



Client File #:		Appraisal File #:	
<h1>Summary 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"/> Associate Member		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member	
Professional Affiliation:		Professional Affiliation:	
E-mail:		E-mail:	
Client:		Contact:	
Address:			
Phone:		Fax:	
		E-mail:	

SUBJECT PROPERTY IDENTIFICATION

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):			

SUBJECT PROPERTY HISTORY

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:

RECONCILIATIONS AND CONCLUSIONS

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:	

Opinion of Value as of:	\$
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The above opinion is subject to: **Hypothetical Conditions** and/or **Extraordinary Assumptions** cited on the following page.

Client:		Client File #:	
Subject Property:		Appraisal File #:	

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.)

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

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.

Scope of Subject Property Inspection / Data Sources Utilized	Approaches to Value Developed
Appraiser Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:	Cost Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
Co-Appraiser Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:	Sales Comparison Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
	Income Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> 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

General	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"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Manufactured <input type="checkbox"/> Modular		

Other:

Exterior Elements	Roofing:	Siding:	Windows:
<input type="checkbox"/> Patio <input type="checkbox"/> Deck <input type="checkbox"/> Porch <input type="checkbox"/> Pool <input type="checkbox"/> Fence			

Other:

Interior Elements	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:

Foundation	<input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab <input type="checkbox"/> Basement
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Other:

Attic	<input type="checkbox"/> None <input type="checkbox"/> Scuttle <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairway <input type="checkbox"/> Finished
Mechanicals	HVAC: <input type="checkbox"/> Fuel: <input type="checkbox"/> Air Conditioning: <input type="checkbox"/>
Car Storage	<input type="checkbox"/> Driveway <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Finished

Other Elements

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:

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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INCOME APPROACH

Market Rent Analysis

ITEM	SUBJECT	RENTAL 1	RENTAL 2	RENTAL 3
Address				
Proximity to Subject				
Data Source/ Verification				
Lease Term				
Date of Lease				
Rent/	\$	\$	\$	\$
Rent Concession				
Less Utilities				
Less				
Adjusted Market Rent		\$	\$	\$
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 \$

Gross Rent Multiplier Analysis

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM):

Opinion of Market Rent: \$ _____ × _____ GRM = \$ _____

Indication of Value by Income Approach \$ _____

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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		\$		\$		\$	
	DESCRIPTION	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment	DESCRIPTION	+ (-) Adjustment
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 \$