

EXHIBIT 7-F

SAMPLE APPRAISAL REPORT REVIEW FORM

Project: _____

Book Number: _____

Parcel Number: _____

Project Address: _____

Name of Appraisers:

City: _____

1. _____

State & Zip: _____

2. _____

Owner of Record: _____

Type of Appraisal: Fee Simple Easement Severance or Partial Take

Property Type: _____ Zoning: _____ Restrictions: _____

Purpose of the Appraisal: Market Value Estimate Other: _____

Date of the Appraisal: (1) _____ (2) _____

Appraisals Signed and Dated: Yes No

Was the owner or a designated representative invited to accompany the appraisers on the property inspection? Yes No**

****IF THE ANSWER IS "NO", THE APPRAISAL IS UNACCEPTABLE!**

Have the appraisers complied with the appraisal contract? Yes No

Comments:

Appraiser #1

Appraiser #2

	Yes	No	NA	Yes	No	NA
I. DESCRIPTION						
A. Local Government Analysis Acceptable?						
B. Neighborhood Analysis Acceptable? (Location, Percentage Buildup, Value Range Stated, Present and Proposed Land Uses, Trends, Occupancy, Employment, Distances to Shopping, Recreation, Fire and Police Protection)						
C. Acceptable Site Description						
D. Acceptable Improvements Description						
E. Acceptable Tax Information						
F. Acceptable Highest and Best Use Analysis						
II. APPRAISAL PROCESS						
A. Direct Sales Comparison Approach						
1. Is the comparable sales data complete, i.e., sales date, grantor, grantee, comparable address, deed book and page no., sales price, complete description?						
2. Is the adjustment analysis satisfactory?						
3. Is the market value reconciled correctly? (That is, no averaging and explanation is satisfactory.)						
B. Cost Approach						
1. Did the appraiser provide adequate support for the land cost estimate?						
2. Did the appraiser provide adequate support for the building cost estimate?						
3. Did the appraiser use acceptable method of estimating accrued depreciation?						
4. Were all forms of depreciation supported?						
5. Is the Cost Approach Summary acceptable?						

List corrections required to make appraisal reports adequate and acceptable (including deficiencies not listed above):

Appraiser #1:

Appraiser#2: _____

Reviewer's Recommendation Regarding Fair Market Value:

Explain the basis for the reviewer's recommendation of Fair Market Value (If there are 2 or more appraisals for each parcel, the reviewer should give a comparative analysis of each appraisal report, and the reasoning for accepting the appraised value of one of the appraisal reports.)

I hereby certify that I have inspected the subject property and the appraiser's comparable sales; that I have no interest in the property, either past, present, or contemplated; that except as noted, the appraisals are complete and technically acceptable; and that the appraisals meet the requirements of the Department of Housing and Urban Development, and those outlined in the appraisers' contracts.

It is recommended that the appraiser's fee of \$ _____

Be Paid Not be paid for the following reasons:

The reviewer recommends that the locality hire another appraiser to appraise the parcel.

Date: _____

Review Appraiser