relevant, marked-cheer delements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. Market Extraction: method of estimating land value in which the depreciated cost of the improvements on an improved property is calculated and deducted from the total sale price to arrive at an estimated sale price for the land. Alternative Method: (Describe methodology and rationale)			ss of deriving a value	indication for	the subject property b	v comparing sales of s	imilar properties	to the property	
properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate saleps of comparison approach may be used to value improved property is calculated and deducted from the total sale price to arrive at an estimated sale price for the land. Alternative Method: (Describe methodology and rationale) Site Valuation COMPARISON 1 COMPARISON 2 COMPARISON 3									
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Alternative Method: (Describe methodology and rationale) Alternative Method: (Describe methodology and rationale)									
Alternative Method: (Describe methodology and rationale) Site Valuation	☐ Market Extraction:	A method of estimating	ig land value in which	the depreciat	ted cost of the improve	ements on an improve	d property is cale	culated and	
ITEM	deducted from the total sal	e price to arrive at an e	estimated sale price f	or the land.					
ITEM									
ITEM SUBJECT COMPARISON 1 COMPARISON 2 COMPARISON 3	☐ Alternative Method:	(Describe methodolog	y and rationale)						
ITEM SUBJECT COMPARISON 1 COMPARISON 2 COMPARISON 3									
ITEM SUBJECT COMPARISON 1 COMPARISON 2 COMPARISON 3	Site Valuation								
Address Proximity to Subject Data Source/ Verification Sales Price \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			_						
Proximity to Subject Data Source/ Verification Sales Price	ITEM	SUBJECT	COMPAR	RISON 1	COMP	ARISON 2	COMPA	ARISON 3	
Data Source/ Verification Sales Price \$ \$ \$ \$ \$ \$ \$ \$ \$	Address								
Data Source/ Verification Sales Price \$ \$ \$ \$ \$ \$ \$ \$ \$									
Verification \$ <t< td=""><td>Proximity to Subject</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Proximity to Subject								
Sales Price	Data Source/								
Price S									
Price S	Sales Price	\$		\$		\$		\$	
Location Site Size Site View Site Improvements Net Adjustment	Price/	\$						\$	
Site Size Site View Site Improvements Net Adjustment Net Adj. % Gross Adj. % Frior Transfer History Site Valuation Comments:	Sale Date								
Site View Site Improvements Net Adjustment	Location								
Site Improvements	Site Size								
Net Adjustment	Site View								
Net Adj. % Gross Adj. % \$ Gross Adj. % \$ Gross Adj. \$ Site Valuation Reconciliation:	Site Improvements								
Net Adj. % Gross Adj. % \$ Gross Adj. % \$ Gross Adj. \$ Site Valuation Reconciliation:									
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Net Adj. % Gross Adj. % \$ Gross Adj. % \$ Gross Adj. \$ Site Valuation Reconciliation:				1.					
Indicated Value Gross Adj. % \$ Gross Adj. \$ Ste Valuation Reconciliation:	Net Adjustment					1		\$	
Prior Transfer History Site Valuation Comments: Site Valuation Reconciliation:			Net Adj. %	6	Net Adj.	%	Net Adj.		
Site Valuation Comments: Site Valuation Reconciliation:	Indicated Value		Gross Adj. 9	6 \$	Gross Adj.	% \$	Gross Adj.	\$	
Site Valuation Comments: Site Valuation Reconciliation:	Prior Transfer History								
Site Valuation Reconciliation:	·								
Site Valuation Reconciliation:	Site Valuation Comments	c·							
	Site valuation comment	5.							
	0: 1/1 : 5 ::								
Opinion of Site Value \$	Site Valuation Reconcilia	ition:							
Opinion of Site Value \$									
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Opinion of Site Value \$				<u> </u>					
	Opinion of Site Valu	ie		\$					

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