

Small Residential Income Property Appraisal Report

File No. GPAR2

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|------------------------------|--|---|---|----------------------------------|---|---|--------------------------|--------------------------|--------------------------|-----------|
| PURPOSE | The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal. | | | | | | | | | |
| | Client Name/Intended User | | E-mail | | | | | | | |
| | Client Address | City | State | Zip | | | | | | |
| | Additional Intended User(s) | | | | | | | | | |
| Intended Use | | | | | | | | | | |
| SUBJECT | Property Address | | City | State Zip | | | | | | |
| | Owner of Public Record | | County | | | | | | | |
| | Legal Description | | | | | | | | | |
| | Assessor's Parcel # | Tax Year | R.E. Taxes \$ | | | | | | | |
| | Neighborhood Name | | Map Reference | Census Tract | | | | | | |
| | Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) | | | | | | | | | |
| SALES HISTORY | My research <input type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. | | | | | | | | | |
| | Prior Sale/Transfer: | Date | Price | Source(s) | | | | | | |
| | Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) | | | | | | | | | |
| | Offerings, options and contracts as of the effective date of the appraisal | | | | | | | | | |
| | | | | | | | | | | |
| NEIGHBORHOOD | Neighborhood Characteristics | | 2-4 Unit Housing Trends | | 2-4 Unit Housing | | Present Land Use % | | | |
| | Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural | Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | % | | | | |
| | Built-Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | \$(000) | (yrs) | 2-4 Unit | % | | | | |
| | Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow | Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | Low | | Multi-Family | % | | | | |
| | Neighborhood Boundaries | | High | | Commercial | % | | | | |
| | Neighborhood Description | | Pred. | | Other | % | | | | |
| | Market Conditions (including support for the above conclusions) | | | | | | | | | |
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| SITE | Dimensions | Area | Shape | View | | | | | | |
| | Specific Zoning Classification | | Zoning Description | | | | | | | |
| | Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) | | | | | | | | | |
| | Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. | | | | | | | | | |
| | Utilities | Public | Other (describe) | Public | Other (describe) | Off-site Improvements—Type | | Public | Private | |
| | Electricity | <input type="checkbox"/> | <input type="checkbox"/> | Water | <input type="checkbox"/> | <input type="checkbox"/> | Street | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | Sanitary Sewer | <input type="checkbox"/> | <input type="checkbox"/> | Alley | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Site Comments | | | | | | | | | | |
| | | | | | | | | | | |
| IMPROVEMENTS | GENERAL DESCRIPTION | | FOUNDATION | | EXTERIOR DESCRIPTION | | materials | INTERIOR | | materials |
| | Units <input type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space | Foundation Walls | | Floors | | | | | |
| | <input type="checkbox"/> Accessory Unit (describe below) | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement | Exterior Walls | | Walls | | | | | |
| | # of Stories # of bldgs. | Basement Area sq. ft. | Roof Surface | | Trim/Finish | | | | | |
| | Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit | Basement Finish % | Gutters & Downspouts | | Bath Floor | | | | | |
| | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump | Window Type | | Bath Wainscot | | | | | |
| | Design (Style) | Evidence of <input type="checkbox"/> Infestation | Storm Sash/Insulated | | Car Storage | | | | | |
| | Year Built | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement | Screens | | <input type="checkbox"/> None | | | | | |
| | Effective Age (Yrs) | Heating/Cooling | | Amenities | | <input type="checkbox"/> Driveway # of Cars | | | | |
| | Attic <input type="checkbox"/> None | <input type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant | <input type="checkbox"/> Fireplace(s) # <input type="checkbox"/> WoodStove(s) # | | Driveway Surface | | | | | |
| | <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs | <input type="checkbox"/> Other Fuel | <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Fence | | <input type="checkbox"/> Garage # of Cars | | | | | |
| | <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Pool <input type="checkbox"/> Porch | | <input type="checkbox"/> Carport # of Cars | | | | | |
| | <input type="checkbox"/> Finished <input type="checkbox"/> Heated | <input type="checkbox"/> Individual <input type="checkbox"/> Other | <input type="checkbox"/> Other | | <input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in | | | | | |
| | # of Appliances | Refrigerator | Range/Oven | Dishwasher | Disposal | Microwave | Washer/Dryer | Other (describe) | | |
| | Unit # 1 contains: | Rooms | Bedroom(s) | Bath(s) | Square feet of Gross Living Area | | | | | |
| Unit # 2 contains: | Rooms | Bedroom(s) | Bath(s) | Square feet of Gross Living Area | | | | | | |
| Unit # 3 contains: | Rooms | Bedroom(s) | Bath(s) | Square feet of Gross Living Area | | | | | | |
| Unit # 4 contains: | Rooms | Bedroom(s) | Bath(s) | Square feet of Gross Living Area | | | | | | |
| Additional features | | | | | | | | | | |
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| Comments on the Improvements | | | | | | | | | | |
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