

**Borrower/Subject Property Information**

Borrower \_\_\_\_\_ Census \_\_\_\_\_ Map Ref \_\_\_\_\_  
 Property Address \_\_\_\_\_ Check one:  SF  PUD  Condo  2-4 Units  
 City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone No. \_\_\_\_\_ Loan Requested \$ \_\_\_\_\_ Term \_\_\_\_\_ Mos. \_\_\_\_\_ Owners Est Value \$ \_\_\_\_\_  
 No. of Rooms \_\_\_\_\_ No. of Bedrooms \_\_\_\_\_ No. of Baths \_\_\_\_\_ Family room or den:  Yes  No Gross Living Area \_\_\_\_\_ Sq.Ft. \_\_\_\_\_  
 Garage/Carport \_\_\_\_\_ Porches, Patio \_\_\_\_\_ Central Air:  Yes  No

**Field Report**

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Over Supply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use \_\_\_\_\_ % 1 Family \_\_\_\_\_ % 2-4 Family \_\_\_\_\_ % Apts. \_\_\_\_\_ % Condo \_\_\_\_\_ % Commercial \_\_\_\_\_ % Industrial \_\_\_\_\_ % Vacant \_\_\_\_\_ %  
 Change in Present Land Use  Not Likely  Likely  Chg From \_\_\_\_\_ to \_\_\_\_\_  
 Predominant Occupancy  Owner  Tenant \_\_\_\_\_ % Vacant  
 S/F Price Rng \$ \_\_\_\_\_ to \$ \_\_\_\_\_ = Predominant Value  
 S/F Age \_\_\_\_\_ to \_\_\_\_\_ Yrs. Predom. Age \_\_\_\_\_ Yrs.  
 Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.  
 Comments on factors favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) \_\_\_\_\_

**SUBJECT PROPERTY**

Year Built \_\_\_\_\_ Units \_\_\_\_\_ Stories \_\_\_\_\_  
 Type (det., duplex, semi/det.) \_\_\_\_\_  
 Design (rambler, split) \_\_\_\_\_  
 Ext. Wall Mat'l. \_\_\_\_\_ Roof Mat'l.  Yes  No  
 Property in HUD-Identified Sp'l Flood hazard Area?  Yes  No  
 Special Energy-Efficient Items \_\_\_\_\_  
 Comments (favorable or unfavorable including deferred maintenance) \_\_\_\_\_

**Property Rating**

Condition of Exterior  Good  Avg.  Fair  Poor  
 Compatibility to Neighborhood  Good  Avg.  Fair  Poor  
 Appeal and Marketability  Good  Avg.  Fair  Poor

**Market Comparable Analysis Prior to Improvement**

Item	Subject Property			Comparable No. 1			Comparable No. 2			Comparable No. 3		
Address												
Prox. to Subj.												
Sale Price				\$			\$			\$		
Date of Sale	Description			Description			Description			Description		
Time Adjust.	Adjustment			Adjustment			Adjustment			Adjustment		
Location												
Site/View												
Age												
Condition												
Living Area Rm	Total	B-Rms.	Baths	Total	B-Rms.	Baths	Total	B-Rms.	Baths	Total	B-Rms.	Baths
	Count & Total			Count & Total			Count & Total			Count & Total		
Gross Liv Area	Sq.Ft.			Sq.Ft.			Sq.Ft.			Sq.Ft.		
Air Condition												
Garage/Carport												
Porches, Patio												
Pools, etc.												
Special Energy-Efficient Items												
Other												
Net Adj. (Total)				Plus Minus \$			Plus Minus \$			Plus Minus \$		
Sub Value				\$			\$			\$		

Gen. Comments \_\_\_\_\_

The information shown on this report is derived from an inspection of the neighborhood and exterior inspection of the subject property and market comparables. The estimated market value is based upon this information and the knowledge of the undersigned. This report is not to be construed as an appraisal report.

Estimated Market Value \$ \_\_\_\_\_ as of \_\_\_\_\_

Completed By **Cal Lewis, Cert. General Appraiser** Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE