

Uniform Residential Appraisal Report

File #

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$						
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$						
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2130 West Franklin Dockside, AL 36794	2017 Parkside Boulevard Dockside, AL 36794			2003 Franklin Street Dockside, AL 36794			2135 Hastings Avenue Dockside, AL 36794		
Proximity to Subject		Less than 1/2 mile			Less than 1/2 mile			Less than 1/2 mile		
Sale Price	\$ N/A	\$ 116,500			\$ 125,000			\$ 119,000		
Sale Price/Gross Liv. Area	\$ 91.89 sq.ft.	\$ 91.37 sq.ft.			\$ 96.15 sq.ft.			\$ 88.15 sq.ft.		
Data Source(s)		N/A			N/A			N/A		
Verification Source(s)		Public Records			Public Records			Public Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions										
Date of Sale/Time		6 wks prior to SP appraisal date			5 wks prior to SP appraisal date			1 yr before SP appraisal date		
Location	Good	Good			Good			Good		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	0.23 Acre(s)	0.23 Acre(s)			0.23 Acre(s)			0.23 Acre(s)		
View	Residential	Surrounding hills			Good/pretty			Hills & Trees		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	Brick	Brick			Brick			Brick		
Actual Age	7 Years	8 Years			7 Years			7 Years		
Condition	Good	Good			Good			Good		
Above Grade Rooms Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	7 3 2.5	7 3 2			7 3 2.5			7 3 2		
Gross Living Area	1,300 sq.ft.	1,275 sq.ft.		+ 2,300.00	1,300 sq.ft.			1,350 sq.ft.		- 4,600.00
Basement & Finished Rooms Below Grade	Full, Unfinished	Full, Unfinished			Full, Unfinished			Full, Unfinished		
Functional Utility	Good	Good			Good			Good		
Heating/Cooling	FAH/CAC	FAH/CAC			FAH/CAC			FAH/CAC		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2 Car-Garage	2-Car-Garage			2-Car-Garage			2-Car-Garage		
Porch/Patio/Deck	Small Covering	Small Covering			Porch/Fence		+5,000	Small Covering		
Net Adjustment (Total)		+ - \$			+ - \$			+ - \$		
Adjusted Sale Price of Comparables		Net Adj. % \$			Net Adj. % \$			Net Adj. % \$		
		Gross Adj. % \$			Gross Adj. % \$			Gross Adj. % \$		

I ☐ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

Uniform Residential Appraisal Report Explain

Jeffrey D. Fisher, Dennis S. Tosh



Uniform Residential Appraisal Report Explain:

How to Use the Uniform Residential Appraisal Report Martha R. Williams, William L. Ventolo, 1993-11 *The Appraiser's Guide to the Uniform Residential Appraisal Report* Donald R. Epley, 1987 *Florida Real Estate License Study Guide* Conan Miguel Singleton, Lamech Strom Lawrence, Pass Your Florida Real Estate License Exam on the First Try Preparing for the Florida Real Estate License Exam requires comprehensive study materials that cover every topic tested by the Florida Real Estate Commission This complete study guide delivers 720 practice questions with detailed answer explanations designed specifically for candidates pursuing their sales associate or broker license in Florida What's Inside 720 Practice Questions Across All Exam Topics Florida Real Estate License Law Regulations 120 questions Real Estate Brokerage Operations Practices 110 questions Property Rights Interests Ownership 100 questions Real Estate Contracts Transaction Procedures 100 questions Real Estate Finance Mortgage Lending 90 questions Property Valuation Appraisal Methods 80 questions Real Estate Calculations Financial Analysis 120 questions Complete Study Materials Four comprehensive textbook chapters explaining complex concepts in plain language Detailed explanations for every practice question Two full length 100 question practice exams simulating actual test conditions Glossary of essential real estate terms and definitions Important Florida statutes and administrative rules reference Proven study tips and test taking strategies Key numbers and formulas to memorize Complete exam preparation checklist Written for Real World Success Each chapter breaks down Florida specific real estate regulations brokerage operations property law contract requirements financing principles appraisal methods and mathematical calculations using conversational language and practical examples Topics include FREC regulations DBPR requirements license types continuing education escrow accounts agency relationships property ownership forms homestead laws purchase agreements closing procedures mortgage types FHA and VA loans appraisal approaches income capitalization profit calculations and proration problems Master Critical Exam Content Florida Real Estate Commission structure and authority Licensing requirements for sales associates and brokers Brokerage relationships and disclosure requirements Trust account management and escrow procedures Contract law and required elements for valid agreements Agency duties and fiduciary responsibilities Mortgage lending regulations and loan types Appraisal methods and valuation principles Real estate mathematics including commission splits interest calculations and proration Designed for Serious Exam Candidates This study resource helps candidates build confidence through extensive practice with multiple choice questions formatted like actual exam questions Each answer includes thorough explanations showing why correct answers work and why incorrect options fail reinforcing learning and improving retention Study Smarter Not Harder Stop wasting time with incomplete study materials or practice questions that don't match the actual exam format This comprehensive guide focuses exclusively on Florida real estate exam content eliminating irrelevant information and concentrating on material actually tested by the Florida Real Estate Commission Your Complete Preparation System From initial license application through exam day

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Fundamentals of Real Estate Appraisal William L. Ventolo, Martha R. Williams, 2001 Fundamentals of Real Estate Appraisal 8th Edition contains all the tools you need to understand today's ever changing appraisal marketplace The book includes An Internet Appendix containing Web site addresses useful for all appraisers Free Appraise It software for hands on practice filling out electronic appraisal forms and over 65 exercises and 15 Achievement exams to test your appraisal knowledge Pass your exam the first time with this study guide designed specifically for the appraisal licensing exam

The Complete Dictionary of Mortgage & Lending Terms Explained Simply Atlantic Publishing Group, 2011 Lenders and prospective home buyers alike have turned their attention to financial news carefully watching the market since the 2007 housing and credit crisis Recently mortgage rates continued to drop to historic lows changing on a daily basis With their fluctuating rates and the current economic climate mortgages are as complicated as ever Anyone interested in acquiring a mortgage refinancing a current mortgage or starting a business career in lending has probably heard financial professionals use unfamiliar terms But with a little help from this comprehensive dictionary you can easily converse with professionals and understand industry jargon The Complete Dictionary of Mortgage Lending Terms Explained Simply explains all the important financial terms you will encounter as you navigate the mortgage market With easy to understand definitions this dictionary covers everything from accrued interest to wraparound mortgages It covers types of mortgages parts of loan agreements types of insurance and even home inspection terms This resource uses simple language to describe the many concepts it covers ensuring that even those without any financial or real estate experience will understand the definitions With more than 1 800 terms this dictionary allows you to understand almost every term you come across during your encounter with the lending process whether you are researching the difference between trusts and liens or examining a prospective home's features In addition to outlining terms associated with lending it also includes information about important legislative acts and federal agencies that affect financing The handy A to Z organization allows you to quickly find any information you need even during nerve wracking negotiations The definitions also include any abbreviated forms of the terms so you will be able to tell your ARMs adjustable rate mortgages from your REITs real estate investment trusts This guide defines the players the problems the process and the procedures Whether you are looking to buy a home trying to refinance taking a finance class or simply curious about the mortgage and lending industry this dictionary is an indispensable guide to the many terms tools and agreements you will encounter at every step of the complex lending process Atlantic Publishing is a small independent

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Valuation Analysis for Home Mortgage Insurance United States. Department of Housing and Urban Development. Single Family Development Division,1990

Questions and Answers to Help You Pass the Real Estate Appraisal Exam Jeffrey D. Fisher,Dennis S. Tosh,2000 More than 200 000 appraisers are expected to take the real estate appraisal certification exam over the next few years Newly revised and updated this is the first authoritative exam guide to help appraisers prepare for the new state licensing requirements

Real Estate Fundamentals Wade E. Gaddy,Robert E. Hart,2003 Educators and practitioners across the nation find Real Estate Fundamentals to be an essential source of information on real estate principles Whether used as a classroom text supplement or a personal guide Real Estate Fundamentals is versatile it s easy to use whether you are studying to sell real estate or are a potential homebuyer curious about what to expect The text s informal approach gives the reader a less intimidating look at real estate concepts Book jacket

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Modern Real Estate Practice in Illinois Fillmore W. Galaty,Wellington J. Allaway,Robert C. Kyle,2001 Written in a user friendly style this edition of the illinois prelicensee s textbook has been thoroughly revised and updated throughout to reflect the Illinois Real Estate License Act of 2000 In addition students and instructors alike will appreciate the inclusion of more quick memory devices additional math examples Internet references updated questions and more

Real Estate License Exams For Dummies John A. Yoegel,2023-10-31 Get ready to close on your new career as a real estate agent Real Estate License Exams For Dummies is packed with all the information you need to know to get your license and begin your lucrative and rewarding real estate career With four practice tests and 525 flashcards online you ll be well on your way to launching the real estate career of your dreams Plus there are more practice questions throughout each of the subject review sections in the book so you can work through all the topics covered on the test With real estate laws for all 50 states this is your perfect study guide no matter where you re planning to work Learn the latest on real estate taxes contracts mortgage types and beyond Then get

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Tucker School of Real Estate , Introduction to Mortgages and Mortgage Backed Securities Richard K. Green,2013-11-21 In Introduction to Mortgages Mortgage Backed Securities author Richard Green combines current practices in real estate capital markets with financial theory so readers can make intelligent business decisions After a behavioral economics chapter on the nature of real estate decisions he explores mortgage products processes derivatives and international practices By focusing on debt his book presents a different view of the mortgage market than is commonly available and his primer on fixed income tools and concepts ensures that readers understand the rich content he covers Including commercial and residential real estate this book explains how the markets work why they collapsed in 2008 and what countries are doing to protect themselves from future bubbles Green s expertise illuminates both the fundamentals of mortgage analysis and the international paradigms of products models and regulatory environments Written for buyers of real estate not mortgage lenders Balances theory with increasingly complex practices of commercial and residential mortgage lending Emphasizes international practices changes caused by the 2008 11 financial crisis and the behavioral aspects of mortgage decision making **Modern Real Estate Practice** Fillmore W. Galaty,Wellington J. Allaway,Robert C. Kyle,2002-11 For more than forty years Modern Real Estate Practice has set the industry standard for real estate education with over 50 000 copies sold every year and over 3 million real estate professionals trained Now in this exciting new edition Modern Real Estate Practice continues that tradition of excellence Includes a test building CD ROM and URLs for key government and professional association websites

Appraising Residential Properties Appraisal Institute (U.S.),1994 A comprehensive handbook on residential valuation which includes coverage of recently revised professional standards descriptions of current reporting formats current definitions for industry specific terms and more **Real Estate Principles** ,2006 **Principles of California Real Estate** Kathryn J. Haupt,David L. Rockwell,2006 *Washington Real Estate Fundamentals* Kathryn J. Haupt,2006 Washington Real Estate Fundamentals provides an overview of the theoretical and practical aspects of real estate A product of 32 years experience in real estate education Washington Real Estate Fundamentals is widely acclaimed as the foremost prelicense text in Washington Rockwell s Fundamentals incorporates the

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