

# Individual Condominium Unit Appraisal Report

File No. GPAR2

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		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		Condominium Unit Housing Trends		Condominium 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	%				
			Pred.		Other	%				
	Neighborhood Description									
	Market Conditions (including support for the above conclusions)									
PROJECT SITE	Topography		Size	Density	View					
	Specific Zoning Classification		Zoning Description							
	Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming <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									
	PROJECT INFORMATION	Data source(s) for project information								
Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input type="checkbox"/> Other (describe)										
General Description		General Description		General Description		General Description		Project Info		
# of Stories		Effective Age	Exterior Walls		Ratio (spaces/units)		# of Units			
# of Elevators		<input type="checkbox"/> Existing <input type="checkbox"/> Proposed	Roof Surface		Type		# of Units Completed			
Year Built		<input type="checkbox"/> Under Construction	Total # Parking		Guest Parking		# of Units Rented			
Describe the condition of the project and quality of construction.										
Describe the common elements and recreational facilities.										
UNIT DESCRIPTION	GENERAL DESCRIPTION		INTERIOR materials	AMENITIES		APPLIANCES		CAR STORAGE		
	Floor #	Floors	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Refrigerator		<input type="checkbox"/> None				
	# of Levels	Walls	<input type="checkbox"/> Woodstove(s) #	<input type="checkbox"/> Range/Oven		<input type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open				
	Heating Type Fuel	Trim/Finish	<input type="checkbox"/> Deck/Patio	<input type="checkbox"/> Disp <input type="checkbox"/> Microwave		# of Cars				
	<input type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot	<input type="checkbox"/> Porch/Balcony	<input type="checkbox"/> Dishwasher		<input type="checkbox"/> Assigned <input type="checkbox"/> Owned				
	<input type="checkbox"/> Other (describe)	Doors	<input type="checkbox"/> Other	<input type="checkbox"/> Washer/Dryer		Parking Space #				
	Finished area above grade contains:		Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area Above Grade				
	Comments on the improvements:									