

COMPARISON 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 _____
Name of Appraiser _____
Address _____
Report Addressed to: _____
Address _____
Type of Appraisal Report: ☐ Narrative ☐ Printed Form ☐ Other (identify) _____
☐ Existing ☐ Proposed Construction
Telephone _____
Telephone _____

Section I — Purpose and Function of Appraisal

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

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:	☐	☐	☐	Owners of Record	☐	☐	☐
Legal Description	☐	☐	☐	History of Ownership	☐	☐	☐
Real Estate Tax Information	☐	☐	☐	If Applicable to Subject Property:			
Assessments, Bonds, etc.	☐	☐	☐	Amount of Purchase Price	☐	\$	_____
Existence of:				Pending Sales Price	☐	\$	_____
Deed Restrictions	☐	☐	☐	Asking Price	☐	\$	_____
Covenants, Conditions, Restrictions	☐	☐	☐	Option Price	☐	\$	_____
Monotronics	☐	☐	☐	Other	☐	\$	_____

Comments: _____

Section III — Location Analysis

Does the report adequately describe or identify:	Yes	No	N/A	Does report:	Yes	No	N/A
Region	☐	☐	☐	Sum up and rate the above area	☐	☐	☐
City	☐	☐	☐	Identify and discuss important trends	☐	☐	☐
Neighborhood	☐	☐	☐	Identify nuisances or hazards	☐	☐	☐

Comments: _____

Section IV — Property Description

Comment upon the descriptions and analysis of the following:	IMPROVEMENTS:	
SITE:	Adequate description of physical features	☐ Yes ☐ No
Adequate description of physical features	Attention given to:	
Identification of encumbrances	Quality	☐ Yes ☐ No
Does the report state adequacy of site for	Functional Utility and Appeal	☐ Yes ☐ No
existing or proposed use	Age	☐ Yes ☐ No
Utilities available	Condition	☐ Yes ☐ No
Special Problems:	Hazardous Conditions	☐ Yes ☐ No
Flood	ZONING:	
Environmental Hazards, Seismic, Toxic etc.	Statement	☐ Yes ☐ No
Other (identify)	Definition	☐ Yes ☐ No

Comments: _____

Section V — Highest and Best Use

Definition	☐ Yes ☐ No	Does property conform to zoning and neighborhood	☐ Yes ☐ No
Components	☐ Yes ☐ No	Is use legal and physically possible	☐ Yes ☐ No
Conclusion of Highest and Best Use		Has the report in this or other sections discussed:	
Current zoning		Marketability (supply-demand, market trends,	
Status zoning change		absorption occupancy levels)	☐ Yes ☐ No
Status of building permit (if possible construction)		Other (identify)	
Does report discuss feasibility/profitability	☐ Yes ☐ No	Were other studies/reports considered	☐ Yes ☐ No

Comments: _____

Sample Commercial Appraisal Report

A Loxley



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