



Form 120.06*

Client File #:		Appraisal File #:	
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Appraisal Report • Land

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 Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	AI Affiliation (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:	

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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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.

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-120.06 Appraisal Report - Land© Appraisal Institute 2022, All Rights Reserved.

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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 as of the effective date. 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.

Scope of Subject Property Inspection / Data Sources Utilized	Approaches to Value Developed
<p>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:</p>	<p>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</p>
<p>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:</p>	<p>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</p>
	<p>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</p>

Additional Scope of Work Comments:

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

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MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built Up <input type="checkbox"/> Under 25% <input type="checkbox"/> 25%-75% <input type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile Price _____ Age _____ Low _____ High _____ Predominant _____		Neighborhood Land Use 1 Family _____ % Commercial _____ % Condo _____ % Vacant _____ % Multifamily _____ % _____ %		Neighborhood Name: PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ _____ / Amenities: _____	

Market area description and characteristics:

SITE ANALYSIS

Dimensions:	Area:
View:	Shape:
Drainage:	Utility:
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
Size: <input type="checkbox"/> Smaller than Typical <input type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
Zoning: <input type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal	
Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent \$ _____ /	
Utilities	Off Site Improvements
Electric <input type="checkbox"/> Public <input type="checkbox"/> Other _____ Gas <input type="checkbox"/> Public <input type="checkbox"/> Other _____ Water <input type="checkbox"/> Public <input type="checkbox"/> Other _____ Sewer <input type="checkbox"/> Public <input type="checkbox"/> Other _____	Street <input type="checkbox"/> Public <input type="checkbox"/> Private _____ Alley <input type="checkbox"/> Public <input type="checkbox"/> Private _____ Sidewalk <input type="checkbox"/> Public <input type="checkbox"/> Private _____ Street Lights <input type="checkbox"/> Public <input type="checkbox"/> Private _____

Site description and characteristics:

HIGHEST AND BEST USE ANALYSIS

Present Use Proposed Use Other:

Summary of highest and best use analysis:

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