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) Date of Review		Project Name & Type Address of Project													
									City			County			
									State			Zip Code			
		VALUATION													
		Land	\$	Appraiser											
Improvements		Appraisal Report Date													
Other Damages		Number of Stories													
Salvage Value of Improvements		Number of Units Type of Property - Fee Simple Leasehold													
TOTAL APPRAISED VALUE	\$	Highest and													
			Highest and Best Use												
			•												
			entable Area												
		Density Rat	io: Land/Bui	it											
I and Only		Total Bldg.	Sq. Ft												
Land Only Cost Per Acre	\$		•												
Cost Per Sq. Ft.															
Cost Per Unit															
 4. Photographs of Area and Property 5. Vicinity Maps, Plats, Plans, Charts 6. Property Description, Condition and 7. Supporting Reports of Technical Sp 8. Certification, Limiting Conditions, St II. DELINEATION OF ASSIGNME 	I Adaptable Use ecialists Signature and Date			ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED								
10 D C 11 CH 1															
10. Definition of value															
III. ANALYSIS AND TECHNIQUE															
A. General:															
11. Measurement of Economic Influen															
12. Real Estate Market Conditions															
13. Utilities& Services (<i>water</i> , <i>electric</i> 14. Street Improvements															
15. Transportation (bus, rail, taxi, etc.))														

	EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED
III. ANALYSIS AND TECHNIQUE (continued)					
B. Property Data 17. Ownership					
17. Ownership 18. Property History					
19. Zoning Consistency and Highest and Best Use					
20. Assessed Value and Tax Information					
21. Improvements (Age, Condition, Structural Detail, Use and					
Functional Detail)					
C. Land Value by Comparison					
22. Adequate Listings and Sales					
23. Map Showing Location of Subject and Sales					
24. Date and Condition of Each Sale					
25. Adjustments and Comparisons with Subject Property					
26. Logical Conclusions					
D. Land Residual Technique					
27. Execution of Technique					
28. Logical Conclusions					
E. Cost Approach					
29. Cost Estimates					
30. Depreciation - Physical, Functional and Economic					
31. Justification of Cost Factors					
32. Remaining Economic Life					
33. Estimate of Rehabilitation Cost					
34. Land Value Added					
35. Summation Value					
36. Logical Conclusions					
F. Market Approach					
37. List of Sales and Offerings					
38. Sales Adjusted to Current Market					
39. Comparison to Subject Property-Similarities and					
Differences Weighted					
40. Adjustment for Time Factor					
41. Reasonableness of Value Indicated					
G. Income Approach					
42. Gross Annual Rent by Comparison					
44. Expenses and Fixed Charges including Reserves for Replacement					
45. Allowances for Future Depreciation					
46. Net Annual Income					
47. Method of Capitalization					
48. Capitalization Rate -Justification					
49. Reasonableness of Capitalization Value Estimate					
17. Reasonationess of Capitalization value Estimate					
IV. MACHINERY AND EQUIPMENT					
50. Description and Condition					
51. Analysis of Utility					
52. Value for In-Place Use (if applicable)					
53. Value for Off-Site Use (if applicable)					
54. Fair Rental Estimate (if applicable)					
V. FAIR RENTAL					
55. Logical Relationship to Comparables					
56. Based on Interest Plus Capital Recapture (<i>if applicable</i>)					
57. Does Estimate Reflect Contemplated Lease Provisions?					
☐ Yes ☐ No					

	EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED
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 Stated63. Property Accurately Delineated and Described					
64. Highest and Best Use Justified					
65. Accuracy of Supporting Data					
66. All Essential Items Included					
68. Reasonabless of Final Conclusions					
VIII. FIELD REVIEW OF APPRAISAL ☐ was made ☐ tinent factors were reviewed and given careful consider IX. REVIEWER'S COMMENTS (Reference by number)	uring which	n the prope	rty, supporti	ng data and	l other per-
_					
		(Signati	ura)		
		(signati	11e)		
(Date)					
(=)	(T	itle of Revi	ewer)		