

FIELD WORKSHEET

APPRAISER _____ [] UAD [] NON UAD *[] FHA FORM: _____

PROPERTY ADDRESS: _____ Inspection Date: ___ / ___ / ___

BORROWERS/BUYERS NAME: _____

OCCUPANT: Owner Vacant Tenant Other: _____

[] Refinance [] OTHER _____

[] Purchase \$ _____ Purchase Date: _____

Sale Type: REO ShortSale CourtOrdered Estate Relo Non-armsLength ArmsLength

Concessions: \$ _____ Description: _____

[] HOA FEES: \$ _____ Subj Current Rent:\$ _____ Lease Exp: _____

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	%
Built-Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	<input type="checkbox"/> Low	<input type="checkbox"/> High	Multi-Family	%
								<input type="checkbox"/> Pred.	<input type="checkbox"/>	Commercial	%
										Other	%

Boundaries: N _____ S _____
E _____ W _____

Dimensions: _____ x _____ (if not available on MLS or County)
Area: _____ sf (under 1ac) _____ ac(over 1ac) (if not available on MLS/County)
Shape: [] Rectangular [] Irregular [] Slightly Irreg. [] Per Plat Map

View: [] Neutral [] Beneficial [] Adverse
Water Pastoral Woods Park Golf Crs City/sky Mtn Res City/str Industrial
PowerLines LtdSight Other: _____

ZONE Classification: _____ Description: _____

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	Street	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

Topography: Level grade UnLevel Level to Rear Up slope Level to rear Down slope Slopes to Lake/Rear
Other: _____

Drainage: Appears Adequate Ground is Wet Other _____

Landscape: Average Professional Poorly Maintained Well Maintained Other: _____

Sidewalk: Concrete None

Curb / Gutter: Concrete Asphalt None Yes/Yes

Street Lights: Standard Electrical Lamp Post/Private or Private None

General Description		Foundation	
Units	<input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space
# of Stories		<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement
Type	<input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	sq.ft.
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	%
Design (Style)		<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump
Year Built		Evidence of	<input type="checkbox"/> Infestation
Effective Age (Yrs)		<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement
Attic	<input type="checkbox"/> None	Heating	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input type="checkbox"/> Central Air Conditioning
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other

Foundation Walls: Concrete CBlock Brick Other: _____
Good Average Avg-Gd Poor New

Ext. Walls: Frame Brick Stucco Vinyl Alum C Block Masonite Rock/Stone Other: _____
If construction is combination, put % above type to show most predominate.
Good Average Avg-Gd Poor New

Roof: CmpShngl FbrGShngl 3DComp Tile Gravel Metal Rubber Flat/Not Vis
OTHER: _____ Good Average Avg-Gd Poor New

Gutters: Yes None Vinyl Alum G A A-G Poor Partial New
Downspouts: Yes None Vinyl Alum G A A-G Poor Partial New

Windows: Thermo WD SH Alum Dbl Hung Wd Dbl Hung Vinyl Vinyl Slide Wood Slide
Alum Crank Vinyl Crank _____ Casement Other: _____ G A A-G P New

Storms: Yes None Partial Vinyl Alum Insulated Other: _____ G A A-G Poor New

Screens: Yes None Partial Vinyl Alum Other: _____ G A A-G Poor New

Floors: Carpet CerTile HW Linol Vinyl WDLam WdPlank Travertine Sheet Vinyl
Other: _____ Good Average Avg-Good Poor New

Walls: Drywall Plaster Wood Panel Paint Wallpaper Knotty Pine
Other: _____ Good Average Avg-Good Poor New

Trim / Finish: Wood Paint None Other: _____ Gd Avg Avg-Gd Poor New

Bath Floors: CTile Linoleum Carpet Vinyl Travrtn Marble Granite Other: _____
Gd Avg A-G Poor New

Wainscot: CTile FbrGlass Marble Granite Vinyl TileBoard None Other: _____
Gd Avg A-G Poor New

Doors Include: HWC (hollow wood core) Wood / Glass / Solid Gd Avg Avg-Gd Poor New

Fireplace: # _____ Wood Stove: # _____

Patio: None Concrete Brick () Open () Covered () Enclosed () Screened
Deck: None Wood () Open () Covered () Enclosed () Screened
Porch: None Concrete Brick () Open () Covered () Enclosed () Screened
Balcony: None () Open () Covered () Enclosed

Fence: None ChnLnk Wood ConcBlock Iron Vinyl Other: _____ FULL REAR PRTL

Pool: None In Ground Above Ground NOTES: _____

Spa: None Yes NOTES: _____

Other Amenities: _____

Barn: ___X___ft Storage: ___X___ft Other: _____

Car Storage: NONE #___Garage #___Carport ATT DET B/I

Driveway spaces: # _____ or N/A

Driveway: Concrete Asphalt Gravel Natural Dirt Mulch Other: _____ TO ALLEY

Kitchen Appliances:

Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) _____

[] Fan/Hood

Room Count:

Finished area above grade contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area Above Grade

Bathroom count: ¾ now counts as a full, ¼ bath is not counted (toilet only) **Example Entry: 1.1 for Full + half**

Additional Features: Ceiling Fans No Energy Efficient Items noted Other: _____

Improvement Section

Overall Condition Ratings: C1(New) C2(Very Gd) C3(Gd) C4(Avg) C5(Fair) C6(Poor)

Has any material work been done in the last 15 yrs to Kitchen(s) or Bath(s) Yes No

If Yes: Kitchen : Not Updated Updated Remodeled
Time Frame: < 1 Yr 1-5 6-10 11-15 Unknown

Bathrooms: Not Updated Updated Remodeled
Time Frame: < 1 Yr 1-5 6-10 11-15 Unknown

Describe overall improvements: Appraiser will need to complete

TOP PAGE 2:

ACTIVE: # _____ **LOW \$** _____ **HIGH \$** _____

SOLD: # _____ **LOW \$** _____ **HIGH \$** _____

GRID COLUMNS:

Subject Location: Neutral Beneficial Adverse
Res Industrial Commrcl BusyRd Water Golf Crs AdjPark AdjPwrLns LandFill PubTransp Other: _____

Subject Quality of Construction: Q1(New) Q2(VeryGd) Q3(Gd) Q4(Avg) Q5(Fair) Q6(Poor)

Subject Basement: SF _____ Finished SF _____
Exit Type: WalkOut WalkUp Interior only
RecRm count _____ **Bedroom count** _____ **Bathroom count:** Full _____ Half _____ Other: _____

Comparables Location: Should match Subjects Yes No If no, appraiser will supply or complete

Comparables View: Should match Subjects Yes No If no, appraiser will supply or complete

Comp's Quality of Construction: Should match Subjects Yes No If no, appraiser will supply or complete

Comp's Overall Condition: Should match Subjects Yes No If no, appraiser will supply or complete

COMP SALES:

COMPARABLE LISTINGS

'REO' ADDENDUM LISTINGS

MLS _____

CONDO OR PUD INFO: Complex Name: _____, Mo Fees: \$ _____

Management CO Name: _____ Mgt. Co Phone # _____

Total Units: #___ # Phases: ___ Units Per Phase: ___ Units In Subjects Phase: ___ Assmnts: \$_____

Guest Parking: On Site #___, () Street Only - Condo Conversion: () No - () Yes -Year Converted:_____

Common Areas: () Greenbelt - () Walkwy - () Pool/Patio - () Club Hs. - () Gated Entry - () Pvt St. () Other

Manufactured Home: Real Property # _____

HUD # _____

Manufacturer: _____ Date: _____

Serial # _____

Info Source: _____
