



**Two-to Four-Unit Residential Appraisal Field Review Report**

10. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property?  Yes  No If Yes, provide a brief summary. If No, provide a detailed explanation as to why they are not the best comparable sales.

11. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach complete and accurate?  Yes  No If Yes, provide a brief summary. If No, explain

12. Are the indicators of value from the sales comparison analysis (value per unit, per room, etc.) reconciled to a supportable indication of value?  Yes  No If Yes, provide a brief summary. If No, explain

13. Is the opinion of market value in the appraisal report under review accurate as of the effective date of the appraisal report?  Yes  No If No, complete Section II.

**SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 13 IN SECTION I.**

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 building area, room count, condition, etc.).

3. I  did  did not research the sale or transfer history of the comparable sales reported on page 3. 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 reported on page 3 (report additional prior sales below).

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.

