

Restricted Use Residential Appraisal Report

File No. GPAR2

PURPOSE	This report is limited to the sole and exclusive use of the client. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. 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	E-mail		
	Client Address	City	State	Zip
SUBJECT	Intended Use			
	Property Address	City	State	Zip
	Other Description (APN, Legal, etc.), if applicable			
	Property Rights Appraised	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
SALES HISTORY	Subject property existing use: _____ Use reflected in appraisal: _____			
	Highest and Best Use: <input type="checkbox"/> Existing <input type="checkbox"/> Other: _____			
	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)
CERTIFICATION	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 _____			
	Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved. 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results. 6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: _____			
	Additional Certifications: _____			
TYPE AND DEFINITION OF VALUE	Type of Value: <input type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____			
	Source of Definition: _____			
	Definition of Value: _____			
RECONCILIATION	Methods and techniques employed: <input type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:			
	Discussion of methods and techniques employed, including reason for excluding an approach to value: _____			
	Reconciliation comments: _____			
	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of _____, which is the effective date of this appraisal, is: <input type="checkbox"/> Single point \$ _____ <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following: _____			
SIGNATURE	APPRAISER Signature: _____ Name: _____ State Certification # _____ or License # _____ or Other (describe): _____ State #: _____ State: _____ Expiration Date of Certification or License: _____ Date of Signature and Report: _____ Date of Property Viewing: _____ Degree of viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view		CO-APPRAISER Signature: _____ Name: _____ State Certification # _____ or License # _____ State: _____ Expiration Date of Certification or License: _____ Date of Signature: _____ Date of Property Viewing: _____ Degree of viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	