

Appraisal Review Form

Borrower	
Property Address	
Property Type	

Name of Appraiser			
Appraisal Firm			
Firm Address			
License Type		License Expiration	
Report Effective Date		Report Prep Date	
Appraisal Format		Appraisal Fee	

Loan Number		Loan Amount	
Sales Comparison Approach Value			
Final Value		Loan-to-Value	

Statement of Assumptions and Limiting Conditions

The Reviewer will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that s/he became aware of during the research involved in performing the appraisal review. The Reviewer is not required to give testimony or appear in court due to performing the review, unless arrangements have been previously made therefore. Unless otherwise stated in this appraisal review report, the Reviewer has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property.

I certify to the best of my knowledge and belief:

- I have no present or perspective interest in the property that is the subject of the work under review or to the parties involved
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved
- My compensation is not contingent of an action or event resulting from the analyses, opinions, or conclusions in this review or from its use
- This is a Compliance Review only and does not conform to the Uniform Standards of Professional Appraisal Practice (USPAP) – this is not a USPAP Standard 3 type of Review.
- I have not made a personal inspection of the subject property of the work under review

Reviewer: _____ Date: _____

Assignment	Yes	No	NA
Was the appraisal order by Central Wisconsin Credit Union?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraiser define "market value"?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal state what the intended use, and who the intended users are?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property address and legal description of the subject identified?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there photos of the property included?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there an image of the plat map included?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a sketch of the building included?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:			

Property Market Characteristics	Yes	No	NA
Is the regional and neighborhood analysis relevant to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal state the current zoning of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include the appraiser's recommendation of the property's highest and best use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include the recent sales history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are trends in property values stated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include supply and demand factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the exposure and marketing time of the property stated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:			

Valuation			
Construction Loans	Yes	No	NA
Is the property used as collateral for a construction loan? If no, skip to next section.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include a review of the plans and specifications?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the plans and specifications been approved by governmental authorities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include the contributed value of the improvements in determining the market value?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:			

Sales Comparison Approach	Yes	No	NA
Is the Sales Comparison Approach used? If no, skip to next section.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include the use of comparable sales <input type="checkbox"/> Residential: less than 12 months old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal include the use of comparable sales generally located within the subject property's market?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the appraisal contain an adequate location map for the subject property and comparable sales?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the comparisons adequate, accurate, and/or relevant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the report contain a table with adjustments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all the differences between the subject and compared properties been accounted for?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: Value according to Sales Approach: \$			