Residential appraisal report meaning

I'm not robot!

æ	d Inventory .	Landilba	101	Acres No.	e Soutfale	Acres	Defen	Minhor	The Velor	Market Value
BA.	BROKEN REINACH 204%	100	- 01	LPS.	LPI	230	54	54	116	15
NCC.	KIRKLAND SET 24%	CR		LPS	1.61	10,000	196	196	1.960	1.960
ND.	KIRKLAND ZAN FRODED	CR		LPI	LES	15,000	175	175	2.627	2.620
ND:	KIRKLAND ZAN FRODED	NP		LEN	LES	7 000	122	122	156	859
NZ.	KIRKLAND SILT 0-2%	CR		LPI	LPI	29-000	271	271	7,860	7,66
ME.	KIRKLAND SILT 0-2%	NP		1,91	LPI	5.000	109	189	545	540
LB	LUCEWER/FRE 3-5%	NP		LPI	LPI	2.000	111	555	221	22
RC	RENEROWSKT 2-4%	CR		LPI	LPI	25.000	190	196	4.900	4.900
RC	RENEROW SET 24%	NP		LPI	LPI	12 000	127	137	1.641	1.66
RK	ROUGH LERNON 10-%	NP.		LPI	LPI	10 300	44	66	437	430
78	TABLEM SILT D.YS.	CK		CPS	LPY	13-000		279	3,632	3,630
VA.	VERNON CLAY 4-10%	CR		621	LPS	2,300		100	230	230
VA.	VERNON CLAY 4-10%	NP		LPK	LPY	22,700	70	70	1,585	1,585
				NP Total		155.000			27,811	27,011
				Total Ap	rand	155.000			27.011	27.01

Performance	Appraisal	Report	(PAR)	for	Group	'A'	& .	B'	officers	of Govt	. of	Orissa

Transmission Record						
	(To be filled in by Appraisee )					
Financial Year	(for the period from to)					
Name & Designation of th	e Officer Reported Upon					
Service and Group (A/B) t	to which the Officer belongs					
	***************************************					

## Details of Transmission / Movement of PAR (To be filled in at the time of transmission by respective officer(staff)

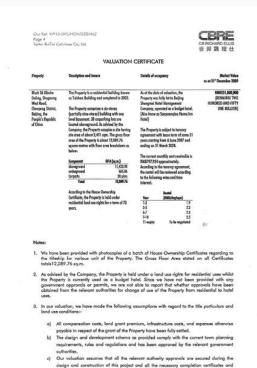
Transmission by	Transmitted to whom (Name, Designation & Address)	Letter No & Date of Transmission	Signature of Officer/Staff Transmitting the PAR
Appraisee			
Reporting Authority			
Reviewing Authority			
Accepting Authority			





	VALUATION			SCOPE OF THE ASSIGNMENT	OTHER LIMITING CONDITION
PRELIMINARY A	NALYSIS AN	ID DATA SEL	ECTION AND	COLLECTION	
GENERAL (Regional, city and neighborhood) SOCIAL E CONOMIC GOMERNMENTAL E NVIA ONMENTAL	COST INC CAS HISTO	CIFIC (Subject at Imparable data) AND DEPRECIAT OMEANO EXPEN- STALIZATION PLAC ORY OF CHANGE I	TION SE TE	COMPETITION AND DISTRIBUTION (The subject of the su	BAAND ot market) INV AND INTIME INTIES ILISTINGS D OFFERINGS STUDIES
Speci	Land	ST AND BEST i as though vaci party as Improvi Use, Timeand I	eri mi	anta	
	LAND	VALUE ESTI	AATE		
		TION OF THE			
SALES	Î.L.	INCOME APITALIZATIO			овт





What is a residential appraisal. Uniform residential appraisal report meaning. How to write a real estate appraisal report. What is a residential appraisal report.

The hundreds of checkboxes and data fields that make up a home appraisal report are enough to make anyone's eyes glaze over. But together all the inputs determine the fate of your home sale so get ready to put on your study cap and readers. "When I go on a listing appointment, if people seem like they're being unrealistic about the list price, I bring up the appraisal," said Al Urban, a top-selling agent in Kansas City, MO. "The appraiser's opinion of value and the factors they used to come up with that number, could hold the keys to why your home didn't appraise or reveal opportunities to add value to the house. Let's review each section of the report and its applications so you can approach it with the literacy of an informed homeowner, if not an amateur appraisal report delivery? The home appraisal is a big step on the road to closing after you accept an offer from a buyer. Before the buyer's financing can go through, the mortgage lender hires the appraiser to protect their investment and confirm that the buyer is getting a fair price. During this part of the home sale process, a home appraiser will research the basic data points around your house such as square footage, number of beds and baths, lot size, etc. using resources like the multiple listing service to pull those numbers. They'll compare your home's size and features against others on the block based on recent sales of comparable properties. Next the appraiser will come out to your home's numbers. They'll walk through the property and take measurements, snap photos, and review your home's condition as part of their visual assessment. The appraisal report containing your home's appraised value and all the appraiser compiles the appraisal report, which determines the true, unbiased value of your home and property. The appraisal (including the report results) normally costs from \$400 to \$600, and the buyer is responsible for paying for this assessment. In some cases a seller may opt to get a pre-listing home appraisal, which can be helpful in the event that you have to price a unique property or hope to speed up the closing process with an accurate pricing strategy from the start. However, most sellers just use the comparative market analysis put together by their real estate agent. It's common for sellers just use the comparative market analysis put together by their real estate agent. It's common for sellers just use the comparative market analysis put together by their real estate agent. It's value determined by looking at comparable properties. An appraisal stops sellers from being "unrealistic" with an astronomical asking price, Urban said. "You would need to either adjust the sale price to the appraisal, or let that deal go." So what will you find on the appraisal report? Let's dive in for details Appraisers use the Uniform Residential Appraisal Report, which has specific sections to support the appraiser's opinion of the property's value. These include: Source: (Fannie Mae) Subject: the basics about your property This opening part of the report has all the basics about your property in public records: its address, census tract, legal description, and assessor's parcel number. It also includes any special assessments such as HOA (homeowners' association) fees, and provides space for the appraiser to note the lender, the borrower, and "assignment type," or type of transaction: a property purchase or refinance. Contract: the key players in this transaction Here, the appraiser notes whether any financial assistance (such as loan charges) are to be paid by any party on behalf of the borrower. Neighborhood: how your area looks in the market Your neighborhood may feel cozy, but that's not a consideration in this section of the appraisal report, which also doesn't use demographics. Rather, it notes the neighborhood's: Legal boundaries Price range Designation as urban, suburban, or rural Degree of development, defined by Fannie Mae as "the percentage of available land in the neighborhood that has been improved" (it will note over 75%, less than 25% and 75%) Price trends (increasing, stable, or declining) Site: your property's dimensions, area, shape, view, zoning description or zoning classification, you'll find that here. This part of the appraisal report also notes: whether the property has public or private utilities (electricity, gas, water, sanitary sewer) any off-site improvements to a public or private street or alley whether the property is located within a FEMA Flood Hazard Area or FEMA F environmental conditions. Improvements: your home's condition and features This is probably the most sobering section of the appraisal report. Here, your property truly is reduced to square feet of living area above grade—nothing removable in the décor, like ceiling fans. You'll see: the year built the design style the type of foundation (crawl space, concrete slab, partial or full basement) a description of the materials and condition of the cars fit in the garage) the type of driveway surface the type of heating and cooling amenities such as a refrigerator, oven, dishwasher, washer/dryer, or disposal any "physical deficiencies or adverse conditions" that affect structural integrity, soundness, or livability. If your property has features such as energy-efficient appliances, that may be noted here if it adds value, Urban said. Source: (Fannie Mae) Sales comparison approach: How does your home stack up to others in the area? Once the appraiser has all the above information, it's time to calculate your home's worth. The Sales comparison approach, or "market data approach," is what appraisers use most often. Although you'll find lots of details for the appraiser's methodology, this section boils down to analyzing three or four comparable properties that have sold recently. You'll see how the report compares homes based on square footage, location, property condition, number of bathrooms and bedrooms, and amenities (garage, swimming pool, etc.) Cost approach to value: rebuilding from the bottom up Here, an appraiser assesses your home's worth based on whether it would cost more or less to build a new home with the same features from scratch. (You'll often find this used in commercial appraisals or appraisals of newly constructed property.) To do the math of the cost of building, subtract the depreciation, and you get your home's value. Income approach to value: Does your property make money? If your property is primarily a rental or other form of income, such as an Airbnb or investment property, the appraiser will use this section to calculate the worth. The income approach considers the annual rental income your property generates, minus your expenses, and also calculates your "capitalization rate," or Net Operating Income (NOI) to property asset value. The capitalization rate, or cap rate, represents the percentage return an investor would receive on an all-cash purchase. To calculate this accurately, an appraiser again would look at recent sales of similar types of buildings in the same market. Source: (Fannie Mae) PUD information: community maintenance fees and land ownership Lastly, an appraisal form includes a section for information about PUD, or Planned Unit Development. According to financing provider Fannie Mae, PUD is a project or subdivision that has common property and improvements that an HOA owns and maintains for each unit in exchange for mandatory assessments (fees). Appraisal report extras In addition to the above sections, the appraisal report also might include additional notes pertinent to the buyer's financing, which requires not only an appraisal but a property inspection to ensure that the home meets the Department of Housing and Urban Development's minimum standards for health and safety. These include: sufficient heating whether all bedrooms have egress to the exterior, such as a window, for fire safety whether a home has lead-based paint, and whether any paint is peeling or chipped whether steps and stairways have handrails "If it's a conventional loan, then it's more or less purely value," Urban said. And where can sellers find the opinion of value on a home appraisal report. In the section labeled "Reconciliation," on the appraisal report, look for the bolded text that reads: "Based on a complete visual inspection of the interior and exterior areas of the subject of this report is \$ , as of there (circled in red below) that you'll find what the appraises believes your home to be worth. Source: (Fannie Mae) An FHA appraises at least at sale price, and the lender's conditions are reasonable, then generally, sellers are OK with doing such repairs. If your appraisal comes in lower than you'd hoped, look into minor fixes that show your home in a better light. Review your real estate agent about the possibility of ordering a second opinion. Article Image Source: (Sarah Pflug/ Burst)

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