

COMMERCIAL APPRAISAL REVIEW FORM

The appraisal report which is the subject of this review is briefly identified and described as follows:

Name of Project/Property _____
 Location/Legal _____
 Type of property _____ ☐ Existing ☐ Proposed Construction
 Name of Appraiser _____ Telephone _____
 Address _____
 Report Addressed to: _____ Telephone _____
 Address _____
 Type of Appraisal Report: ☐ Narrative ☐ Printed Form ☐ Other (identify) _____

Section I — Purpose and Function of Appraisal

Value Sought:	<input type="checkbox"/> Market Value	<input type="checkbox"/> Other (identify) _____	Date of value:	<input type="checkbox"/> Current	<input type="checkbox"/> Future	<input type="checkbox"/> Past
Interests Valued:	<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Leased Interest	Definitions Given For:	<input type="checkbox"/> Value Sought	<input type="checkbox"/> Interest To Be Valued	<input type="checkbox"/> Other (identify) _____
	<input type="checkbox"/> Easements	<input type="checkbox"/> Other (identify) _____		<input type="checkbox"/> Market Rent		
Real Estate Valued:	<input type="checkbox"/> Land	<input type="checkbox"/> Improvements	Assumptions and Limiting Conditions:	<input type="checkbox"/> Standard	<input type="checkbox"/> Consistent with Valuation Process	
	<input type="checkbox"/> Ground Lease	<input type="checkbox"/> Personal Property		<input type="checkbox"/> Third Party Report	<input type="checkbox"/> Unreasonable or Excessive	
Comments:	<input type="checkbox"/> Other (identify) _____					

Section II — Property Identification, Ownership and Assessment

Does the report adequately contain or identify:	Yes	No	N/A		Yes	No	N/A
Property Location/Address:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owners of Record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	History of Ownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Real Estate Tax Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable to Subject Property:			
Assessments, Bonds, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amount of Purchase Price	<input type="checkbox"/>	\$ _____	
Existence of:				Pending Sales Price	<input type="checkbox"/>	\$ _____	
Deed Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Asking Price	<input type="checkbox"/>	\$ _____	
Covenants, Conditions, Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Option Price	<input type="checkbox"/>	\$ _____	
Monotronics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	\$ _____	

Comments: _____

Section III — Location Analysis

Does the report adequately describe or identify:	Yes	No	N/A	Does report:	Yes	No	N/A
Region	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sum up and rate the above area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify and discuss important trends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify nuisances or hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: _____

Section IV — Property Description

Comment upon the descriptions and analysis of the following:

SITE:
 Adequate description of physical features ☐ Yes ☐ No
 Identification of encumbrances ☐ Yes ☐ No
 Does the report state adequacy of site for existing or proposed use ☐ Yes ☐ No
 Utilities available ☐ Yes ☐ No
 Special Problems:
 Flood ☐ Yes ☐ No
 Environmental Hazards, Seismic, Toxic etc. ☐ Yes ☐ No
 Other (identify) _____ ☐ Yes ☐ No

Comments: _____

IMPROVEMENTS:

Adequate description of physical features ☐ Yes ☐ No
 Attention given to:
 Quality ☐ Yes ☐ No
 Functional Utility and Appeal ☐ Yes ☐ No
 Age ☐ Yes ☐ No
 Condition ☐ Yes ☐ No
 Hazardous Conditions ☐ Yes ☐ No

ZONING:

Statement ☐ Yes ☐ No
 Definition ☐ Yes ☐ No

Section V — Highest and Best Use

Definition ☐ Yes ☐ No
 Components ☐ Yes ☐ No
 Conclusion of Highest and Best Use _____
 Current zoning _____
 Status zoning change _____
 Status of building permit (if possible construction) _____
 Does report discuss feasibility/profitability ☐ Yes ☐ No

Comments: _____

Does property conform to zoning and neighborhood ☐ Yes ☐ No
 Is use legal and physically possible ☐ Yes ☐ No
 Has the report in this or other sections discussed:
 Marketability (supply-demand, market trends, absorption occupancy levels) ☐ Yes ☐ No
 Other (identify) _____
 Were other studies/reports considered ☐ Yes ☐ No

Sample Commercial Appraisal Report

Thomas Griffiths



Sample Commercial Appraisal Report:

Appraising the Appraisal: The Art of Appraisal Review Richard C. Sorenson, 2010 **Implementation of Appraisal Reform Sections of FIRREA** United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on General Oversight and Investigations, 1993 **How to Make Money With Real Estate Options** Thomas Lucier, 2012-06-29 Spend like a miser profit like a mogul Who says you have to spend money to make money Savvy real estate investors follow the examples of Donald Trump and Walt Disney turning substantial profits on properties without incurring the debt risk and maintenance costs of ownership and now so can you In *How to Make Money with Real Estate Options* real estate expert Thomas Lucier introduces you to the low risk high yield investment vehicle that can earn big bucks even for small investors Lucier explains what real estate options are how they work and why they are the tools of choice for thousands of successful investors Step by step he shows you how to Locate potential option properties using the Internet want ads and bird dogs Contact and negotiate with property owners Perform due diligence and avoid options pitfalls Prepare an option agreement that protects you Insure real estate options with title insurance Package and sell optioned properties for optimum profits Packed with no nonsense advice on how to identify the most profitable properties and manage every step of the option process *How to Make Money with Real Estate Options* is a practical guide to one of the secret weapons of savvy investors

Annual Report [with Accompanying Documents]. New York (State). Department of Agriculture, 1906 **Report of the Commissioner of Agriculture** New York (State). Department of Agriculture, 1902 Issues for 1911 1915 16 1918 also include the report of the New York Agricultural Experiment Station Geneva N Y **Annual Report of the Department of Agriculture ...** New York. Department of Agriculture, 1902 Annual Report of the Commissioner of Agriculture for the Year ... New York (State). Department of Agriculture, 1902 Annual Report of the Commissioner of Agriculture for the Year ..., 1906 *Effective Commercial Truck and Bus Safety Management Techniques* Ronald R. Knipling, Jeffrey Scott Hickman, Gene Bergoffen, Commercial Truck and Bus Safety Synthesis Program (U.S.), 2003 TRB s Commercial Truck and Bus Safety Synthesis Program CTBSSP Synthesis 1 *Effective Commercial Truck and Bus Safety Management Techniques* focuses on the problems commercial truck and bus fleet managers confront and the methods that are available to address problems in the areas of driver and vehicle safety and more Valuation of Physician Practices and Clinics Bruce G. Krider, 1997 One of the major trends in health care is the consolidation of physician practices To compete effectively for patients and control costs physicians are either combining into larger groups or deciding to sell their practices to hospitals The *Valuation of Physician Practices and Clinics* provides buyers with a basic how to approach to the valuation of physician practices and outlines how sellers can get the most for their money Current Practices in Income Property Appraisal Richard Updegraff Ratcliff, 1967 **Federal Register**, 2013-04 *Federal Home Loan Bank Review* United States. Federal Home Loan Bank Administration, United States. Federal Home Loan Bank Board, 1936 **Civil Society Contributions to Policy Innovation**

in the PR China A. Fulda,2015-04-29 This book focuses on the question of whether and how civil society may contribute to policy innovation As the focus of civil society research is often more on the constraints on civil society by the state and less on the agency and effects of civil society organisations the authors provide a fresh and fruitful perspective Winning with Mortgage Finance Home Mortgage Finance Guide S. K. Kenney,2013-02-22 Winning With Mortgage Finance provides potential borrowers with the opportunity to gain all of the insight necessary to navigate the home mortgage process Obtaining home mortgage finance is among the most monumental milestones in your life In addition to being an incredible opportunity to aain the funds that you need to purchase the home of your dreams mortgage finance can be a confusing expensive and complex process The education that you receive through Winning With Mortgage Finance will provide you with the knowledge that you need to save hundreds even thousands of dollars in up front closing costs and interest payments over the life of your loan Each segment of the mortgage lending process is detailed in an easy to understand format designed to help you to gain the knowledge and tools that you need to negotiate the perfect mortgage loan for your home purchase This book provides the essential information that you will use to assist you in choosing service providers understanding lending criteria and negotiating for the best loan for you and your family By being better informed you will be able to better negotiate your loan and feel confident in your ability to master every step of the home mortgage process Written by S K Kenney a Mortgage Professional with a proven history of success in Mortgage Banking and Brokering Management this program will give you the knowledge tools that you need to WIN in the mortgage finance arena **The National Real Estate Journal** ,1933 **Impact of Faulty and Fraudulent Real Estate Appraisals on Federally Insured Financial Institutions and Related Agencies of the Federal Government** United States. Congress. House. Committee on Government Operations. Commerce, Consumer, and Monetary Affairs Subcommittee,1986 *Commercial Real Estate Investing For Dummies* Peter Conti,Peter Harris,2011-02-09 Make real estate part of your investing strategy Thinking about becoming a commercial real estate investor Commercial Real Estate Investing For Dummies covers the entire process offering practical advice on negotiation and closing win win deals and maximizing profit From office buildings to shopping centers to apartment buildings it helps you pick the right properties at the right time for the right price Yes there is a fun and easy way to break into commercial real estate and this is it This comprehensive handbook has it all You ll learn how to find great properties size up sellers finance your investments protect your assets and increase your property s value You ll discover the upsides and downsides of the various types of investments learn the five biggest myths of commercial real estate investment find out how to recession proof your investment portfolio and more Discover how to Get leads on commercial property investments Determine what a property is worth Find the right financing for you Handle inspections and fix problems Make big money in land development Manage your properties or hire a pro Exploit the tax advantages of commercial real estate Find out what offer a seller really really wants Perform due diligence before you make a deal Raise

capital by forming partnerships Investing in commercial property can make you rich in any economy Get Commercial Real Estate For Dummies and find out how **Valuation & Distribution of Marital Property** John P. McCahey,1990

Appraising Residential Properties Appraisal Institute (U.S.),1994 A comprehensive handbook on residential valuation which includes coverage of recently revised professional standards descriptions of current reporting formats current definitions for industry specific terms and more

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