

EXCESS PROPERTY APPRAISAL CHECKLIST

APPRAISAL	NUMBER 1	NUMBER 2	COMMENTS
APPRAISER			
CONTRACT NUMBER			
DATE OF VALUATION			
ZONING			
HIGHEST AND BEST USE			
LAND AREA APPRAISED			
IMPROVEMENTS			
LANDLOCKED			
MARKET VALUE OF EXCESS			
EXCESS PROPERTY APPRAISAL GUIDE REQUIREMENTS			
COVER PAGE			
TABLE OF CONTENTS			
SUMMARY OF SALIENT FACTS			
INTEREST APPRAISED			
PURPOSE OF APPRAISAL			
DISCUSS OF APPRAISAL PROBLEM			
HAZARDOUS WASTE STATEMENT			
DESCRIPTION OF PROPERTY			
LIMITING CONDITIONS			
LEGAL DESCRIPTION			
FORM 633ES			
FORM 612B			
ABUTTING OWNERS			
TRACT SKETCH			
APPRAISER'S QUALIFICATIONS			
LICENSURE STATEMENT			
PHOTOGRAPHS			
NEIGHBORHOOD INFORMATION			
COMPLETED BY SIGNATURE			DATE
CONTROL SECTION	PARCEL	TRACT NUMBER	JOB NUMBER

APPRAISAL **LEGEND:** **+** - Included **X** - Not Included **N/A** - Not Applicable

PARCEL IDENTIFICATION -				
Project and Parcel Number		Owner's Name		
THREE YEAR DELINEATION OF TITLE -				
Parties to Transaction		Deed Book Reference	Date of Purchase	"None" Stated
Purchase Price Verified				
PURPOSE OF APPRAISAL -				
Value to be Estimated		Rights or Interests to be Appraised		
DESCRIPTION OF PROPERTY -				
Location	Present Use	Total Area	Zoning	Special Features
Type - Condition of Improvements				
PHOTOGRAPHS OF SUBJECT -				
Identified		Includes Principal or Unusual Features or Interior of Any Buildings		
TRACT SKETCH OR PLAT OF SUBJECT -				
Boundary Dimensions		Location of Improvements	Significant Features	
HIGHEST AND BEST USE -				
Stated		Justified if Different from Present Use		
COST APPROACH -				
If Not Applicable - Reason Why Not			Cost Data Source	All Depreciation - Reasoning
Each Adjustment - Analysis and Reasoning				
MARKET INFORMATION - Paragraph -				
If Not Applicable - Reason Why Not			Direct Comparison to Subject	
Each Adjustment - Analysis and Reasoning				
COMPARABLE SALES -				
In Appraisal or Referenced	Date	Type of Improvement	Consideration - Amount Paid	
Financing	Zoning	Verified and Source	Location	Seller and Buyer Total Area
Conditions of Sale		Highest and Best Use at Time of Sale		
Photographs - Identified and Includes Principal Improvements or Unusual Features				
INCOME APPROACH -				
If Not Applicable - Reason Why Not		Income	Expenses	Interest and Cap. Rates
Estimated Economic Life		Difference in Economic Rent and Contract Rent Supported		
VALUE CONCLUSION ALLOCATED -				
CORRELATION AND CONCLUSION OF VALUE -				
Correlation of the separate indications of value derived by each approach when more than one approach is used.				
Reasonable explanation for final conclusion of value.				
SUBJECT AND COMPARABLE SALES PERSONALLY INSPECTED -				
APPRAISER'S SIGNATURE AND DATE -				

REMARKS

CONTROL SECTION	PARCEL	TRACT NUMBER	JOB NUMBER
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REMARKS *(Continued)*

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