

RESTRICTED USE APPRAISAL REPORT

File # _____

This report is limited to the sole and exclusive use of the client. The appraiser's opinion 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.

ASSIGNMENT

Client Name	Client Address
Client Contact	Client Email
Appraiser Name	Appraiser Address
Borrower (if applicable)	
The opinion of value developed <input type="checkbox"/> Market Value (as defined herein), or <input type="checkbox"/> Other (describe)	
This report reflects the following value (if not Current, see comments) <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
Intended Use	
Intended User(s) (by name or type)	

SUBJECT

Property Address				Unit #
City	State	Zip Code	County	
Owner of Record				
Legal Description				
Assessor's Parcel #	Map Reference	Census Tract	<input type="checkbox"/> PUD	<input type="checkbox"/> Condo
Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
Highest and Best Use <input type="checkbox"/> Present Use <input type="checkbox"/> Proposed Use <input type="checkbox"/> Other				
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal				
		Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		
Additional Comments				

SALES HISTORY

My research did 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)
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Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable)

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s).

NEIGHBORHOOD

Neighborhood Name					
Neighborhood Characteristics			Neighborhood Profile		Neighborhood Land Use %
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	AGE
Built-up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	\$ (000)	(yrs)
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	Low	Multi-Family
Neighborhood Housing Trends			High	Pred.	Commercial
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		Vacant
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		Other
Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths		

RECONCILIATION

Approaches developed for this appraisal Sales Comparison Approach Cost Approach Income Approach

Approach Comments

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: \$ _____ or Range \$ _____ to \$ _____

ADDITIONAL COMMENTS

Additional Comments

