# Lundquist Appraisal Company www.SacramentoAppraisalBlog.com

File No. **EXAMPLE** 

What should you look for in an appraisal report?

Look at the BLUE SECTIONS on the following pages.

Sometimes an appraisal can be more than 25 pages in length, so it can be overwhelming to know what to look at quickly to grasp the value rationale of the appraiser. The next pages give an example of some of the top items to look for in an appraisal report instead of just looking at the bottom line value. Sections highlighted in bold blue text on the following pages are some of the most important portions to read through in an appraisal. These may help you gauge whether the report is reliable or not. Please note each appraisal software company may have a slightly different layout, and that appraisals for non-lending purposes may look even less similar.

This example report is part of a blog series on the Sacramento Appraisal Blog. http://sacramentoappraisalblog.com/2013/07/01/top-items-to-review-in-an-appraisal-report-part-1/

Let me know if you have any questions or if you would like me to visit your office to lead a discussion on how to read and review an appraisal report.

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This is an example report and is not meant to reflect any real property or market conditions.

File No. **EXAMPLE** 

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	Property Address 1234 Borrower Victor Fake	Example Report W		City er of Public Record <b>Vic</b>	Fakeville				Zip Code <b>91234-</b> eramento	1234
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## Uniform Residential Appraisal Report File No. EXAMPLE

There are 5 compa	rable prop	erties currently off	fered for sale in the	e subjec	t neighborhood rang	ing in prid	ce fro	om \$ 13	<b>0,000</b> to 9	215	5,000	
					t twelve months rang				85,000	to \$	232,500	
FEATURE		UBJECT			SALE NO. 1				SALE NO. 2		COMPARABLE S	ALE NO. 3
1234 Example Rep	1690 Bono Way			1761 Edge Court			2523 Mullen Drive					
Address Fakeville, CA 91234-1234			Fakeville, CA 91234-1234		Fakeville, CA 91234-1234			1	eville, CA 912			
Proximity to Subject			0.45 miles SW		0.43 miles SW				miles SW			
Sale Price	\$		0.1011111000	\$	170,000	0.101			157,500		\$	179,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 117.24 sq.		170,000	\$ 11	6.1	<b>5</b> sq. ft.	101,000		21.44 sq. ft.	110,000
Data Source(s)	Ψ	0.00 sq. n.	RapMLS #12		234·DOM 3				1234·DOM 4	_	MLS #123412	34·DOM 9
Verification Source(s)	Doc# 130419-1234		RapMLS #12341234;DOM 4 Doc# 130227-1234				# 130315-123					
VALUE ADJUSTMENTS	DEG	SCRIPTION	DESCRIPTION					IPTION			ESCRIPTION	
	DES	SCRIPTION	ArmLth	JIN	+(-) \$ Adjustment	ArmL		IPTION	+(-) \$ Adjustment	Arm		+(-) \$ Adjustment
Sale or Financing						l				1		
Concessions Date of Sale/Time			Cash;0 s04/13;c03/1	12	+3,500	Cash s02/1		02/12	+5,000	Cas	/13;c04/13	+2,000
	NiDaa	·Doo		13	+3,500				+5,000	_		+2,000
Location	N;Res		N;Res;Res			N;Res	_				es;Res	
Leasehold/Fee Simple	Fee S		Fee Simple			Fee S		pie			Simple	
Site	7203 s		6480 sf		0	6960			0	_		0
View	N;Res		N;Res;Res			N;Res		es			es;Res	
Design (Style)	Ranch		Ranch			Ranc	n			Ran	cn	
Quality of Construction	Q4		Q4		_	Q4			_	Q4		
Actual Age	40		42		0	44			0			0
Condition	C4		C4			C4	- 1		+7,000			
Above Grade	Total Bdrr			aths		Total Bd	_	Baths			Bdrms. Baths	
Room Count	6 3			2.0		6 3	3	2.0	_	6	3 2.0	
Gross Living Area 40	_	<b>1,465</b> sq. ft.	1,450	<b>)</b> sq. ft.	0	_	1,	,356 sq.	ft. <b>4,500</b>		<b>1,474</b> sq. ft.	0
Basement & Finished	0sf		0sf			0sf				0sf		
Rooms Below Grade												
Functional Utility	Avera		Average			Avera				Ave		
Heating/Cooling	FWA/0		FWA/CAC			FWA/				<del>                                     </del>	A/CAC	
Energy Efficient Items			Dual Pane V					ne Wnd			l Pane Wnds	
Garage/Carport			2 Car Garag	e Att				arage At	tt		ar Garage Att	
Porch/Patio/Deck	Porch.	Patio	Porch,Patio			Porch		atio		Pord	ch,Patio	
Pool	None		None			None				Non	е	
<u> </u>												
Net Adjustment (Total)			X +	\$	3,500	<b>X</b> +			16,500	X	+	2,000
Adjusted Sale Price			Net Adj. 2.1			Net Adj.	. '	10.5%		Net A	dj. <b>1.1</b> %	
of Comparables			Gross Adj. 2.1	\$	173,500	Gross A	dj. ´					181,000
I X did did not res	coarch tho	sale or transfer hi	istory of the subject	t proper	ty and comparable c			ınlain 🔽				onable? Or
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are there better or	nes tha	t were not ι	used? A goo	d "cc	mp" or comp	arable	e sa	ale is o	ne that a buyer	wou	ld consider a	s a
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File No. **EXAMPLE** 

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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#### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

File No. **EXAMPLE** 

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seg., or similar state laws.

#### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature	Signature
Name This is an example appraisal	Name
Company Name This is an example appraisal	Company Name
Company Address 11111 Fake Street	Company Address
Fakeville, CA 91234	
Telephone Number This is an example appraisal	Telephone Number
Email Address This is an example appraisal	Email Address
Date of Signature and Report 05/26/2013	Date of Signature
Effective Date of Appraisal 05/22/2013	State Certification #
State Certification # This is an example appraisal	or State License #
or State License # This is an example appraisal	State
or Other (describe) State #	Expiration Date of Certification or License
State	_
Expiration Date of Certification or License	_
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
1234 Example Report Way	Did not inspect subject property
Fakeville, CA 91234-1234	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 174,000	Did inspect interior and exterior of subject property  Date of Inspection
LENDER/CLIENT	'
Name Fake AMC	COMPARABLE SALES
Company Name Fake Mortgage Company	Did not inspect exterior of comparable sales from stree
Company Address 1234 Fake Loans Way Suite 101	Did inspect exterior of comparable sales from street
Fakeville, CA 91234	Date of Inspection
Email Address This is an example appraisal	·

### **Uniform Appraisal Dataset Definitions**

File No **EXAMPLE** 

#### Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

- The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.
- C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.
- C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.
- C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.
- C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

#### **Quality Ratings and Definitions**

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

### $Little\ or\ no\ updating\ or\ modernization.\ This\ description\ includes,\ but\ is\ not\ limited\ to,\ new\ homes.$

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

#### Updated

### The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

#### $Significant finish \, and/or \, structural \, changes \, have \, been \, made \, that \, increase \, utility \, and \, appeal \, through \, complete \, replacement \, and/or \, expansion.$

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

#### **Explanation of Bathroom Count**

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

### **Uniform Appraisal Dataset Definitions**

File No. **EXAMPLE** Abbreviations Used in Data Standardization Text Appropriate Fields Abbrev. **Full Name** Appropriate Fields Area, Site Mountain View Mtn Location Neutral Location & View Ν Location NonArm Non-Arms Length Sale Sale or Financing Concessions Busy Road Location & View BsyRd Location Sale or Financing Concessions Other Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Park View View Pastoral View Basement & Finished Rooms Below Grade Pstrl View Location & View PwrLn Power Lines Sale or Financing Concessions PubTrn Public Transportation Location View Recreational (Rec) Room Basement & Finished Rooms Below Grade Relo Relocation Sale View Sale or Financing Concessions RFO Sale Location RFO Sale or Financing Concessions Date of Sale/Time Res Residential Location & View Sale or Financing Concessions Sale or Financing Concessions RH USDA -Rural Housing Sale or Financing Concessions Settlement Date Date of Sale/Time Short Short Sale Sale or Financing Concessions Data Sources

Walk Up Basement

Full Name

Basement & Finished Rooms Below Grade

Appropriate Fields

**Expiration Date** Date of Sale/Time Square Feet Area, Site, Basement Area, Site, Basement Estate Estate Sale Sale or Financing Concessions sam Square Meters FHA Federal Housing Authority Sale or Financing Concessions Unk Unknown Date of Sale/Time Veterans Administration Golf Course Location Sale or Financing Concessions

GlfCse Glfvw Golf Course View View Withdrawn Date Date of Sale/Time

Industrial Location & View Walk Out Basement Basement & Finished Rooms Below Grade Ind wo

WH

Abbrev.

Lndfl Landfill Location WtrFr Water Frontage Location Wtr Water View LtdSaht Limited Sight View View Listing Listing Sale or Financing Concessions Woods Woods View View

Basement & Finished Rooms Below Grade

#### Other Appraiser-Defined Abbreviations Abbrev. **Full Name** Appropriate Fields

Full Name

Adverse

Adjacent to Park

Arms Length Sale

City View Skyline View

Commercial Influence

City Street View

Contracted Date

Days On Market

Interior Only Stairs

Court Ordered Sale

Conventional

Bathroom(s)

Bedroom

Beneficial

Cash

Adjacent to Power Lines

Abbrev.

AdjPrk

AdjPwr

ArmLth

Α

ba

br

В

Cash

CtySky

CtyStr

Comm

Conv

CrtOrd

DOM

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