LAND APPRAISAL REPORT

File No.
Case No.

IDENTIFICATION

Owner _____ Census Tract _____ Map Reference _____
Property Address _____
City _____ County _____ State _____ Zip Code _____
Legal Description _____
Sale Price $ _____ Date of Sale _____ Property Rights Appraised ☐ Fee ☐ Leasehold ☐ De Minimis PUD
Actual Real Estate Taxes $ _____ (yr) Loan Charges to be paid by seller $ _____ Other Sales Concessions _____
Client _____ Address _____
Occupant _____ Appraiser Terre G. Armstrong Instructions to Appraiser _____
Intended User _____ Intended Use _____

NEIGHBORHOOD

Location	☐ Urban	☐ Suburban	☐ Rural
Built Up	☐ Over 75%	☐ 25% to 75%	☐ Under 25%
Growth Rate ☐ Fully Dev.	☐ Rapid	☐ Steady	☐ Slow
Property Values	☐ Increasing	☐ Stable	☐ Declining
Demand/Supply	☐ Shortage	☐ In Balance	☐ Oversupply
Marketing Time	☐ Under 3 Mos,	☐ 4-6 Mos.	☐ Over 6 Mos.

Present Land Use ____% 1 Family ____% 2-4 Family ____% Apts ____% Condo ____% Commercial ____% Industrial ____% Vacant ____% _____
Change In Present Land Use ☐ Not Likely ☐ Likely(*) ☐ Taking Place (*)
(*) From _____ To _____
Predominate Occupancy ☐ Owner ☐ Tenant _____ % Vacant
Single Family Price Range $ _____ to $ _____ Predominant Value $ _____
Single Family Age _____ yrs to _____ yrs. Predominant Age _____ yrs

	Good	Avg.	Fair	Poor
Employment Stability	☐	☐	☐	☐
Convenience to Employment	☐	☐	☐	☐
Convenience to Shopping	☐	☐	☐	☐
Convenience to Schools	☐	☐	☐	☐
Adequacy of Public Transportation	☐	☐	☐	☐
Recreational Facilities	☐	☐	☐	☐
Adequacy of Utilities	☐	☐	☐	☐
Property of Compatibility	☐	☐	☐	☐
Protection from Detrimental Conditions	☐	☐	☐	☐
Police and Fire Protection	☐	☐	☐	☐
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 _____ = _____ ☐ Corner Lot
Zoning Classification _____ Present Improvements ☐ do ☐ do not conform to zoning regulations
Highest and best use ☐ Present use ☐ Other (specify) _____

	Public	Other (Describe)
Elec.	☐	
Gas	☐	
Water	☐	
San. Sewer	☐	
☐ Underground Elect. & Tel.		

OFF SITE IMPROVEMENTS
Street Access ☐ Public ☐ Private
Surface _____
Maintenance ☐ Public ☐ Private
☐ Storm Sewer ☐ Curb/Gutter
☐ Sidewalk ☐ Street Lights

Topo _____
Size _____
Shape _____
View _____
Drainage _____
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.

For the Market Data Analysis ☐ See grid below ☐ See narrative attachment

	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	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Location							
Site/View							
Sales or Financing Concessions							
Net Adj.(Total)		☒ Plus ☐ Minus	$ 0	☒ Plus ☐ Minus	$ 0	☒ Plus ☐ Minus	$ 0
Indicated Value of Subject		Net=0.0% Gross=0.0%	$ 0	Net=0.0% Gross=0.0%	$ 0	Net=0.0% Gross=0.0%	$ 0

RECONCILIATION

Comments on Market Data _____

Comments and Conditions of Appraisal: _____

Final Reconciliation: _____

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

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