

Uniform Appraisal Engagement Tool (UAET)

For Commercial and Industrial Real Estate (Eff. 01/01/08)

Step 1: PROBLEM IDENTIFICATION

Parties to the Agreement	CLIENT	APPRAISER	PROPERTY OWNER If different from the Client	
Contact Name				
Company				
Street Address				
City/State/Zip				
Phone				
Fax				
E-mail Address				
Authorized Signature				
USERS OF THE REPORT				
CLIENT'S REASON FOR ORDERING APPRAISAL				
VALUE TYPE AND DEFINITION (see attached)	<input type="checkbox"/> Market Value <input type="checkbox"/> Real Property <input type="checkbox"/> Going Concern	<input type="checkbox"/> Value in Use <input type="checkbox"/> Investment Value <input type="checkbox"/> Cash Value	<input type="checkbox"/> Depreciated Value <input type="checkbox"/> Other _____ Attach Definition	
EFFECTIVE DATE OF VALUE	<input type="checkbox"/> "____" Value As-Is (on inspection date)	<input type="checkbox"/> Prospective "____" Value Upon Completion	<input type="checkbox"/> Prospective "____" Value Upon Occupancy Stabilization <input type="checkbox"/> Historic "____" Value As of _____	
PROPERTY CHARACTERISTICS	Property Name		Street Address	
	City		State Zip Code	
	Land Size _____ Acres _____ SF		Zoning	
	Improvements Are: _____ None _____ Proposed		_____ Existing, No Changes Planned	_____ Existing, Plus Additions, Remodel, or Repairs
	Assessor Parcel ID	# Bldgs ____ # Stories ____	Gross Bldg SF Above Grade	Year Blt Year Rem.
	Tract Development? <input type="checkbox"/> Yes <input type="checkbox"/> No		Property Type (See Choices In Property Type Addendum)	
	Property Category	<input type="checkbox"/> General Use	<input type="checkbox"/> Limited Use	<input type="checkbox"/> Special Use <input type="checkbox"/> Going Concern
	Probable Buyer	<input type="checkbox"/> Owner/User <input type="checkbox"/> Owner/Investor	<input type="checkbox"/> Investor	<input type="checkbox"/> Speculator <input type="checkbox"/> To Be Det'd
	Occupancy Status		<input type="checkbox"/> 100% Owner Occupied _____ Sq. Ft. Occupied In ____ Tenant Spaces <input type="checkbox"/> ____% Owner Occupied _____ Sq. Ft. Vacant In ____ Tenant Spaces	
REAL PROPERTY INTEREST VALUED	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leased Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> Combination (specify) _____			
TANGIBLES OR INTANGIBLES VALUED SEPARATELY	<input type="checkbox"/> Furniture, Fixtures & Equipment <input type="checkbox"/> Housing Subsidy <input type="checkbox"/> Tax Abatement <input type="checkbox"/> Machinery & Equipment <input type="checkbox"/> Bond Financing <input type="checkbox"/> Low Income Housing Tax Credits <input type="checkbox"/> Trade Fixtures <input type="checkbox"/> Business Enterprise Value <input type="checkbox"/> Favorable Seller Financing			
PROPERTY OWNERSHIP	<input type="checkbox"/> Property __is __is not owned by Client. Property __is __is not currently in escrow to be acquired by Client. <input type="checkbox"/> Property __is __is not currently listed for sale or lease. <input type="checkbox"/> Property __is __is not leased to 3 rd parties other than Client and/or Owner.			
PROPERTY ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> An environmental assessment __has __has not been performed by a licensed environmental hazards firm. <input type="checkbox"/> To the best of client's knowledge the subject property is not impaired. <input type="checkbox"/> The subject property is impaired; the value estimate __will __will not consider costs to remedy the impairment.			
PROPERTY ENCUMBRANCES	<input type="checkbox"/> The property is subject to easements, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items which may affect the property value. See Attached title commitment.			
ASSIGNMENT CONDITIONS	The value estimate may be rendered invalid if the following limiting condition(s) or hypothetical assumption(s) do(es) not come into existence by the effective date of value: <input type="checkbox"/> Completion of construction occurs by _____. <input type="checkbox"/> Execution of lease(s) described in report. <input type="checkbox"/> Extension of utility service specified in the report. <input type="checkbox"/> Completion of construction and/or remodel in accordance with plans and specs provided to appraiser.			
	<input type="checkbox"/> Execution of access or parking easement(s) or other agreements as specified in the report. <input type="checkbox"/> Review of final plans & specs at a future date. <input type="checkbox"/> Granting of zoning/entitlements specified in report. <input type="checkbox"/> Achievement of stabilized occupancy and NOI projected in the report by the stated date. <input type="checkbox"/> Repair of all deferred maintenance <input type="checkbox"/> Other _____			

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Step 2: CLIENT AGREEMENT RELATIVE TO SCOPE OF WORK TO BE DEVELOPED

VALUE RECONCILIATION	<input type="checkbox"/> Specific Dollar Value	<input type="checkbox"/> Specific Dollar Range	<input type="checkbox"/> Dollar Benchmark, such as no less or more than \$_____)	
<p>DOCUMENTATION REVIEW</p> <p>Client may choose not to provide the requested documents; in that event Appraiser may make an Assumption & Limiting Condition that affects the usability of the report.</p>	<p>Minimum Requirements for All Property</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sale Contract (if under contract or sold last 3 years) <input type="checkbox"/> Any Current Listings, or Offers <input type="checkbox"/> Legal Description (from survey, conveyance or title document) <input type="checkbox"/> Survey, if available <input type="checkbox"/> Preliminary Title Report, if available <input type="checkbox"/> FF&E Breakdown <input type="checkbox"/> Description & cost of improvements since acquisition, if applicable <input type="checkbox"/> Copy of Assessor's Tax Bill <input type="checkbox"/> Other (see attached description) <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____ 	<p>Additional Requirements for All New Development and/or Remodel or Repair Projects</p> <ul style="list-style-type: none"> <input type="checkbox"/> Construction Plans <input type="checkbox"/> Construction Specifications <input type="checkbox"/> List of Changes/Repairs Planned <input type="checkbox"/> Detailed Cost Breakdown <input type="checkbox"/> Estimated Completion Date <input type="checkbox"/> Proposed public/private on/off-site improvements <input type="checkbox"/> Market Study, if available <input type="checkbox"/> Other (see attached description) <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____ 	<p>Additional Requirements for Income Producing Property</p> <ul style="list-style-type: none"> <input type="checkbox"/> Historical Income & Expense Data (3 Years preferred) <input type="checkbox"/> YTD Income & Expense Data <input type="checkbox"/> Current Year Budget <input type="checkbox"/> Proforma (for proposed or acquisition projects) <input type="checkbox"/> Leases, including all amendments, addendums, guarantees and exhibits <input type="checkbox"/> Rent roll summary <input type="checkbox"/> Lease drafts, if any <input type="checkbox"/> Letters of Intent (LOI), if any <input type="checkbox"/> Management Contract, if applicable <input type="checkbox"/> Franchise Agreement, if applicable <input type="checkbox"/> Other _____ 	
<p>APPRAISAL DEVELOPMENT OR PERFORMANCE OPTIONS</p> <p>NOTE: If scope of appraisal performance is limited, the usability of the appraisal report may be limited.</p>	SUBJECT PROPERTY INSPECTION	NEIGHBORHOOD ANALYSIS	HIGHEST & BEST USE; MARKET ANALYSIS	
	<p>Check all that apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> No inspection required <input type="checkbox"/> Land only inspection <input type="checkbox"/> Exterior Improvement Inspection <input type="checkbox"/> 100% Interior/Exterior Inspection <input type="checkbox"/> Inspect at least one of each model <input type="checkbox"/> Inspect ___% of total # of units <input type="checkbox"/> Inspect ___% of square footage <input type="checkbox"/> Videotaped Inspection <input type="checkbox"/> Physically Measure Improvements <input type="checkbox"/> Use size from public sources or plans <input type="checkbox"/> Tax Comparable Analysis 	<p>Check only one in each category:</p> <p>City</p> <ul style="list-style-type: none"> <input type="checkbox"/> Full Narrative <input type="checkbox"/> Abbreviated Narrative <input type="checkbox"/> Form-Fill <input type="checkbox"/> Exclude <p>Regional</p> <ul style="list-style-type: none"> <input type="checkbox"/> Full Narrative <input type="checkbox"/> Abbreviated Narrative <input type="checkbox"/> Form-Fill <input type="checkbox"/> Exclude <p>Neighborhood</p> <ul style="list-style-type: none"> <input type="checkbox"/> Full Narrative <input type="checkbox"/> Summary <input type="checkbox"/> Form-Fill <input type="checkbox"/> Exclude 	<p>Check One:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Level "A" – Analyze rents, occupancy and absorption rates for subject and rent or sale comparables only <input type="checkbox"/> Level "B" – Level "A" PLUS analyze rents, occupancy and absorption rates for regional market and sub-market <input type="checkbox"/> Level "C" – Level "B" PLUS prepare complete supply and demand analysis using current and projected demographics <input type="checkbox"/> Restricted Use Appraisal Report Option Only 	
	DEVELOPMENT OF MOST APPLICABLE APPROACHES TO VALUE (Check all that apply)			
	<p>Land Valuation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable but Not Used <input type="checkbox"/> Automated Valuation Model (AVM) <input type="checkbox"/> Sales Comparison Method <ul style="list-style-type: none"> <input type="checkbox"/> Compare subject site with a minimum of 3 similar arms-length land sales which closed within last 12 months in subject market with similar highest/best use <input type="checkbox"/> Inspect selected land sales <input type="checkbox"/> Confirm details of each sale with <ul style="list-style-type: none"> <input type="checkbox"/> A principal or broker <input type="checkbox"/> Public records <input type="checkbox"/> MLS or equivalent database <input type="checkbox"/> Show and support adjustments <input type="checkbox"/> Other Methodology _____ <input type="checkbox"/> Perform broker survey; narrate result <p>Cost Approach</p> <ul style="list-style-type: none"> <input type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable but Not Used <input type="checkbox"/> Automated Valuation Model (AVM) <input type="checkbox"/> Analyze and compare cost budget of subject with actual costs of similar projects and cost index <input type="checkbox"/> Research a cost index such as Marshall Valuation <input type="checkbox"/> Research costs of recent similar projects locally <input type="checkbox"/> Estimate depreciation from all sources based on: <ul style="list-style-type: none"> <input type="checkbox"/> Age Life Method <input type="checkbox"/> Marshall Valuation Tables <input type="checkbox"/> _____ 	<p>Sales Comparison Approach Improved Property</p> <ul style="list-style-type: none"> <input type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable but Not Used <input type="checkbox"/> Automated Valuation Model (AVM) <input type="checkbox"/> Compare subject as improved with a minimum of 3 similar arms-length improved sales which closed within last 12 months with similar highest and best use <input type="checkbox"/> Inspect Selected Improved Sales <input type="checkbox"/> Confirm details with: <ul style="list-style-type: none"> <input type="checkbox"/> A principal or broker <input type="checkbox"/> Public records <input type="checkbox"/> MLS or equivalent database <input type="checkbox"/> Show and support adjustments <input type="checkbox"/> Show derivation of Overall Rate from each sale consistently, i.e., based on historical, actual or proforma NOI, or adjusted <input type="checkbox"/> Perform Broker Survey; narrate result <p><input type="checkbox"/> Other Analysis (Describe): _____ _____ _____</p>	<p>Income Capitalization Approach</p> <ul style="list-style-type: none"> <input type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable but Not Used <input type="checkbox"/> Automated Valuation Model (AVM) <input type="checkbox"/> Review all Leases <input type="checkbox"/> Sample review ___% of Leases <input type="checkbox"/> Review all Lease Abstracts <input type="checkbox"/> Review Rent Roll Only <input type="checkbox"/> Compare subject contract or proforma rental income with a minimum of 3 similar arms-length rent comparables for each rental category type with similar highest and best use <input type="checkbox"/> Rely on "asking rents" of rent comparables (not signed leases) <input type="checkbox"/> Inspect Rent Comparables <input type="checkbox"/> Confirm details of each rental with <ul style="list-style-type: none"> <input type="checkbox"/> A principal or broker <input type="checkbox"/> Public records <input type="checkbox"/> MLS or equivalent database <input type="checkbox"/> Show and support adjustments <input type="checkbox"/> Compare subject historical expense data with <ul style="list-style-type: none"> <input type="checkbox"/> Comparable published data <input type="checkbox"/> comparable actual data <input type="checkbox"/> Derive capitalization rate from: <ul style="list-style-type: none"> <input type="checkbox"/> published data <input type="checkbox"/> band of investment theory <input type="checkbox"/> comparable sales. Show derivation from each sale consistently, i.e., based on historical, actual or proforma NOI, or adjusted <input type="checkbox"/> Apply Direct Capitalization Analysis <input type="checkbox"/> Apply DCF Analysis <input type="checkbox"/> Other _____ 	

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Step 3. REPORTING

	Income Capitalization Approach	Sales Comparison Approach	Land Value	Cost Approach
APPRAISAL REPORTING OPTIONS	<input type="checkbox"/> Approach Not Done <input type="checkbox"/> Self-Contained <input type="checkbox"/> Summary Narrative (Evaluation) <input type="checkbox"/> Summary Form <input type="checkbox"/> Restricted Use <input type="checkbox"/> Oral <input type="checkbox"/> Other_____	<input type="checkbox"/> Approach Not Done <input type="checkbox"/> Self-Contained <input type="checkbox"/> Summary Narrative (Evaluation) <input type="checkbox"/> Summary Form <input type="checkbox"/> Restricted Use <input type="checkbox"/> Oral <input type="checkbox"/> Other_____	<input type="checkbox"/> Approach Not Done <input type="checkbox"/> Self-Contained <input type="checkbox"/> Summary Narrative (Evaluation) <input type="checkbox"/> Summary Form <input type="checkbox"/> Restricted Use <input type="checkbox"/> Oral <input type="checkbox"/> Other_____	<input type="checkbox"/> Approach Not Done <input type="checkbox"/> Self-Contained <input type="checkbox"/> Summary Narrative (Evaluation) <input type="checkbox"/> Summary Form <input type="checkbox"/> Restricted Use <input type="checkbox"/> Oral <input type="checkbox"/> Other_____

SCHEDULE OF APPRAISAL REPORT EXHIBITS To Be Included
 (Check all that apply)

<p><u>Appraiser Exhibits</u></p> <input type="checkbox"/> Engagement Letter for This Assignment <input type="checkbox"/> General Assumptions & Limiting Conditions <input type="checkbox"/> Specific Assumptions & Limiting Conditions <input type="checkbox"/> Signed Certification <input type="checkbox"/> Appraiser's Statement of Qualifications <input type="checkbox"/> Appraiser's List of Current Clients / References <input type="checkbox"/> Appraiser's List of Recently Completed Appraisals <input type="checkbox"/> Appraiser's State License or Certification <input type="checkbox"/> Other (specify)_____	<p><u>Sales Comparison Approach</u></p> <input type="checkbox"/> Improved Sale Location Map <input type="checkbox"/> Improved Sale Comparable Photos <input type="checkbox"/> Improved Sale Comparable Write-Ups / MLS Printout <input type="checkbox"/> Improved Sale Comparable Adjustment Grid <input type="checkbox"/> AVM Printout <input type="checkbox"/> Other (specify)_____
<p><u>Subject Property – General</u></p> <input type="checkbox"/> Regional Location Map with Subject Neighborhood Identified <input type="checkbox"/> Neighborhood Location Map with Subject Identified <input type="checkbox"/> Neighborhood Photos <input type="checkbox"/> Subject Photos - Exterior with Legend <input type="checkbox"/> Subject Photos - Interior with Legend <input type="checkbox"/> Subject Inspection Video Electronic File Media <input type="checkbox"/> Subject Survey (reduced to 11x17) <input type="checkbox"/> Subject Plot Plan <input type="checkbox"/> Subject Plans (reduced to 11x17) <input type="checkbox"/> Assessor's Property Record Card <input type="checkbox"/> Assessor's Printout <input type="checkbox"/> Title Commitment or Policy <input type="checkbox"/> Legal Description (from conveyance or title document) <input type="checkbox"/> Sale Contract (if in escrow or sold last three years) <input type="checkbox"/> Listing Agreement(s) <input type="checkbox"/> Offer(s) <input type="checkbox"/> FF&E Breakdown <input type="checkbox"/> Management Contract <input type="checkbox"/> Franchise Agreement <input type="checkbox"/> Market Study <input type="checkbox"/> Other (specify)_____	<p><u>Income Capitalization Approach</u></p> <input type="checkbox"/> Leases, Existing & Proposed; Letters of Intent (LOIs) <input type="checkbox"/> Lease Abstracts <input type="checkbox"/> Rent Roll <input type="checkbox"/> Rent Comparable Location Map <input type="checkbox"/> Rent Comparable Photos <input type="checkbox"/> Rent Comparable Write-Ups <input type="checkbox"/> Rent Comparable Adjustment Grid <input type="checkbox"/> Proforma Income & Expense; or Actual Budget <input type="checkbox"/> Historical Income & Expense (3 Yr) <input type="checkbox"/> Expense Comparables <input type="checkbox"/> DCF Printout <input type="checkbox"/> DCF Electronic File Media <input type="checkbox"/> Other (specify)_____
	<p><u>Land Valuation</u></p> <input type="checkbox"/> Land Sale Comparable Location Map <input type="checkbox"/> Land Sale Comparable Photos <input type="checkbox"/> Land Sale Comparable Adjustment Grid <input type="checkbox"/> Land Sale Comparable Write-Ups / MLS Printout
	<p><u>Cost Approach</u></p> <input type="checkbox"/> Developer's Cost Breakdown <input type="checkbox"/> Cost Index Printout (ex: Marshall Valuation) <input type="checkbox"/> Actual Cost Comps <input type="checkbox"/> Other (specify)_____

OTHER TERMS OF AGREEMENT

DOCUMENTS TO BE REVIEWED DELIVERY DATE	APPRAISAL DELIVERY DATE	<input type="checkbox"/> ELECTRONIC DELIVERY <input type="checkbox"/> _____ # OF ORIGINAL COPIES	FEE AMOUNT \$ _____
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Step 4. COMPLIANCE WITH OTHER USPAP RULES

Ethics Rule & Related Issues	
ETHICS RULE	<input type="checkbox"/> Appraiser is not to report a predetermined opinion or conclusion, and Appraiser is not an advocate of anything other than his assignment results. <input type="checkbox"/> Appraiser has not paid fees, commissions, etc. in connection with procurement of this assignment.
ETHICS RULE & PRIOR APPRAISAL	<input type="checkbox"/> Appraiser or appraiser's firm ___has or ___ has never previously appraised this property. <input type="checkbox"/> This assignment is a new assignment for a different Client. <input type="checkbox"/> This assignment is a new report or update of a prior report for the same property for the same Client.
ETHICS RULE & FUTURE RE-APPRAISAL	<input type="checkbox"/> Appraiser will keep any value conclusion confidential. <input type="checkbox"/> Appraiser will keep data provided by Client confidential unless said data becomes a matter of public record. <input type="checkbox"/> The Appraiser may redact all information provided by Client for analysis use in connection with future assignments.
Competency Rule & Related Issues	
COMPETENCY RULE	<input type="checkbox"/> The Appraiser has the appropriate education and experience to appraise the subject property based on its classification above and its geographical location and has previously appraised similar properties in the subject market. <i>See Appraiser's Qualification Statement and List of Recent Assignments included in report.</i> <input type="checkbox"/> The Appraiser has never appraised a property similar to the subject, or has never appraised a property in the subject market, and does not have the appropriate education and experience to appraise the subject property. However, appraiser will take all steps necessary to develop a credible opinion of value as required under USPAP (<i>see attached description</i>).
ASSISTANCE WITH APPRAISAL	<input type="checkbox"/> No one shall provide appraiser with assistance. <input type="checkbox"/> Appraiser may select any staff appraiser to assist in development and reporting of appraisal, and they may sign the report and be given credit in the certification. <input type="checkbox"/> _____ will be assigned to assist with the development and reporting of appraisal, and he or she may sign the report and be given credit in the certification.
APPRAISER LICENSING & CERTIFICATION	<input type="checkbox"/> The Appraiser is currently licensed or certified in the state where the property is located. <input type="checkbox"/> The person designated to provide assistance is currently licensed or certified in the state where the property is located. <input type="checkbox"/> Neither the Appraiser nor any person designated to provide assistance is licensed in the state where the property is located, but a temporary practice permit will be obtained by both, and a copy included in the report.
REPORT CERTIFICATION	<input type="checkbox"/> Report shall contain a certification in compliance with USPAP, signed by all persons who worked on the assignment
Additional Contract Requirements	
<p>Depending on the client and the intended use, the assignment may be subject to requirements in addition to USPAP. The appraiser should clarify with the client at the outset if there are any additional requirements required by the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Government agencies (such as OCC, FDIC, OTS, NCUA, Federal Reserve, HUD, VA, etc.) <input type="checkbox"/> Government sponsored enterprises (GSEs such as FNMA, FHLMC, etc.) <input type="checkbox"/> Other entities that establish public policy (such as city or county governments, etc.) <input type="checkbox"/> Other _____ 	
<p>Federal financial institution staff as well as third party appraisers/reviewers/evaluators, when ordering/preparing/reviewing appraisals or evaluations prepared for use in "federally related transactions" should be familiar with and comply with the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Real Estate Lending & Appraisals published by the Comptroller of the Currency, Treasury (12 CFR § 34—as amended several times) <input type="checkbox"/> Interagency Appraisal and Evaluation Guidelines dated October 27, 1994 <input type="checkbox"/> Independent Appraisal and Evaluation Functions, dated October 28, 2003 (for example, OCC AL 2003-9) <input type="checkbox"/> Frequently Asked Questions on the Appraisal Regulations & Independent Appraisal and Evaluation Functions dated March 22, 2005 (for example, OCC 2005-6) <input type="checkbox"/> Frequently Asked Questions on Residential Tract Development Lending dated September 8, 2005 (for example, OCC 2005-32) <input type="checkbox"/> 2006 Revisions to USPAP dated June 22, 2006 (for example, OCC 2006-27) <input type="checkbox"/> Appraisal Guidelines, for example, of a specific financial services institution <input type="checkbox"/> Other _____ 	

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Property Types & Sub-Types Listing

<p>Agricultural</p> <ul style="list-style-type: none"> <input type="checkbox"/> Agribusiness <ol style="list-style-type: none"> 1. Aquaculture 2. Dairy 3. Grain Elevator 4. Green-house/nursery 5. Livestock Farms <input type="checkbox"/> Pasture/Ranch <input type="checkbox"/> Permanent crops <input type="checkbox"/> Row Crops <input type="checkbox"/> Timberland <input type="checkbox"/> Undeveloped agricultural <input type="checkbox"/> Other <p>Assembly / Meeting Place</p> <ul style="list-style-type: none"> <input type="checkbox"/> Armory/club/lodge facility <input type="checkbox"/> Community/recreation center <input type="checkbox"/> Convention Center <input type="checkbox"/> Reception hall/banquet facility <input type="checkbox"/> Religious facility <input type="checkbox"/> Other <p>Health Care</p> <ul style="list-style-type: none"> <input type="checkbox"/> Acute care hospital <input type="checkbox"/> Ambulatory surgery center <input type="checkbox"/> Behavioral care facility <input type="checkbox"/> Clinical laboratory <input type="checkbox"/> Comprehensive ambulatory care center <input type="checkbox"/> Medical center <input type="checkbox"/> Medical Office <input type="checkbox"/> Rehabilitation center/hospital <input type="checkbox"/> Other <p>Industrial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Flex space <input type="checkbox"/> Industrial-business park <input type="checkbox"/> Industrial condominium <input type="checkbox"/> Intermodal facility <input type="checkbox"/> Manufacturing <ol style="list-style-type: none"> 1. Heavy 2. Light 3. High-tech <input type="checkbox"/> Office/showroom 	<ul style="list-style-type: none"> <input type="checkbox"/> Processing/production/refinery facility <ol style="list-style-type: none"> 1. Chemical processing/refinery 2. Energy production 3. Food processing 4. Mineral processing 5. Water treatment <input type="checkbox"/> Research & Development (R&D) <input type="checkbox"/> Salvage yard <input type="checkbox"/> Saw-mill/lumberyard <input type="checkbox"/> Self-storage/mini-storage facility <input type="checkbox"/> Tank farm/petroleum storage <input type="checkbox"/> Truck terminal/hub/transit facility <input type="checkbox"/> Underground/cave storage <input type="checkbox"/> Warehouse <ol style="list-style-type: none"> 1. Air Cargo 2. Distribution 3. Loft/multi-story 4. Refrigerated/cold storage 5. Storage <input type="checkbox"/> Other <p>Land</p> <ul style="list-style-type: none"> <input type="checkbox"/> Undeveloped agricultural <input type="checkbox"/> Industrial <input type="checkbox"/> Multifamily <ol style="list-style-type: none"> 1. Apartment 2. Duplex, triplex and 4-plex <input type="checkbox"/> Office <input type="checkbox"/> Park/open space <input type="checkbox"/> Residential <ol style="list-style-type: none"> 1. lot 2. Subdivision <input type="checkbox"/> Retail <input type="checkbox"/> Retail pad <input type="checkbox"/> Water-related <ol style="list-style-type: none"> 1. Coastal/island 2. Flood zone 3. Wetland/marshland <input type="checkbox"/> Wilderness <input type="checkbox"/> Other 	<p>Lodging and Hospitality</p> <ul style="list-style-type: none"> <input type="checkbox"/> All-suite <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Campground/RV-trailer camp <input type="checkbox"/> Casino Hotel <input type="checkbox"/> Economy/limited service <input type="checkbox"/> Extended-stay <input type="checkbox"/> Full-service <input type="checkbox"/> Luxury <input type="checkbox"/> Mixed-use <ol style="list-style-type: none"> 1. Hotel-Office 2. Hotel-office-Retail 3. Hotel-Retail 4. Hotel-Residential <input type="checkbox"/> Resort/spa <input type="checkbox"/> Other <p>Multifamily</p> <ul style="list-style-type: none"> <input type="checkbox"/> Garden/low-rise <input type="checkbox"/> Gov't Subsidized <input type="checkbox"/> Mid/High-rise <input type="checkbox"/> Mobile/Mf'd Park <input type="checkbox"/> Student-oriented housing <ol style="list-style-type: none"> 1. Dormitory 2. Fraternity/sorority 3. Apartment <p>Office</p> <ul style="list-style-type: none"> <input type="checkbox"/> Creative/loft <input type="checkbox"/> Office Building <ol style="list-style-type: none"> 1. Low-rise 2. Mid-rise 3. High-rise <input type="checkbox"/> Institutional/ governmental <input type="checkbox"/> Medical Office <input type="checkbox"/> Mixed Use <ol style="list-style-type: none"> 1. Office-industrial 2. Office-Multifamily 3. Office-Retail 4. Office-Retail-Industrial 5. Office-Retail-Multifamily <input type="checkbox"/> Office/business park 	<ul style="list-style-type: none"> <input type="checkbox"/> Office/R&D <input type="checkbox"/> Office/Warehouse <input type="checkbox"/> Other <p>Retail-Commercial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Car wash <ol style="list-style-type: none"> 1. Full-service 2. Hybrid 3. Self-service <input type="checkbox"/> Convenience Store <input type="checkbox"/> Day Care facility/nursery <input type="checkbox"/> Garden Center <input type="checkbox"/> Mixed-use <ol style="list-style-type: none"> 1. Retail-office 2. Retail-office-residential 3. Retail-residential <input type="checkbox"/> Parking facility <ol style="list-style-type: none"> 1. Garage 2. Surface <input type="checkbox"/> Post Office <input type="checkbox"/> Restaurant <ol style="list-style-type: none"> 1. Fast Food 2. Full-service 3. Limited Service 4. Sit-down <input type="checkbox"/> Multi-screen/megaplex theatre <input type="checkbox"/> Retail-pad <input type="checkbox"/> Tavern, bar, nightclub, microbrewery <input type="checkbox"/> Service station/gas station <input type="checkbox"/> Single-screen theatre <input type="checkbox"/> Freestanding building <ol style="list-style-type: none"> 1. Bank branch 2. Box box 3. Department Store 4. Grocery Store 5. Freestanding Other <input type="checkbox"/> Street Retail <input type="checkbox"/> Vehicle Related <ol style="list-style-type: none"> 1. Dealership 2. Lube shop 3. Tire store 4. Service & repair facility <input type="checkbox"/> Other 	<p>Senior Housing</p> <ul style="list-style-type: none"> <input type="checkbox"/> Assisted living residence <input type="checkbox"/> Congregate senior housing <input type="checkbox"/> Continuing care retirement community <input type="checkbox"/> Skilled nursing facility <input type="checkbox"/> Other <p>Shopping Center</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community center <input type="checkbox"/> Convenience/Strip center <input type="checkbox"/> Fashion/specialty center <input type="checkbox"/> Neighborhood center <input type="checkbox"/> Outlet Center <input type="checkbox"/> Power center <input type="checkbox"/> Regional center <input type="checkbox"/> Super-regional center/mall <input type="checkbox"/> Theme/festival center <input type="checkbox"/> Other <p>Special Purpose</p> <ul style="list-style-type: none"> <input type="checkbox"/> Airport-airplane hangar <input type="checkbox"/> Cemetery/mausoleum <input type="checkbox"/> Courthouse <input type="checkbox"/> Funeral home/mortuary <input type="checkbox"/> Jail/correctional facility <input type="checkbox"/> Landfill <input type="checkbox"/> Library <input type="checkbox"/> Marina <input type="checkbox"/> Military facility <input type="checkbox"/> Mine-quarry <input type="checkbox"/> Museum/gallery <input type="checkbox"/> Outdoor sign <input type="checkbox"/> Salvage yard <input type="checkbox"/> Saw-mill/lumberyard <input type="checkbox"/> School/university <input type="checkbox"/> Tank farm/petroleum storage <input type="checkbox"/> Train station/bus terminal <input type="checkbox"/> Truck terminal/hub/transit facility <input type="checkbox"/> Zoo/nature facility <input type="checkbox"/> Other 	<p>Sports & Entertainment</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amusement facility <ol style="list-style-type: none"> 1. Theme park 2. Arcade 3. Go-cart track 4. Miniature golf 5. Waterslide park <input type="checkbox"/> Swimming Pool / Aquatic Facility <input type="checkbox"/> Bowling alley <input type="checkbox"/> Casino/gaming facility <input type="checkbox"/> Equestrian center/stable <input type="checkbox"/> Fitness court, and spa facility <ol style="list-style-type: none"> 1. Court facility 2. Health and fitness center/sports club/gym 3. Spa resort <input type="checkbox"/> Golf-related <ol style="list-style-type: none"> 1. Driving range 2. Golf course/club 3. Golf resort <input type="checkbox"/> Racetrack <ol style="list-style-type: none"> 1. Auto 2. Dog 3. Horse <input type="checkbox"/> Skating rink <input type="checkbox"/> Ski Resort <input type="checkbox"/> Sports arena /stadium <ol style="list-style-type: none"> 1. Indoor 2. Outdoor <input type="checkbox"/> Theatre / performing arts facility <ol style="list-style-type: none"> 1. Auditorium 2. Concert hall/arena 3. Drive-in theater 4. Multi-screen /megaplex theatre 5. Outdoor amphitheater 6. Single-screen theater <input type="checkbox"/> Other
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NOTE: Many of the above property types are limited or special use properties for which current data to appraise the property may be limited.

