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FSA-2165 U.S DEPARTMENT OF AGRICULTURE (02-18-09) Farm Service Agency ADMINISTRATIVE APPRAISAL REVIEW		1A. FSA County Office Name and Address (Including Zip Code)	
		1B. Telephone County (Including Area Code):	
2. Name of Applicant/Borrower		3. Subject County	4. Number of Acres
5A. Name of Appraiser		5B. License Number	5C. State Issued
6. Type of Appraiser's License Classification: <input type="checkbox"/> Certified General <input type="checkbox"/> Certified Residential <input type="checkbox"/> Licensed Residential <input type="checkbox"/> Trainee <input type="checkbox"/> None			
7. Type of Appraisal Report : <input type="checkbox"/> Self-Contained <input type="checkbox"/> Summary <input type="checkbox"/> Restricted		8. Effective Date of Appraisal	9. Date Appraisal Signed
10. Lenders Name (If applicable)		11. Classification of Guaranteed Lender (If Applicable) <input type="checkbox"/> SEL <input type="checkbox"/> CLP <input type="checkbox"/> PLP	
		12. Source of Report <input type="checkbox"/> Guaranteed Lender <input type="checkbox"/> BPA/Contract <input type="checkbox"/> Third Party <input type="checkbox"/> FSA Staff	
NOTE: The purpose of this review is to meet the recommendations set out in the Uniform Standards of Professional Appraisal Practice. The Administrative Review may only be used by agency officials, duly trained in performing administrative reviews, and granted administrative appraisal review authority. It is intended that it be completed for Farm Loan Programs direct and guaranteed loans and servicing actions requiring a real estate appraisal. ANY SERIOUS PROBLEMS, APPRAISAL ERRORS OR OMISSIONS WILL BE IMMEDIATELY REPORTED TO THE STATE OFFICE AND THE LOAN OR SERVICING ACTION WILL NOT BE APPROVED. (REPORT PROBLEMS THAT WILL SIGNIFICANTLY IMPACT THE MARKET VALUE.)			
13. Introductory Information Complete: (Property and legal description, client, intended user, purpose and intended use, rights appraised, scope of appraisal, highest and best use, alternative uses, easements.)			
14. General Information Included: (Neighborhood analysis and general characteristics, market area and boundaries, natural resources, sewer and water systems, potential hazardous materials, environmental issues.)			
15. Comparable Sales: (Sufficient number of recent sales described and analyzed to support the three approaches to value, maps, soils, topography, photos, construction, etc.)			
16. Subject Building or Improvements: (Adequately described, photos attached.) Building/Improvement Value: \$ _____			
17. Cost (Summation) Approach: \$ _____ (Land classes, land values supported by comparable sales, RCN supported, RCN less depreciation is improvement value, depreciation supported and properly computed, math correct.)			
18. Sales Comparison (Market Data) Approach: \$ _____ (Sales support adjustments for land, time, location, building and other adjustments, math correct, value within range from comparables.)			
19. Income (Capitalization) Approach: \$ _____ (Income and expenses supported, rates derived from sales, math correct.)			
20. Reconciliation of Value: Opinion of Market Value: \$ _____ (Did appraiser make comments as to which approach selected and why, exclusions explained.)			
21. Separate valuation of mineral rights identified in the appraisal (For FSA direct loan purposes only:) <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A			
22. Is the Appraisal Acceptable for FSA's Intended Use? <input type="checkbox"/> YES <input type="checkbox"/> NO			
23. If appraisal is not acceptable the appraisal should be rejected and reported to the State Office. General Comments: (Overall quality, value determined on an informed basis.)			
24A. Signature of FSA Reviewing Official		24B. Title	24C. Date

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