

REVIEWER'S APPRAISAL ANALYSIS

(For use by Staff Appraiser in Reviewing Appraisal Reports)

PURPOSE OF APPRAISAL

- IN-LEASE ACQUISITION TRANSFER
 OUT-LEASE DISPOSAL

APPRaiser		FEE	TYPE OF PROPERTY	
		\$		
CONTRACT NO.	CONTRACT DATE	TIME ALLOWED	NAME AND ADDRESS OF PROPERTY	
EFFECTIVE DATE OF REPORT	DATE REVIEWED			
REVIEWER		APPRAISED VALUE	CASE NO.	
		\$		

INSTRUCTIONS

Items 1 through 45 are provided as an aid in answering Major Questions in Part VII. Explain all negative answers on reverse (Part VIII). Comment fully on inadequacies and recommendations.

E - Excellent - Meets or exceeds specifications.
 A - Adequate - Meets minimum needs. Clarification may be desirable.
 I - Inadquate - Does not meet needs. Revision or clarification necessary.

ITEM		E	A	I	ITEM		E	A	I
I. FORM AND PRESENTATION	1. CONFORMANCE TO GSA SPECIFICATIONS (As to format, inclusion and sequence of all significant items)				III. ANALYSIS AND TECHNIQUE (Cont.)	E. MARKET APPROACH			
	2. AREA, CITY, NEIGHBORHOOD DATA					30. LIST OF SALES AND OFFERINGS			
	3. LEGAL DESCRIPTION INCLUDED? <input type="checkbox"/> YES <input type="checkbox"/> NO					31. SAME LIST ADJUSTED TO CURRENT MARKET			
	4. PROPERTY DESCRIPTION, CONDITION, AND ADAPTABLE USE					32. SPECIAL CONDITIONS TO EACH SALE			
	5. INSURANCE AND TAX LOAD: PLANS, PHOTOS AND MAPS					33. RELATION OF SALE OR OFFERING TO SUBJECT PROPERTY - SIMILARITIES AND DIFFERENCE			
	6. CERTIFICATION-STANDARD CLAUSES, SIGNATURE AND DATE					34. VALUE INDICATED AND JUSTIFICATION			
II. DELINEATION OF ASSIGN.	7. PURPOSE, INCLUDING DEFINITION OF VALUE				IV. MACHINERY AND EQUIPMENT	35. DESCRIPTION AND CONDITION			
	8. HIGHEST AND BEST USE-FOR LAND-FOR TOTAL PROPERTY					36. ANALYSIS OF UTILITY			
	9. STATEMENT OF LIMITING CONDITIONS					37. VALUE FOR IN-PLACE USE (If applicable)			
III. ANALYSIS AND TECHNIQUE	A. LAND VALUE BY COMPARISON				V. FAIR RENTAL	38. VALUE FOR OFF-SITE USE " "			
	10. ADEQUATE LISTINGS					39. FAIR RENTAL ESTIMATE " "			
	11. DATE AND CONDITONS OF EACH SALE					40. LOGICAL RELATIONSHIP TO COMPARABLES			
	12. SAME LIST ADJUSTED TO CURRENT MARKET				VI. CORRELATION & VALUE	41. BASED ON INTEREST PLUS CAPITAL RECAPTURE (If applicable)			
	13. SIMILARITIES AND DIFFERENCES WITH SUBJECT					42. DOES ESTIMATE REFLECT CONTEMPLATED LEASE <input type="checkbox"/> YES <input type="checkbox"/> NO			
	14. LOGICAL CONCLUSION					43. CORRELATION OF ESTIMATES			
	15. MAP SHOWING COMPARABLES				VII. OVERALL EFFECTIVENESS	44. THE APPROACH THAT IS CONTROLLING: _____			
	B. LAND RESIDUAL TECHNIQUE (If used)					45. VALUE CONCLUSION			
	16. LOGICAL CONCLUSION					46. IS THE APPRAISAL PROBLEM CLEARLY STATED?	YES	NO	
	C. COST APPROACH					47. IS THE PROPERTY ACCURATELY DELINATED AND DESCRIBED?			
	17. COST ESTIMATES					48. IS THE BEST AND MOST PROFITABLE USE OF THE PROPERTY STATED, & USED FOR BASIS OF VALUE?			
	18. DEPRECIATION-PHYSICAL					49. IS SUPPORTING DATA ACCURATE?			
	19. DEPRECIATION-FUNCTIONAL				50. IS CONCLUSION LOGICALLY RELATED TO SUPPORTING DATA?				
	20. DEPRECIATION-ECONOMIC				51. ARE ALL ESSENTIAL ITEMS INCLUDED?				
	21. LAND VALUE ADDED? <input type="checkbox"/> YES <input type="checkbox"/> NO				IS THE REPORT RECOMMENDED:				
22. SUMMATION VALUE				52. AS A BASIS FOR CONTEMPLATED ACTION?					
D. INCOME APPROACH				53. WITHOUT FURTHER CLARIFICATION?					
23. GROSS ANNUAL RENT BY COMPARISON				54. FOR FEE PAYMENT?					
24. VACANCY AND CREDIT LOSS				AS EVIDENCED BY THIS REPORT:					
25. EXPENSE AND FIXED CHARGES INCLUDING RESERVES FOR REPLACEMENT				55. DOES THE APPRAISER'S PANEL RATING SEEM APPROPRIATE?					
26. NET ANNUAL INCOME FROM RENT				56. WOULD YOU RECOMMEND THIS APPRAISER FOR OTHER SIMILAR ASSIGNMENTS?					
27. METHOD OF CAPITALIZATION									
28. CAPITALIZATION DATE - JUSTIFIED									
29. VALUE									

VIII. REVIEWER'S COMMENTS
