

Form FmHA 1922-13 (9-27-82)  UNITED STATES DEPARTMENT OF AGRICULTURE FARMERS HOME ADMINISTRATION  <b>REVIEWER'S APPRAISAL ANALYSIS</b> <i>(To use by FmHA Appraiser/Trainer in reviewing reports)</i>		Borrower Project Name & Type Address of Project City State																																																																																																																															
Date of Review		County Zip Code																																																																																																																															
<b>VALUATION</b> Land ..... \$ Improvements ..... Other Damages ..... Salvage Value of Improvements .....  <b>TOTAL APPRAISED VALUE</b> ..... \$  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 - <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold  Highest and Best Use ..... Acres ..... Land Sq. Ft. .... Sq. Ft. of Rentable Area ..... Density Ratio: Land/Building ..... Land/Unit ..... Total Bldg. Sq. Ft. ....	<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width:15%;"></td> <td style="width:15%;"><i>EXCELLENT</i></td> <td style="width:15%;"><i>ADEQUATE</i></td> <td style="width:15%;"><i>INADEQUATE</i></td> <td style="width:15%;"><i>OMITTED</i></td> <td style="width:15%;"><i>NOT NEEDED</i></td> </tr> <tr> <td style="padding: 5px;"><b>I. FORMAT AND PRESENTATION</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">1. Conforms to Agency Standards <i>(as to forms, inclusion and sequence of all significant items)</i> .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">2. Appearance and Arrangement .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">3. Area, City, Neighborhood Data .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">4. Photographs of Area and Property .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">5. Vicinity Maps, Plats, Plans, Charts .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">6. Property Description, Condition and Adaptable Use .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">7. Supporting Reports of Technical Specialists .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">8. Certification, Limiting Conditions, Signature and Date .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;"><b>II. DELINEATION OF ASSIGNMENT</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">9. Purpose of Appraisal .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">10. Definition of Value .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;"><b>III. ANALYSIS AND TECHNIQUE</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">  <b>A. General:</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">    11. Measurement of Economic Influence .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">    12. Real Estate Market Conditions .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">    13. Utilities &amp; Services <i>(water, electric, phone, fire, police, etc.)</i> .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">    14. Street Improvements .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">    15. Transportation <i>(bus, rail, taxi, etc.)</i> .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">    16. Amenities .....</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>			<i>EXCELLENT</i>	<i>ADEQUATE</i>	<i>INADEQUATE</i>	<i>OMITTED</i>	<i>NOT NEEDED</i>	<b>I. FORMAT AND PRESENTATION</b>						1. Conforms to Agency Standards <i>(as to forms, inclusion and sequence of all significant items)</i> .....						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 .....						<b>II. DELINEATION OF ASSIGNMENT</b>						9. Purpose of Appraisal .....						10. Definition of Value .....						<b>III. ANALYSIS AND TECHNIQUE</b>						<b>A. General:</b>						11. Measurement of Economic Influence .....						12. Real Estate Market Conditions .....						13. Utilities & Services <i>(water, electric, phone, fire, police, etc.)</i> .....						14. Street Improvements .....						15. Transportation <i>(bus, rail, taxi, etc.)</i> .....						16. Amenities .....					
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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.



**VI. CORRELATION AND CONCLUSIONS OF VALUE**

- 58. Correlation of Estimates .....
- 59. Summary of Pertinent Factors .....
- 60. The Approach that is controlling: \_\_\_\_\_
- 61. Value Conclusion - Justification .....

**VII. OVERALL EFFECTIVENESS**

- 62. Appraisal Problem Clearly Stated .....
- 63. Property Accurately Delineated and Described .....
- 64. Highest and Best Use Justified .....
- 65. Accuracy of Supporting Data .....
- 66. All Essential Items Included .....
- 67. Proper Approaches Used .....
- 68. Reasonableness of Final Conclusions .....

EXCELLENT	ADEQUATE	INADEQUATE	OMITTED	NOT NEEDED

**VIII. FIELD REVIEW OF APPRAISAL**  was made  was not made during which the property, supporting data and other pertinent factors were reviewed and given careful consideration.

**IX. REVIEWER'S COMMENTS** *(Reference by number)*

\_\_\_\_\_ *(Date)*

\_\_\_\_\_ *(Signature)*

\_\_\_\_\_ *(Title of Reviewer)*