

COMMERCIAL SUMMARY APPRAISAL REPORT

File # _____

SUBJECT INFORMATION

Property Address _____
City _____ County _____ State _____ Zip Code _____
Client _____
Client Address _____
City _____ State _____ Zip Code _____ Email _____
Building Name _____
Owner/Occupant _____
Map Reference _____ Census Tract _____ APN _____
Typical Buyer Owner/User Investor _____
Property Use Office Commercial Industrial _____
Property Rights Fee Simple Leased Fee Leasehold _____

PURPOSE OF APPRAISAL / INTENDED USE / SCOPE OF WORK

Purpose of Appraisal _____
Intended Use _____
Scope of Work _____

THREE YEAR OWNERSHIP HISTORY

	Owner	Recording Reference	Date	Price Paid	Terms of Sale
Most Recent	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
Previous	_____	_____	_____	\$ _____	_____
	<input type="checkbox"/> Current Contract <input type="checkbox"/> Option		Listing Price	\$ _____	_____
Buyer	_____		Contract Price	\$ _____	_____
Seller	_____		Closing Date	_____	_____
Analysis/Comments	_____				

NEIGHBORHOOD DESCRIPTION

Boundaries _____

Neighborhood Built Up _____%	Location <input type="checkbox"/> Rural <input type="checkbox"/> Suburb <input type="checkbox"/> Urban
Land Use: Single Family _____% Office _____% MultiFamily _____%	Development Trend <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
Industrial _____% Retail _____% Vacant _____%	Value Trend <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
	Vacancy Trend <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
	Rental Demand <input type="checkbox"/> Up <input type="checkbox"/> Stable <input type="checkbox"/> Down
Single Family <input type="checkbox"/> Undersupply <input type="checkbox"/> Balanced <input type="checkbox"/> Oversupply _____%	Change in Land Use: <input type="checkbox"/> Unlikely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place
Multifamily <input type="checkbox"/> _____%	From _____ To _____
Office <input type="checkbox"/> _____%	
Retail <input type="checkbox"/> _____%	Rental Rate Range (Exclude Extremes) for Subject Property Type:
Industrial <input type="checkbox"/> _____%	From \$ _____ /SF/Year To \$ _____ /SF/Year
	Age Range (Exclude Extremes) for Subject Property Type:
	From _____ To _____

Distance-CBD _____ Miles
Distance-Freeway _____ Miles
Distance-Public Transportation _____ Miles

Neighboring Property Use _____

Analysis/Comments _____

SITE DESCRIPTION

Legal Description _____ See Addenda
Environmental Problems Known or Suspected? Yes No
Site Size _____ Usable Land Area _____ Excess Land Area _____
Site Dimensions _____
Street Frontage _____

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SITE DESCRIPTION (continued)

	Gd	Av	Fr		Utility Provided By	
Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Electricity	_____
Street Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Gas	_____
Shape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Water	_____
Function Utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sewer	_____
Visibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Telephone	_____
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Street Improvements	Describe
Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Street Width	_____
Traffic Pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Street Paving	_____
Traffic Volume	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalks	_____
					Curb & Gutters	_____
					Storm Sewers	_____
					Lighting	_____

Topography

<input type="checkbox"/> Level	<input type="checkbox"/> Mod Slope	<input type="checkbox"/> Steep Slope
<input type="checkbox"/> At Grade	<input type="checkbox"/> Above Grade	<input type="checkbox"/> Below Grade

	Yes	No
Corner Lot	<input type="checkbox"/>	<input type="checkbox"/>
Underground Utilities	<input type="checkbox"/>	<input type="checkbox"/>
Railroad Access	<input type="checkbox"/>	<input type="checkbox"/>
Earthquake Zone	<input type="checkbox"/>	<input type="checkbox"/>
Flood Hazard Area	<input type="checkbox"/>	<input type="checkbox"/>
Map # _____ Date _____		

Soil Conditions _____

Easements _____

Encroachments _____

Current Zoning _____ Legally Conforming Yes No

Zoning Change: Not Likely Likely To _____

Uses Allowed Under Current Zoning _____

Analysis/Comments _____

ASSESSMENT AND TAXES

Assessment Year _____	Tax Rate	Year	Taxes
Total	Total	Current Taxes	\$ _____
Land	County	Estimated Taxes	\$ _____
Building(s)	City	Tax Assessment	\$ _____ / SF
Other	Other	Taxable Value	\$ _____
		Year Of Next Reassessment	

Special Assessments _____

Reassessment Issues _____

Analysis/Comments _____

IMPROVEMENTS DESCRIPTION

Property Type _____	Construction Type _____	# Buildings _____	# Stories _____
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Building	Floor	Gross SF	*Net SF	Use Type	Net SF	Use %
_____	_____	_____	_____	Office	_____	_____
_____	_____	_____	_____	Retail	_____	_____
_____	_____	_____	_____	Warehouse	_____	_____
_____	_____	_____	_____	Manufacturing	_____	_____
_____	_____	_____	_____	Distribution	_____	_____
_____	_____	_____	_____	Research/Development	_____	_____
Total						
<input type="checkbox"/> *Usable Area				<input type="checkbox"/> Rentable Area		

Year Built	Parking On Site	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Industrial Only
Building Efficiency Ratio	Adequacy	<input type="checkbox"/>	<input type="checkbox"/>	# Overhead Doors _____
Effective Age	Covered	<input type="checkbox"/>	<input type="checkbox"/>	Floor Height
Total Economic Life	Parking Garage	<input type="checkbox"/>	<input type="checkbox"/> FT
Remaining Economic Life	Paved	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Height
Floor Area Ratio	Number of Spaces FT
Ground Coverage Ratio	Spaces/1000 SFBA			Column Spacing
			 FT x _____ FT
				Railroad Spur? <input type="checkbox"/> Yes <input type="checkbox"/> No

Analysis/Comments _____

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IMPROVEMENTS DESCRIPTION (continued)

Building Description	Improvement Rating			
	Gd	Av	Fr	N/A
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor/Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Improvements _____

Personal Property or Other Non-Realty Interests Included in Valuation? No Yes _____

Analysis/Comments _____

HIGHEST AND BEST USE

HIGHEST AND BEST USE AS IF VACANT

Legally Permissible Uses _____

Physically Possible Uses _____

Financially Feasible Uses _____

Maximally Productive Use _____

Analysis/Comments _____

HIGHEST AND BEST USE AS IMPROVED

Legally Permissible Uses _____

Physically Possible Uses _____

Financially Feasible Uses _____

Maximally Productive Use _____

Analysis/Comments _____

