

UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT

REVIEWER'S APPRAISAL ANALYSIS

(For use by RD Appraiser/Trainer in review reports)

Form RD 1922-13 (9-27-82) UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT REVIEWER'S APPRAISAL ANALYSIS (For use by RD Appraiser/Trainer in review reports)		Borrower _____ Project Name & Type _____ Address of Project _____ City _____ County _____ State _____ Zip Code _____	
VALUATION Land \$ _____ Improvements _____ Other Damages _____ Salvage Value of Improvements _____ TOTAL APPRAISED VALUE \$ _____ Land Only Cost Per Acre \$ _____ Cost Per Sq. Ft. _____ Cost Per Unit _____		Appraiser _____ Appraisal Report Date _____ Number of Stories _____ Number of Units _____ Type of Property - <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold Highest and Best Use _____ Acres _____ Land Sq. Ft. _____ Sq. Ft. of Rentable Area _____ Density Ratio: Land/Building _____ Land/Unit _____ Total Bldg. Sq. Ft. _____	

	EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED
I. FORMAT AND PRESENTATION					
1. Conforms to Agency Standards (<i>as to forms, inclusion and sequence of all significant items</i>).....					
2. Appearance and Arrangement					
3. Area, City, Neighborhood Data					
4. Photographs of Area and Property					
5. Vicinity Maps, Plats, Plans, Charts					
6. Property Description, Condition and Adaptable Use					
7. Supporting Reports of Technical Specialists					
8. Certification, Limiting Conditions, Signature and Date					
II. DELINEATION OF ASSIGNMENT					
9. Purpose of Appraisal					
10. Definition of Value					
III. ANALYSIS AND TECHNIQUE					
A. General:					
11. Measurement of Economic Influence					
12. Real Estate Market Conditions					
13. Utilities & Services (<i>water, electric, phone, fire, police, etc.</i>)					
14. Street Improvements.. ..					
15. Transportation (<i>bus, rail, taxi, etc.</i>)					
16. Amenities					

	EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED
58. Correlation of Estimates.....					
59. Summary of Pertinent Factors.....					
60. The Approach that is controlling:.....					
61. Value Conclusion -Justification.....					
62. Appraisal Problem Clearly Stated.....					
63. Property Accurately Delineated and Described.....					
64. Highest and Best Use Justified.....					
65. Accuracy of Supporting Data.....					
66. All Essential Items Included.....					
67. Proper Approaches Used.....					
68. Reasonableness of Final Conclusions.....					

VI. CORRELATION AND CONCLUSIONS OF VALUE

- 58. Correlation of Estimates.....
- 59. Summary of Pertinent Factors.....
- 60. The Approach that is controlling:.....
- 61. Value Conclusion -Justification.....

VII. OVERALL EFFECTIVENESS

- 62. Appraisal Problem Clearly Stated.....
- 63. Property Accurately Delineated and Described.....
- 64. Highest and Best Use Justified.....
- 65. Accuracy of Supporting Data.....
- 66. All Essential Items Included.....
- 67. Proper Approaches Used.....
- 68. Reasonableness of Final Conclusions.....

VIII. FIELD REVIEW OF APPRAISAL was made was not made during which the property, supporting data and other pertinent factors were reviewed and given careful consideration.

IX. REVIEWER'S COMMENTS *(Reference by number)*

(Signature)

(Date)

(Title of Reviewer)