

COMMERCIAL SUMMARY APPRAISAL REPORT

File # _____

SUBJECT INFORMATION

Property Address _____
City _____ County _____ State _____ Zip Code _____
Client _____
Client Address _____
City _____ State _____ Zip Code _____ Email _____
Building Name _____
Owner/Occupant _____
Map Reference _____ Census Tract _____ APN _____
Typical Buyer Owner/User Investor _____
Property Use Office Commercial Industrial _____
Property Rights Fee Simple Leased Fee Leasehold _____

PURPOSE OF APPRAISAL / INTENDED USE / SCOPE OF WORK

Purpose of Appraisal _____
Intended Use _____
Scope of Work _____

THREE YEAR OWNERSHIP HISTORY

	Owner	Recording Reference	Date	Price Paid	Terms of Sale
Most Recent	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
	<input type="checkbox"/> Current Contract <input type="checkbox"/> Option		Listing Price	\$ _____	_____
Buyer	_____		Contract Price	\$ _____	_____
Seller	_____		Closing Date	_____	_____
Analysis/Comments	_____ _____ _____				

NEIGHBORHOOD DESCRIPTION

Boundaries _____

Neighborhood Built Up _____%	Location <input type="checkbox"/> Rural <input type="checkbox"/> Suburb <input type="checkbox"/> Urban
Land Use: Single Family _____% Office _____% MultiFamily _____%	Development Trend <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
Industrial _____% Retail _____% Vacant _____%	Value Trend <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
	Vacancy Trend <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
	Rental Demand <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
Single Family <input type="checkbox"/> Undersupply <input type="checkbox"/> Balanced <input type="checkbox"/> Oversupply _____%	Change in Land Use: <input type="checkbox"/> Unlikely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place
Multifamily <input type="checkbox"/> _____%	From _____ To _____
Office <input type="checkbox"/> _____%	
Retail <input type="checkbox"/> _____%	Rental Rate Range (Exclude Extremes) for Subject Property Type:
Industrial <input type="checkbox"/> _____%	From \$ _____ /SF/Year To \$ _____ /SF/Year
	Age Range (Exclude Extremes) for Subject Property Type:
Distance-CBD _____ Miles	From _____ To _____
Distance-Freeway _____ Miles	
Distance-Public Transportation _____ Miles	

Neighboring Property Use _____

Analysis/Comments _____

SITE DESCRIPTION

Legal Description _____ See Addenda
Environmental Problems Known or Suspected? Yes No
Site Size _____ Usable Land Area _____ Excess Land Area _____
Site Dimensions _____
Street Frontage _____

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SITE DESCRIPTION (continued)

	Gd	Av	Fr		Utility Provided By	
Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electricity	_____	Topography <input type="checkbox"/> Level <input type="checkbox"/> Mod Slope <input type="checkbox"/> Steep Slope <input type="checkbox"/> At Grade <input type="checkbox"/> Above Grade <input type="checkbox"/> Below Grade
Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas	_____	
Shape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water	_____	
Function Utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewer	_____	
Visibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone	_____	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Yes No
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street Improvements	Describe	Corner Lot
Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street Width	_____	Underground Utilities
Traffic Pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street Paving	_____	Railroad Access
Traffic Volume	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks	_____	Earthquake Zone
				Curb & Gutters	_____	Flood Hazard Area
				Storm Sewers	_____	Map # _____ Date _____
				Lighting	_____	

Soil Conditions _____

Easements _____

Encroachments _____

Current Zoning _____ Legally Conforming Yes No

Zoning Change: Not Likely Likely To _____

Uses Allowed Under Current Zoning _____

Analysis/Comments _____

ASSESSMENT AND TAXES

Assessment Year _____	Tax Rate	Year	Taxes
Total \$ _____	Total _____	Current Taxes _____	\$ _____
Land \$ _____	County _____	Estimated Taxes _____	\$ _____
Building(s) ... \$ _____	City _____	Tax Assessment _____	\$ _____ / SF
Other \$ _____	Other _____	Taxable Value _____	\$ _____
		Year Of Next Reassessment, ... _____	

Special Assessments _____

Reassessment Issues _____

Analysis/Comments _____

IMPROVEMENTS DESCRIPTION

Property Type _____	Construction Type _____	# Buildings _____	# Stories _____
Building	Floor	Gross SF	*Net SF
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total			
<input type="checkbox"/> *Usable Area	<input type="checkbox"/> Rentable Area		
Year Built		Parking	Yes No
Building Efficiency Ratio	%	On Site	<input type="checkbox"/> <input type="checkbox"/>
Effective Age	_____	Adequacy	<input type="checkbox"/> <input type="checkbox"/>
Total Economic Life	_____	Covered	<input type="checkbox"/> <input type="checkbox"/>
Remaining Economic Life	_____	Parking Garage	<input type="checkbox"/> <input type="checkbox"/>
Floor Area Ratio	%	Paved	<input type="checkbox"/> <input type="checkbox"/>
Ground Coverage Ratio	%	Number of Spaces	_____
		Spaces/1000 SFBA	_____
			Industrial Only
			# Overhead Doors _____
			Floor Height FT
			Ceiling Height FT
			Column Spacing
			_____ FT x _____ FT
			Railroad Spur? <input type="checkbox"/> Yes <input type="checkbox"/> No

Analysis/Comments _____

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IMPROVEMENTS DESCRIPTION (continued)

Building Description	Improvement Rating			
	Gd	Av	Fr	N/A
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor/Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Improvements _____

Personal Property or Other Non-Realty Interests Included in Valuation? No Yes _____

Analysis/Comments _____

HIGHEST AND BEST USE

HIGHEST AND BEST USE AS IF VACANT

Legally Permissible Uses _____

Physically Possible Uses _____

Financially Feasible Uses _____

Maximally Productive Use _____

Analysis/Comments _____

HIGHEST AND BEST USE AS IMPROVED

Legally Permissible Uses _____

Physically Possible Uses _____

Financially Feasible Uses _____

Maximally Productive Use _____

Analysis/Comments _____

