

One-Unit Residential Appraisal Field Review Report

The purpose of this appraisal field review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.			
Property Address	City	State	Zip Code
Borrower	Owner of Public Record	County	
Legal Description			
Assessor's Parcel #	Map Reference	Census Tract	
Property Rights Appraised	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)	Project Type	<input type="checkbox"/> Condo <input type="checkbox"/> PUD <input type="checkbox"/> Cooperative
Loan #	Effective Date of Appraisal Under Review	Manufactured Home	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lender/Client	Address		
SECTION I - COMPLETE FOR ALL ASSIGNMENTS			
1. Is the information in the subject section complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain			
2. Is the information in the contract section complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable If Yes, provide a brief summary. If No, explain			
3. Is the information in the neighborhood section complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain			
4. Is the information in the site section complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain			
5. Is the data in the improvements section complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain			
6. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, provide a detailed explanation as to why they are not the best comparable sales.			
7. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, explain			
8. Are the data and analysis presented in the income and cost approaches complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not developed If No, explain			
9. Is the sale or transfer history reported for the subject property and each of the comparable sales complete and accurate? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide a brief summary. If No, analyze and report the correct sale or transfer history and the data source(s).			
10. Is the opinion of market value in the appraisal report under review accurate as of the effective date of the appraisal report? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, complete Section II.			

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SECTION II -- Complete only if review appraiser answers "No" to Section I, Question 10.

1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review.

2. State all extraordinary assumptions used (i.e. gross living area, room count, condition, etc.)

3. Provide a new opinion of value as of the effective date of the appraisal report under review using the sales comparison analysis grid. (Note: This may or may not include the use of the same comparable sales in the appraisal report under review.)

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address										
Proximity to Subject										
Sale Price										
Sale Price/Gross Liv. Area										
Data Source(s)										
Verification Source(s)										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions										
Date of Sale/Time										
Location										
Leasehold/Fee Simple										
Site										
View										
Design (Style)										
Quality of Construction										
Actual Age										
Condition										
Above Grade Room Count	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
Gross Living Area	sq. ft.			sq. ft.			sq. ft.			sq. ft.
Basement & Finished Rooms Below Grade										
Functional Utility										
Heating/Cooling										
Energy Efficient Items										
Garage/Carport										
Porch/Patio/Deck										
Net Adjustment (Total)										
Adjusted Sale Price of Comparables										

I did did not research the sale or transfer history of the comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s)

Report the results of the research and analysis of the prior sale or transfer history of the comparable sales (report additional prior sales on an addendum).

ITEM	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)			
Effective Date of Data Source(s)			

Analysis of prior sale or transfer history for the comparable sales.

Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparable sales are better than the sales used in the appraisal report under review).

REVIEW APPRAISER'S OPINION OF MARKET VALUE (Required only if review appraiser answered "No" to Question 10 in Section 1)

Based on a visual inspection of the exterior areas of the subject property from at least the street or complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my opinion of market value, as defined, of the real property that is the subject of this report is \$ _____, as of _____, which is the effective date of the appraisal report under review.