U.S. USDA Form usda-rd-1922-13-fmi

Form FmHA 1922-13
(9-27-82)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

REVIEWER'S APPRAISAL ANALYSIS

(For use by FmHA Appraiser/Trainer in reviewing reports)

Borrower	
Project Name & Type	
Address of Project	
City	County
State	Zip Code
Date of Review	

VALUATION

Land	$
Improvements	
Other Damages	
Salvage Value of Improvements	
TOTAL APPRAISED VALUE	$
Land Only	
Cost Per Acre	$
Cost Per Sq. Ft.	
Cost Per Unit	

Appraiser	
Appraisal Report Date	
Number of Stories	
Number of Units	
Type of Property - ☐ Fee Simple ☐ Leasehold	
Highest and Best Use	
Acres	
Land Sq. Ft.	
Sq. Ft. of Rentable Area	
Density Ratio: Land/Building	
Land/Unit	
Total Bldg. Sq. Ft.	

	EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED
I. FORMAT AND PRESENTATION					
1. Conforms to Agency Standards *(as to forms, inclusion and sequence of all significant items)*					
2. Appearance and Arrangement					
3. Area, City, Neighborhood Data					
4. Photographs of Area and Property					
5. Vicinity Maps, Plats, Plans, Charts					
6. Property Description, Condition and Adaptable Use					
7. Supporting Reports of Technical Specialists					
8. Certification, Limiting Conditions, Signature and Date					
II. DELINEATION OF ASSIGNMENT					
9. Purpose of Appraisal					
10. Definition of Value					
III. ANALYSIS AND TECHNIQUE					
A. General:					
11. Measurement of Economic Influence					
12. Real Estate Market Conditions					
13. Utilities & Services *(water, electric, phone, fire, police, etc.)*					
14. Street Improvements					
15. Transportation *(bus, rail, taxi, etc.)*					
16. Amenities					

Used by District, State or National Office to evaluate the MFH appraisals for housing with more than two living units under the Rural Rental Housing (RRH), Rural Cooperative Housing (RCH) and Farm Labor Housing (LH) programs. Also, used to determine the training that will be necessary for the MFH designated appraiser.

(see reverse)

PROCEDURE REFERENCE : FmHA Instruction 1922-B.

PREPARED BY : State and National Office appraiser/trainers.

NUMBER OF COPIES : Original and three.

SIGNATURES REQUIRED : Designated reviewer.

DISTRIBUTION OF COPIES : Original submitted to State Director, copy to originator; copy to appraiser; copy to National Office appraiser/trainer.

III. ANALYSIS AND TECHNIQUE *(continued)*	EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED
B. Property Data					
17. Ownership					
18. Property History					
19. Zoning Consistency and Highest and Best Use					
20. Assessed Value and Tax Information					
21. Improvements *(Age, Condition, Structural Detail, Use and Functional Detail)*					
C. Land Value by Comparison					
22. Adequate Listings and Sales					
23. Map Showing Location of Subject and Sales					
24. Date and Condition of Each Sale					
25. Adjustments and Comparisons with Subject Property					
26. Logical Conclusions					
D. Land Residual Technique					
27. Execution of Technique					
28. Logical Conclusions					
E. Cost Approach					
29. Cost Estimates					
30. Depreciation - Physical, Functional and Economic					
31. Justification of Cost Factors					
32. Remaining Economic Life					
33. Estimate of Rehabilitation Cost					
34. Land Value Added					
35. Summation Value					
36. Logical Conclusions					
F. Market Approach					
37. List of Sales and Offerings					
38. Sales Adjusted to Current Market					
39. Comparison to Subject Property-Similarities and Differences Weighted					
40. Adjustment for Time Factor					
41. Reasonableness of Value Indicated					
G. Income Approach					
42. Gross Annual Rent by Comparison					
43. Vacancy and Credit Loss					
44. Expenses and Fixed Charges including Reserves for Replacement					
45. Allowances for Future Depreciation					
46. Net Annual Income					
47. Method of Capitalization					
48. Capitalization Rate - Justification					
49. Reasonableness of Capitalization Value Estimate					
IV. MACHINERY AND EQUIPMENT					
50. Description and Condition					
51. Analysis of Utility					
52. Value for In-Place Use *(if applicable)*					
53. Value for Off-Site Use *(if applicable)*					
54. Fair Rental Estimate *(if applicable)*					
V. FAIR RENTAL					
55. Logical Relationship to Comparables					
56. Based on Interest Plus Capital Recapture *(if applicable)*					
57. Does Estimate Reflect Contemplated Lease Provisions?					

☐ Yes ☐ No