AppraisalPilot

# UAD 3.6 Sample Report

A complete new URAR for a made-up property, made by AppraisalPilot and laid out section by section the way the GSEs' report shows it.

**What's real**

The photos are of a real home, used with permission. House numbers were removed.

**What's made up**

Every name, address, parcel number, sale, comparable and dollar figure.

**Who decided what**

The facts (from photos, voice notes, the listing sheet and the MLS export) are what AppraisalPilot drafts for the appraiser to review and approve. Ratings, adjustments, comparable weight, highest and best use and the opinion of value carry a **Sample entry** tag. In a real report they are the appraiser's alone. AppraisalPilot never drafts them.

Not a Fannie Mae or Freddie Mac document. For a section-by-section walkthrough and links to the GSEs' own sample reports, visit
appraisalpilot.app/learn/new-urar/uad-36-sample-report

# Uniform Residential Appraisal Report

**742 PILOT RIDGE COURT, ANYTOWN, NV 89999**

## Summary

| | |
|---|---|
| **Opinion of Market Value** | **$1,030,000** SAMPLE ENTRY |
| **Effective Date of Appraisal** | 10/20/2026 |
| **Assignment Reason** | Purchase |
| **Borrower Name** | Taylor Sample |
| **Current Owner of Public Record** | Jordan Example |
| **Contract Price** | $1,030,000 |
| **Listing Status** | Pending |

| | |
|---|---|
| **Market Value Condition** | As Is |
| **Property Valuation Method** | Traditional Appraisal |
| **Appraiser Name** | Sample Appraiser |

## Property Description

| | |
|---|---|
| **Construction Method** | Site Built |
| **Attachment Type** | Detached |
| **Planned Unit Development (PUD)** | Yes |
| **Condominium** | No |
| **Cooperative** | No |
| **Condop** | No |
| **Observed Project Deficiencies** | No |
| **Subject Site Owned in Common** | No |
| **Units Excluding ADUs** | 1 |
| **Accessory Dwelling Units** | 0 |
| **Property Rights Appraised** | Fee Simple |
| **Is the highest and best use of the subject property as improved the present use?** | Yes SAMPLE ENTRY |
| **Property Restriction** | None |
| **Encroachment** | None |
| **Zoning Compliance** | Legal |

| | |
|---|---|
| **Overall Quality** | Q3 SAMPLE ENTRY |
| **Overall Condition** | C3 SAMPLE ENTRY |



Subject Property Photo

## Apparent Defects, Damages, Deficiencies Requiring Action

*There are no apparent defects, damages, or deficiencies requiring action. For details, reference the 'Reconciliation' section.*

SAMPLE

## Assignment Information

| | | | |
|---|---|---|---|
| **Assignment Reason** | Purchase | **Borrower Name** | Taylor Sample |
| **Seller Name** | Jordan Example | **Current Owner of Public Record** | Jordan Example |
| **Property Valuation Method** | Traditional Appraisal | **Was a Property Data Report used in lieu of an Inspection?** | No |
| **Appraiser Fee** | $650 | **AMC Fee** | $150 |
| **Government Agency** | None | **Investor Requested Special Identification** | None |

### Contact Information

| Role | Company Name | Company Address |
|---|---|---|
| Client / Lender | Sample Lending, Inc. | 100 Example Plaza, Suite 200, Anytown, NV 89999 |
| Appraisal Management Company | Example Valuation Management, LLC | 2500 Sample Parkway, Anytown, NV 89999 |

### Appraiser

| | | | |
|---|---|---|---|
| **Name** | Sample Appraiser | **Company Name** | Sample Valuation Co. |
| **Company Address** | 55 Placeholder Avenue, Anytown, NV 89999 | **Employment Type** | Independent Fee Appraiser |
| **Subject Property Inspection** | Exterior: Physical \| Interior: Physical | **Inspection Date** | 10/20/2026 |
| **Credentials \| Level** | Certified Residential | **ID \| State \| Expires** | SAMPLE-000000 \| NV \| 12/31/2027 |

**Assignment Information and Scope of Work Commentary**

This is a traditional appraisal for a purchase transaction. The appraiser inspected the interior and exterior of the subject on 10/20/2026, measured the dwelling under the ANSI standard, reviewed the full purchase contract and the subject's listing history, and researched competing sales and listings in the subject's market area through the local MLS and public records.

No significant real property appraisal assistance was provided. No property data report was used.

## Subject Property

| | | | |
|---|---|---|---|
| **Physical Address** | 742 Pilot Ridge Court, Anytown, NV 89999 | **County** | Sample County |
| **Neighborhood Name** | Pilot Ridge | **Planned Unit Development (PUD)** | Yes |
| **Condominium** | No | **Cooperative** | No |
| **Condop** | No | **Property on Native American Lands** | No |
| **Subject Site Owned in Common** | No | **Homeowner Responsible for all Exterior Maintenance of Dwelling(s)** | Yes |
| **New Construction** | No | **Attachment Type** | Detached |
| **Units Excluding ADUs** | 1 | **Accessory Dwelling Units** | 0 |
| **Dwellings Containing Units** | 1 | **Special Tax Assessments** | No |
| **Construction Stage** | Complete | | |

### Ownership Rights

| | | | |
|---|---|---|---|
| **Property Rights Appraised** | Fee Simple | **Community Land Trust** | No |
| **All Rights Included in Appraisal** | Yes | **Mineral Rights Leased** | No |
| **Legal Description** | Lot 7, Block C, Pilot Ridge Unit 2, Plat Book 00, Page 00, Sample County (made up) | | |

**Subject Property Commentary**

The subject is a single-story detached dwelling in Pilot Ridge, a completed planned unit development of single-family homes with a mandatory homeowners association. The homeowner is responsible for all exterior maintenance of the dwelling. No special tax assessments were found in public records or disclosed in the purchase contract.

## Site

| | | | |
|---|---|---|---|
| **Total Site Size** | 10,019 Sq. Ft. (0.23 Ac.) | **Dimensions** | Irregular |
| **Number of Parcels** | 1 | **Assessor Parcel Number (APN)** | 000-00-000-000 (made up) |
| **APN Description** | Land with Dwelling | **Zoning Compliance** | Legal |
| **Classification Code** | RS-5 | **Classification Code Description** | Single Family Residential |
| **Rebuildable to Current Density/Use** | Yes | | |

### Property Access

| | | | |
|---|---|---|---|
| **Primary Access** | Public Street | **Street Type and Surface** | Cul-de-sac \| Asphalt |
| **Typical for Market** | Yes | **Primarily Residential** | Yes |

SAMPLE

## Site Influence

*None*

## View and Impact to Value/Marketability

| View | Range of View | Impact |
|---|---|---|
| Residential (Primary) | Full | Neutral |

## Site Features and Impact to Value/Marketability

| Feature | Detail | Impact | Comment |
|---|---|---|---|
| Hazard Zone | No Hazard Zone Noted | Neutral | FEMA Zone X, outside the Special Flood Hazard Area (map 00000C0000X, made up) |
| Easement | Utility | Neutral | Typical front lot line utility easement; no improvements within it |
| Site Characteristic | Topography: Flat | Neutral | Level lot typical of the market area |
| Site Characteristic | Drainage | Neutral | Drainage appeared adequate at inspection |
| Property Restriction | None | | |
| Encroachment | None | | |

## Utilities and Impact to Value/Marketability

**Broadband Internet Available** Yes

| Utility | Public | Private | Private Utility Impact |
|---|---|---|---|
| Electricity | ✓ | | |
| Gas | ✓ | | |
| Sanitary Sewer | ✓ | | |
| Water | ✓ | | |

## Apparent Defects, Damages, Deficiencies (Site)

*None*

**Site Commentary**

The site is a 10,019 sq. ft. irregular lot at the end of a cul-de-sac, level, with desert landscaping, block wall perimeter fencing and an artificial turf rear yard. All public utilities are connected and broadband internet is available. No adverse site influences, encroachments or environmental conditions were observed. The site is typical for the market area.

**Site Exhibits**



**Property Access (Street Scene)** · Looking out from the cul-de-sac

## Disaster Mitigation

**Mitigation Feature** Water Heater Strapping

**Disaster Mitigation Commentary**

The gas water heater is secured to the wall with two seismic straps, shown in the exhibit.

**Disaster Mitigation Exhibits**




**Water Heater Strapping** · Two straps visible on the tank

## Energy Efficient and Green Features

### Known Renewable Energy Components

| Renewable Energy Component | Ownership | Financing Arrangement |
|---|---|---|
| Solar | Owned | No |

| | | | |
|---|---|---|---|
| **Known Building Certifications** | None | **Known Efficiency Ratings** | None |
| **Energy Efficient and Green Features Impact to Value/Marketability** | Beneficial | | |

**Energy Efficient and Green Features Commentary**

The subject has an owned solar photovoltaic system with microinverter equipment. The seller reported no lease, power purchase agreement or financing, and none was found in public records. Owned solar carries a measurable premium in this market; the adjustment is shown in the Sales Comparison Approach.

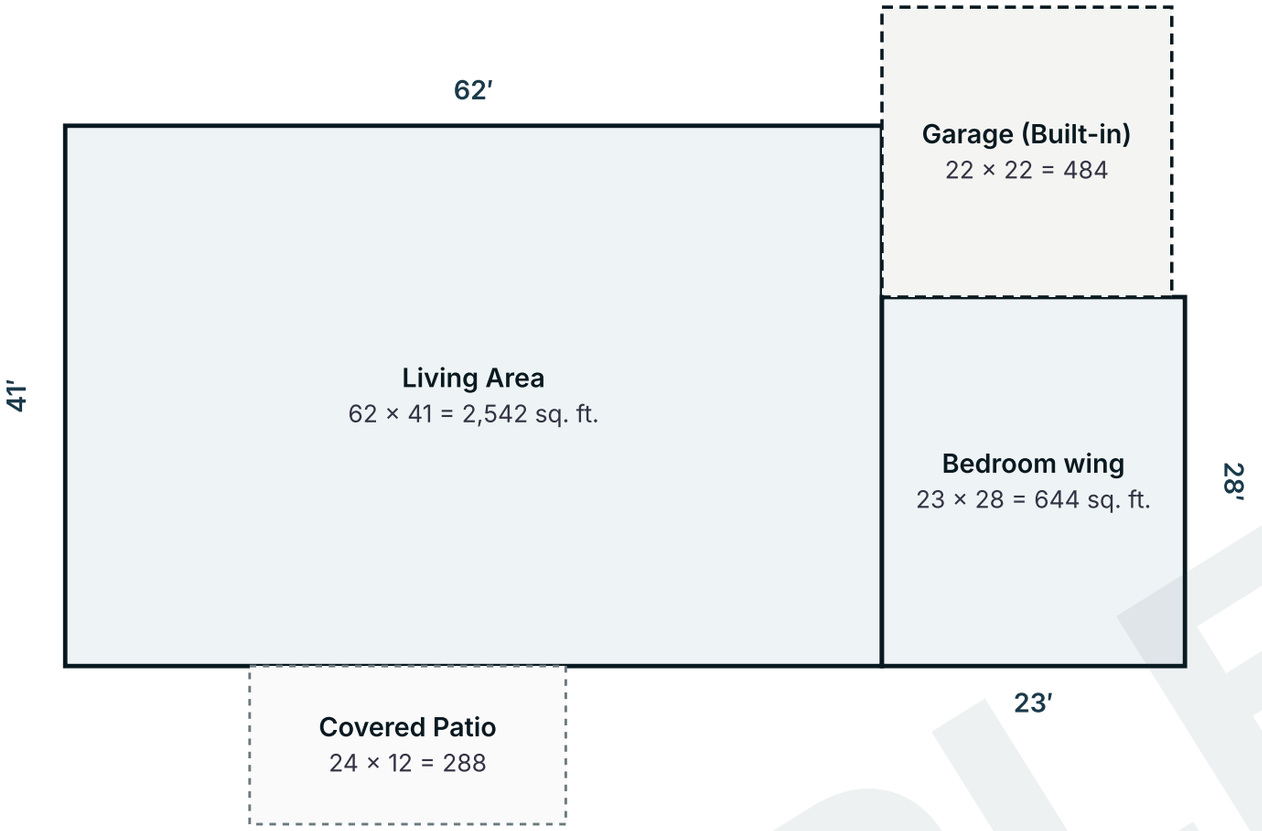
**Energy Efficient and Green Features Exhibits**




**Renewable Energy Component** · Solar equipment at the side wall

## Sketch

| | | | |
|---|---|---|---|
| **Measurement Standard** | ANSI | **Sketch or Floor Plan Not Available** | No |




**Sketch Commentary**

Exterior dimensions were measured at inspection and calculated under the ANSI standard. Finished Area Above Grade is 3,186 sq. ft. The listing reported 3,210 sq. ft. from the assessor record; the appraiser's measurement governs. The built-in two-car garage (484 sq. ft.) and the covered patio (288 sq. ft.) are not finished area.

## Dwelling Exterior

| | | | |
|---|---|---|---|
| **Subject Property Units in Structure** | 1 | **Floors in Building** | 1 |
| **Dwelling Style** | Southwest | **Front Door Elevation** | Ground Level |
| **Year Built** | 2001 | **Construction Method** | Site Built |
| **Converted Area** | No | | |

### Quality and Condition

| | | | |
|---|---|---|---|
| **Exterior Quality Rating** | Q3 SAMPLE ENTRY | **Exterior Condition Rating** | C3 SAMPLE ENTRY |

| Feature | Detail | Quality Comment | Condition Status | Condition Comment |
|---|---|---|---|---|
| Exterior Walls and Trim | Stucco | Painted stucco with foam trim | Typical Wear and Tear | Original finish, no cracking observed |
| Foundation | Slab, Poured Concrete | | Typical Wear and Tear | No settlement observed |
| Roof | Concrete, 10-20 years | Barrel profile concrete tile | Typical Wear and Tear | Observed from the ground; no displaced tiles |
| Windows | Single hung and fixed | Vinyl frames, plantation shutters | Typical Wear and Tear | |

### Mechanical System Details

| System | Detail |
|---|---|
| Heating | Forced Warm Air, Natural Gas; Mini Split (Bedroom 3) |
| Cooling | Centralized; Individual (mini split, Bedroom 3) |
| Other Mechanical Systems | Water Heater |

### Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

*None*

**Dwelling Exterior Commentary**

Single-story Southwest-style dwelling with stucco exterior walls, a concrete tile roof estimated at 10 to 20 years old, and a poured concrete slab foundation. Exterior components show typical wear and tear for a 2001 home. The two air conditioning condensers show surface soiling on the coils; both were operating at inspection and no repair is required.

**Dwelling Exterior Exhibits**



**Dwelling Front**



**Dwelling Rear** · Covered patio side



**Side Elevation**



**Mechanical** · Two condensers on a concrete pad

## Unit Interior

### Area Breakdown

| | | | |
|---|---|---|---|
| **Finished Above Grade** | 3,186 Sq. Ft. | **Unfinished Above Grade** | 0 Sq. Ft. |
| **Finished Below Grade** | 0 Sq. Ft. | **Unfinished Below Grade** | 0 Sq. Ft. |
| **Area Data Source** | Physical Measurement | **ADU** | No |
| **Levels in Unit** | 1 | **Occupancy** | Owner |
| **Utilities Operating** | Yes | **Total Bedrooms** | 3 |
| **Total Bathrooms - Full** | 3 | **Total Bathrooms - Half** | 0 |
| **Non-Residential Use in Unit** | No | | |

### Level and Room Detail

| Level in Unit | Grade Level Detail | Finish | Area | Room Summary |
|---|---|---|---|---|
| Level 1 | Above Grade | Finished | 3,186 Sq. Ft. | Living Room, Dining Room, Family Room, Kitchen, Bedroom (3), Bath - Full (3), Laundry Room |

### Quality and Condition

**Interior Quality Rating** Q3 SAMPLE ENTRY **Interior Condition Rating** C2 SAMPLE ENTRY

| Room | Update Status | Time Frame | Quality Comment | Condition Status |
|---|---|---|---|---|
| Kitchen | Fully Updated | Less than 1 year | Shaker cabinets to ceiling, stone counters, stainless appliances | New or Like New |
| Bath - Full | Fully Updated | Less than 1 year | Main bathroom: freestanding tub, dual vanities | New or Like New |
| Bath - Full | Fully Updated | Less than 1 year | Bathroom 2: double vanity, tiled walk-in shower | New or Like New |
| Bath - Full | Fully Updated | Less than 1 year | Bathroom 3: floating vanity, tiled walk-in shower | New or Like New |

**Overall Update Status for Bathrooms** Fully Updated

| Feature | Detail | Condition Status |
|---|---|---|
| Flooring | Vinyl (plank, living areas and bedrooms) | New or Like New |
| Flooring | Ceramic Tile (bathrooms) | New or Like New |
| Walls and Ceiling | Drywall; Tray ceilings in living and dining rooms; 10 or more feet | New or Like New |

**Overall Update Status for Flooring** Fully Updated **Accessibility Features** None

## Apparent Defects, Damages, Deficiencies (Unit Interior)

*None*

**Unit Interior Commentary**

The kitchen, all three bathrooms and the flooring were fully updated within the past year. The listing describes the plank flooring as luxury vinyl, which was confirmed at inspection. Bedroom 3 is furnished as an office and has its own ductless mini split for heating and cooling. Ceilings are 10 feet, with tray ceilings in the living and dining rooms.

**Unit Interior Exhibits**



**Kitchen**



**Kitchen** · Island and appliances



**Living Room**



**Dining Room**



**Family Room**



**Entry**



**Main Bedroom**



**Bedroom 2**



**Bedroom 3** · Furnished as an office



**Main Bathroom**



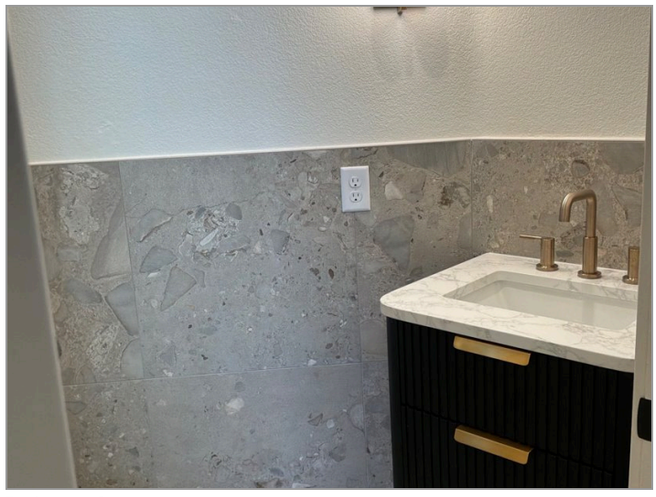
**Main Bathroom** · Freestanding tub



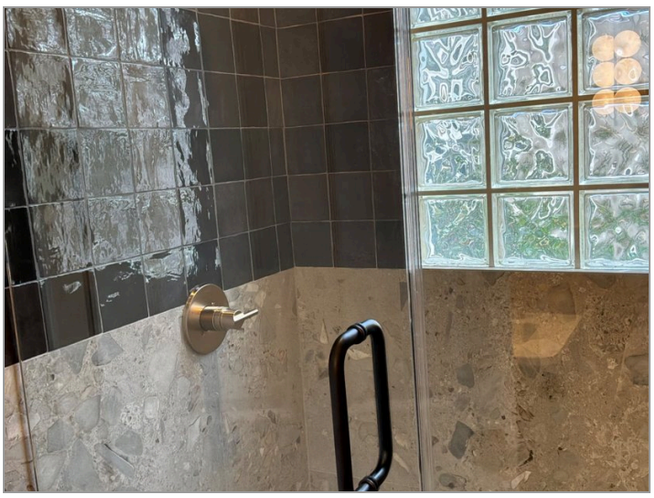
**Bathroom 2**



**Bathroom 2** · Walk-in shower



**Bathroom 3**



**Bathroom 3** · Walk-in shower



**Laundry Room**

## Functional Obsolescence

| | |
|---|---|
| **Functional Issues** | None |

## Vehicle Storage

| Storage | Number of Parking Spaces | Detail |
|---|---|---|
| Garage | 2 | Built-in, 484 Sq. Ft. |
| Driveway | 2 | Concrete (pavers) |

### Apparent Defects, Damages, Deficiencies (Vehicle Storage)

*None*

**Vehicle Storage Commentary**

Built-in two-car garage with a sectional door and interior access to the house. Interlocking concrete paver driveway with parking for two vehicles.

**Vehicle Storage Exhibits**



**Garage** · Built-in two-car garage and paver driveway

## Subject Property Amenities

| Amenity Category | Subject Property Amenity | Material | Detail |
|---|---|---|---|
| Water Features | Inground Pool | | Heated; automatic safety cover |
| Outdoor Living | Patio | Concrete | 288 Sq. Ft., covered |
| Whole Home | Indoor Fireplace | | 1, linear electric, family room |

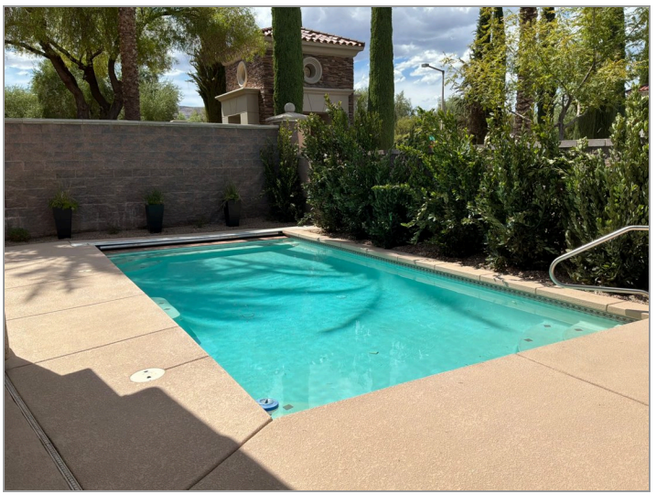
### Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

*None*

**Subject Property Amenities Commentary**

Private heated in-ground pool with an automatic safety cover, a covered rear patio of about 288 sq. ft. with an adjoining open courtyard, and a linear electric fireplace in the family room. All were observed at inspection.

**Subject Property Amenities Exhibits**



**Inground Pool**



**Patio** · Courtyard and covered patio



**Indoor Fireplace**

## Overall Quality and Condition

| | | | |
|---|---|---|---|
| **Overall Quality** | Q3 SAMPLE ENTRY | **Overall Condition** | C3 SAMPLE ENTRY |
| **Exterior Quality** | Q3 SAMPLE ENTRY | **Exterior Condition** | C3 SAMPLE ENTRY |
| **Interior Quality** | Q3 SAMPLE ENTRY | **Interior Condition** | C2 SAMPLE ENTRY |

**Reconciliation of Overall Quality and Condition** SAMPLE ENTRY

Interior condition is C2: the interior was fully renovated within the past year (kitchen, all three bathrooms, flooring, lighting and paint) and shows virtually no wear. Exterior condition is C3: original stucco, a concrete tile roof estimated at 10 to 20 years old, and mechanical equipment with typical wear. Overall condition is C3 because the exterior and mechanical components were not part of the renovation. Quality is Q3 throughout, a semi-custom production home with upgraded interior finishes typical of the Pilot Ridge market.

## Highest and Best Use

**Is the present use of the subject property ...**

| | | | |
|---|---|---|---|
| **Legally Permissible** | Yes SAMPLE ENTRY | **Physically Possible** | Yes SAMPLE ENTRY |
| **Financially Feasible** | Yes SAMPLE ENTRY | **Maximally Productive** | Yes SAMPLE ENTRY |
| **Is the highest and best use of the subject property as improved the present use?** | Yes SAMPLE ENTRY | | |

**Highest and Best Use Commentary** SAMPLE ENTRY

The present use as a single-family residence is legally permitted under the RS-5 zoning, physically possible on the site, financially feasible given the demand shown in the Market section, and maximally productive. No alternative use would produce a higher value.

## Market

| | |
|---|---|
| **Market Area Boundary** | Pilot Ridge and the adjoining subdivisions, bounded by Example Canyon Way (north), Sample Mesa Drive (east), Anytown Parkway (south) and the Pilot Ridge greenbelt (west) |
| **Search Criteria Description** | Single-family detached, 2,700 to 3,700 sq. ft. Finished Area Above Grade, built 1996 to 2008, within the market area boundary; settled sales in the past 12 months and current listings; local MLS |

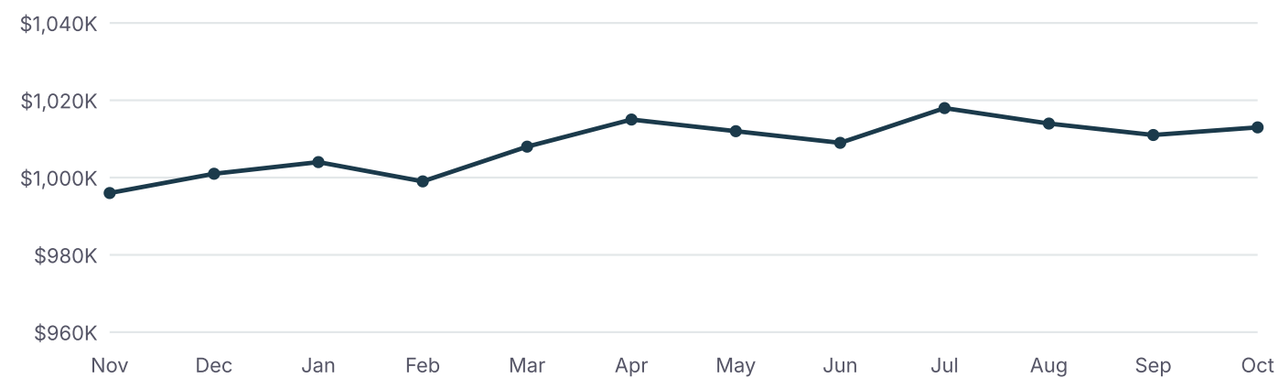
**Search Result Metrics**

| | Count | Median Days on Market | Lowest | Median | Highest |
|---|---|---|---|---|---|
| Active Listings | 14 | 29 | $879,000 | $1,049,000 | $1,295,000 |
| Pending Sales | 6 | | | | |

| | Count | Median Days on Market | Lowest | Median | Highest |
|---|---|---|---|---|---|
| Sales in Past 12 Months | 48 | | $842,000 | $1,012,500 | $1,265,000 |

| | | | |
|---|---|---|---|
| **Distressed Market Competition** | No | **Price Trend Source** | MLS |

**Graph · Price Trend: median sale price by month, Nov 2025 to Oct 2026**




**Price Trend Analysis Commentary**
Monthly median sale prices held between $996,000 and $1,018,000 over the past 12 months, a stable trend. No market conditions adjustment is warranted.

## Housing Trends

| | | | |
|---|---|---|---|
| **Demand/Supply** | In Balance | **Marketing Time** | Under 3 months |

**Market Commentary**
Fourteen active listings against 48 sales in the past 12 months indicates about 3.5 months of supply. Median days on market is about one month and typical sale-to-list ratios run 97 to 99 percent. Seller-paid closing cost concessions of up to $8,000 are common. No distressed sales competed in the market area during the lookback period.

## Project Information

| | | | |
|---|---|---|---|
| **Planned Unit Development (PUD)** | Yes | **Project Name** | Pilot Ridge |
| **Project Information Data Source** | HOA | **Mandatory Fees (HOA, PUD, or Co-op) Monthly Amount** | $185 |
| **Common Amenities/Services** | Clubhouse | **Utilities Included** | None |
| **Are units, common areas, and amenities in project complete?** | Yes | **Observed Deficiencies** | No |
| **Unit Special Assessments** | None | | |

**Project Information Commentary**
Pilot Ridge is a completed PUD of detached single-family homes. HOA dues of $185 per month cover common-area landscaping and the clubhouse. The HOA reported no pending special assessments.

## Subject Listing Information

| Data Source | Listing Status | Listing Type | Listing ID | Start Date | End Date | DOM | Starting List Price | Current or Final List Price |
|---|---|---|---|---|---|---|---|---|
| MLS | Pending | MLS | SAMPLE-26-0827 | 08/27/2026 | 09/28/2026 | 32 | $1,059,000 | $1,039,000 |

| | |
|---|---|
| **Total DOM** | 32 |

**Analysis of Subject Property Listing History**
Listed 08/27/2026 at $1,059,000, reduced to $1,039,000 on 09/15/2026, and under contract 09/28/2026 at $1,030,000 after 32 days on market. The contract price is 97.3 percent of the original list price, in line with the market's sale-to-list ratios.

## Sales Contract

| | | | |
|---|---|---|---|
| **Is there a sales contract?** | Yes | **Was sales contract information analyzed?** | Yes |
| **Does this appear to be an arm's length transaction?** | Yes | **Contract Price** | $1,030,000 |
| **Contract Date** | 09/28/2026 | **Transfer Terms** | Typically Motivated |
| **Personal Property Conveyed** | No | | |

## Financial Sales Concessions

| | | | |
|---|---|---|---|
| **Known Sales Concessions** | Yes | **Total Sales Concessions** | $5,000 |
| **Typical for Market** | Yes | | |

SAMPLE

**Sales Contract Analysis**
The full purchase contract and addenda were reviewed. The seller will pay $5,000 toward the buyer's closing costs, which is typical for the market. No personal property is included in the sale. The buyer and seller are unrelated parties, and no non-arm's length factors were found.

## Prior Sale and Transfer History

### Subject Transfer History

| Data Source | Transfer Terms | Date | Amount |
|---|---|---|---|
| Deed | Typically Motivated | 06/15/2023 | $872,000 |

**Analysis of Prior Sale and Transfer History of Subject Property**
No sales or transfers of the subject within the three years before the effective date. The most recent sale, 06/15/2023 for $872,000, is shown for context; the current contract price reflects the interior renovation completed in the past year and modest appreciation since 2023.

### Comparable Transfer History

*No prior sales or transfers of Comparables 1 through 4 in the year before their sale dates (MLS and public records).*

SAMPLE

## Sales Comparison Approach

SAMPLE ENTRY Ratings, adjustments and comparable weight in this grid are sample entries. In a real report they are the appraiser's alone.

| | Subject Property | Comparable 1 | Adj. | Comparable 2 | Adj. | Comparable 3 | Adj. |
|---|---|---|---|---|---|---|---|
| |  | Comparable 1 photo<br>Sample report: no photo of a made-up home | | Comparable 2 photo<br>Sample report: no photo of a made-up home | | Comparable 3 photo<br>Sample report: no photo of a made-up home | |
| **General Information** | | | | | | | |
| **Property Address** | 742 Pilot Ridge Court<br>Anytown, NV 89999 | 1186 Example Canyon Way<br>Anytown, NV 89999 | | 744 Sample Mesa Drive<br>Anytown, NV 89999 | | 2030 Pilot Ridge Lane<br>Anytown, NV 89999 | |
| **Data Source** | | MLS, Deed | | MLS, Deed | | MLS, Deed | |
| **Proximity to Subject** | | 0.21 Mi. N | | 0.34 Mi. NE | | 0.47 Mi. W | |
| **List Price** | $1,039,000 | $1,025,000 | | $989,000 | | $1,049,000 | |
| **Listing Status** | Pending | Settled Sale | | Settled Sale | | Settled Sale | |
| **Contract Price** | $1,030,000 | $1,005,000 | | $968,000 | | $1,040,000 | |
| **Sale Price** | | $1,005,000 | | $968,000 | | $1,040,000 | |
| **Transfer Terms** | Typically Motivated | Typically Motivated | | Typically Motivated | | Typically Motivated | |
| **Financing Type** | Conventional | Conventional | | Conventional | | Cash | |
| **Sales Concessions** | $5,000 | $0 | | $8,000 | −$8,000 | $0 | |
| **Contract Date** | 09/28/2026 | 08/14/2026 | | 07/21/2026 | | 07/02/2026 | |
| **Sale Date** | | 09/12/2026 | | 08/22/2026 | | 07/30/2026 | |
| **Days on Market** | 32 | 22 | | 41 | | 18 | |
| **Sale to List Price Ratio** | | 98.0% | | 97.9% | | 99.1% | |
| **Attached/Detached** | Detached | Detached | | Detached | | Detached | |
| **Property Rights Appraised** | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| **Project Information** | | | | | | | |
| **Project Name \| Same Project as Subject** | Pilot Ridge | Canyon Estates \| No | | Mesa Vista \| No | | Pilot Ridge \| Yes | |
| **Monthly Fee** | $185 | $165 | | $150 | | $185 | |
| **Site** | | | | | | | |
| **Site Size** | 10,019 Sq. Ft. | 9,148 Sq. Ft. | | 10,454 Sq. Ft. | | 11,326 Sq. Ft. | |
| **Neighborhood Name** | Pilot Ridge | Canyon Estates | | Mesa Vista | | Pilot Ridge | |
| **Zoning Compliance** | Legal | Legal | | Legal | | Legal | |
| **Hazard Zone** | No Hazard Zone Noted | No Hazard Zone Noted | | No Hazard Zone Noted | | No Hazard Zone Noted | |
| **Primary Access** | Public Street | Public Street | | Public Street | | Public Street | |
| **Street Type \| Surface** | Cul-de-sac \| Asphalt | Local Road \| Asphalt | | Local Road \| Asphalt | | Local Road \| Asphalt | |
| **Topography** | Flat | Flat | | Flat | | Flat | |
| **Site Influence (Location)** | None | None | | None | | None | |
| **View \| Range** | Residential \| Full | Residential \| Full | | Residential \| Full | | Residential \| Full | |
| **Dwelling(s)** | | | | | | | |
| **Year Built** | 2001 | 2001 | | 2000 | | 2002 | |
| **Construction Method** | Site Built | Site Built | | Site Built | | Site Built | |
| **Dwelling Style** | Southwest | Southwest | | Southwest | | Southwest | |
| **Heating** | Forced Warm Air | Forced Warm Air | | Forced Warm Air | | Forced Warm Air | |
| **Cooling** | Centralized | Centralized | | Centralized | | Centralized | |
| **Bedrooms** | 3 | 3 | | 3 | | 4 | |
| **Baths - Full \| Half** | 3 \| 0 | 3 \| 0 | | 2 \| 1 | +$5,000 | 3 \| 0 | |
| **Finished Area Above Grade** | 3,186 Sq. Ft. | 3,102 Sq. Ft. | +$7,100 | 3,254 Sq. Ft. | −$5,800 | 3,318 Sq. Ft. | −$11,200 |
| **Finished Area Below Grade** | 0 Sq. Ft. | 0 Sq. Ft. | | 0 Sq. Ft. | | 0 Sq. Ft. | |
| **Energy Efficient and Green Features** | | | | | | | |
| **Renewable Energy Component** | Solar, Owned | None | +$15,000 | None | +$15,000 | Solar, Owned | |
| **Exterior Quality and Condition (Ratings: 1-6, 1 is highest)** | | | | | | | |
| **Quality** | Q3 | Q3 | | Q3 | | Q3 | |
| **Condition** | C3 | C3 | | C3 | | C3 | |
| **Interior Quality and Condition** | | | | | | | |
| **Quality** | Q3 | Q3 | | Q3 | | Q3 | |
| **Condition** | C2 | C2 | | C4 | +$40,000 | C3 | +$20,000 |
| **Kitchen** | Fully Updated | Fully Updated | | Not Updated | | Partially Updated | |
| **Overall Bathrooms** | Fully Updated | Fully Updated | | Not Updated | | Moderately Updated | |
| **Overall Flooring** | Fully Updated | Fully Updated | | Not Updated | | Moderately Updated | |
| **Overall Quality and Condition (Ratings: 1-6, 1 is highest)** | | | | | | | |
| **Quality \| Condition** | Q3 \| C3 | Q3 \| C3 | | Q3 \| C4 | | Q3 \| C3 | |
| **Property Amenities** | | | | | | | |
| **Water Features** | Inground Pool (Heated) | Inground Pool | | Inground Pool | | Inground Pool | |
| **Outdoor Living** | Patio, Covered | Patio, Covered | | Patio, Covered | | Patio, Covered | |
| **Whole Home** | Indoor Fireplace | Indoor Fireplace | | Indoor Fireplace | | None | |
| **Vehicle Storage** | | | | | | | |
| **Type \| Spaces \| Detail** | Garage \| 2 \| Built-in | Garage \| 2 \| Built-in | | Garage \| 2 \| Built-in | | Garage \| 3 \| Built-in | −$10,000 |
| **Summary** | | | | | | | |
| **List Price** | $1,039,000 | $1,025,000 | | $989,000 | | $1,049,000 | |
| **Contract Price** | $1,030,000 | $1,005,000 | | $968,000 | | $1,040,000 | |
| **Sale Price** | | $1,005,000 | | $968,000 | | $1,040,000 | |
| **Net Adjustment Total** | | +$22,100 (+2.2%) | | +$46,200 (+4.8%) | | −$1,200 (−0.1%) | |
| **Price Per Finished Area Above Grade** | $323.29 | $323.98 | | $297.48 | | $313.44 | |
| **Adjusted Price** | | **$1,027,100** | | **$1,014,200** | | **$1,038,800** | |
| **Comparable Weight** | | Most | | Less | | Most | |

## Sales Comparison Approach (continued)

| | Subject Property | Comparable 4 | Adj. |
|---|---|---|---|
| |  | Comparable 4 photo<br>Sample report: no photo of a made-up home | |
| **General Information** | | | |
| Property Address | 742 Pilot Ridge Court<br>Anytown, NV 89999 | 515 Example Canyon Way<br>Anytown, NV 89999 | |
| Data Source | | MLS, Deed | |
| Proximity to Subject | | 0.29 Mi. NW | |
| List Price | $1,039,000 | $1,010,000 | |
| Listing Status | Pending | Settled Sale | |
| Contract Price | $1,030,000 | $995,000 | |
| Sale Price | | $995,000 | |
| Transfer Terms | Typically Motivated | Typically Motivated | |
| Financing Type | Conventional | Conventional | |
| Sales Concessions | $5,000 | $0 | |
| Contract Date | 09/28/2026 | 04/16/2026 | |
| Sale Date | | 05/14/2026 | |
| Days on Market | 32 | 27 | |
| Sale to List Price Ratio | | 98.5% | |
| Attached/Detached | Detached | Detached | |
| Property Rights Appraised | Fee Simple | Fee Simple | |
| **Project Information** | | | |
| Project Name \| Same Project as Subject | Pilot Ridge | Canyon Estates \| No | |
| Monthly Fee | $185 | $165 | |
| **Site** | | | |
| Site Size | 10,019 Sq. Ft. | 9,583 Sq. Ft. | |
| Neighborhood Name | Pilot Ridge | Canyon Estates | |
| Zoning Compliance | Legal | Legal | |
| Hazard Zone | No Hazard Zone Noted | No Hazard Zone Noted | |
| Primary Access | Public Street | Public Street | |
| Street Type \| Surface | Cul-de-sac \| Asphalt | Cul-de-sac \| Asphalt | |
| Topography | Flat | Flat | |
| Site Influence (Location) | None | None | |
| View \| Range | Residential \| Full | Residential \| Full | |
| **Dwelling(s)** | | | |
| Year Built | 2001 | 2003 | |
| Construction Method | Site Built | Site Built | |
| Dwelling Style | Southwest | Southwest | |
| Heating | Forced Warm Air | Forced Warm Air | |
| Cooling | Centralized | Centralized | |
| Bedrooms | 3 | 3 | |
| Baths - Full \| Half | 3 \| 0 | 3 \| 0 | |
| Finished Area Above Grade | 3,186 Sq. Ft. | 3,150 Sq. Ft. | +$3,100 |
| Finished Area Below Grade | 0 Sq. Ft. | 0 Sq. Ft. | |
| **Energy Efficient and Green Features** | | | |
| Renewable Energy Component | Solar, Owned | None | +$15,000 |
| **Exterior Quality and Condition (Ratings: 1-6, 1 is highest)** | | | |
| Quality | Q3 | Q3 | |
| Condition | C3 | C3 | |
| **Interior Quality and Condition** | | | |
| Quality | Q3 | Q3 | |
| Condition | C2 | C3 | +$20,000 |
| Kitchen | Fully Updated | Partially Updated | |
| Overall Bathrooms | Fully Updated | Moderately Updated | |
| Overall Flooring | Fully Updated | Moderately Updated | |
| **Overall Quality and Condition (Ratings: 1-6, 1 is highest)** | | | |
| Quality \| Condition | Q3 \| C3 | Q3 \| C3 | |
| **Property Amenities** | | | |
| Water Features | Inground Pool (Heated) | Inground Pool | |
| Outdoor Living | Patio, Covered | Patio, Covered | |
| Whole Home | Indoor Fireplace | Indoor Fireplace | |
| **Vehicle Storage** | | | |
| Type \| Spaces \| Detail | Garage \| 2 \| Built-in | Garage \| 2 \| Built-in | |
| **Summary** | | | |
| List Price | $1,039,000 | $1,010,000 | |
| Contract Price | $1,030,000 | $995,000 | |
| Sale Price | | $995,000 | |
| Net Adjustment Total | | +$38,100 (+3.8%) | |
| Price Per Finished Area Above Grade | $323.29 | $315.87 | |
| Adjusted Price | | **$1,033,100** | |
| Comparable Weight | | Less | |

SAMPLE

## Indicated Value by Sales Comparison Approach

| | |
|---|---|
| **Indicated Value** | **$1,030,000** SAMPLE ENTRY |

**Reconciliation of Sales Comparison Approach** SAMPLE ENTRY

All four sales are single-story Southwest-style homes in Pilot Ridge or the adjoining subdivisions, built 2000 to 2003, that sold within the past six months. Adjusted prices range from $1,014,200 to $1,038,800.

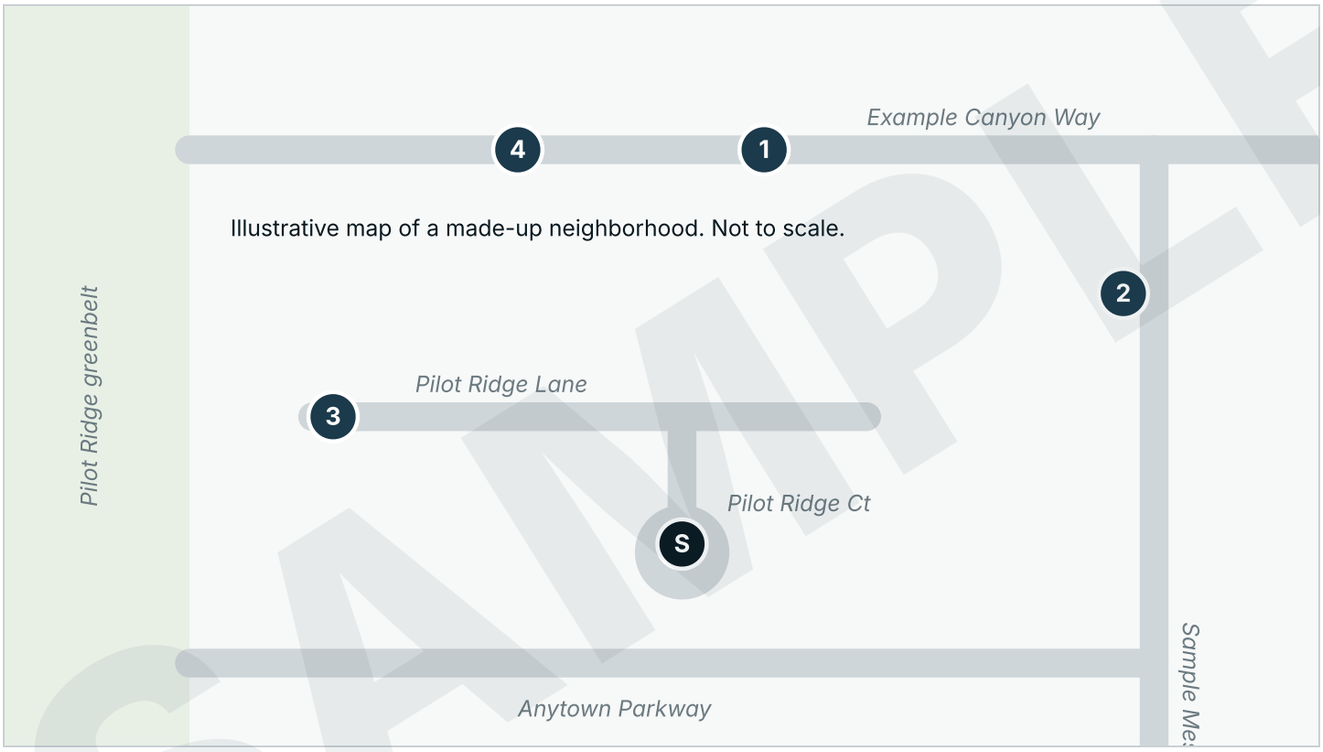
Finished area is adjusted at $85 per sq. ft., owned solar at $15,000, interior condition at $20,000 per rating step from C3, full bathrooms at $10,000, half bathrooms at $5,000 and garage spaces at $10,000, each supported by paired sales in the market area. Seller concessions are adjusted dollar for dollar. No market conditions adjustment is applied because prices were stable over the lookback period. Comparable 3's fourth bedroom is reflected in its larger finished area. Comparable 3's lack of a fireplace and the subject's pool heater show no measurable market reaction, so no adjustment is made.

Comparables 1 and 3 receive the most weight. Comparable 1 is the most recent sale and needs the smallest adjustments; Comparable 3 is in Pilot Ridge, the subject's own project, and has the smallest net adjustment. Comparable 2 needed the largest adjustments (a dated interior and seller concessions) and Comparable 4 is the oldest sale, so both receive less weight. The indicated value by the Sales Comparison Approach is $1,030,000 (sample entry).

## Additional Properties Analyzed Not Used

| # | Address | Sale Date | Status | Reason Not Used |
|---|---|---|---|---|
| 1 | 1350 Example Canyon Way, Anytown, NV 89999 | 06/18/2026 | Settled Sale | Short sale; not typically motivated |

## Sales Comparison Map




## Sales Comparison Approach Exhibits

Comparable 1 photo
Sample report: no photo of a made-up home

Comparable 2 photo
Sample report: no photo of a made-up home

Comparable 3 photo
Sample report: no photo of a made-up home

Comparable 4 photo
Sample report: no photo of a made-up home

**Comparable 1** · 1186 Example Canyon Way

**Comparable 2** · 744 Sample Mesa Drive

**Comparable 3** · 2030 Pilot Ridge Lane

**Comparable 4** · 515 Example Canyon Way

In a real report each comparable needs a photo, typically the front (UAD 3.6 Photo and Image Job Aid). This sample's comparables are made up, so the frames stay empty.

## Reconciliation

### Approaches to Value

| Approach | Indicated Value | Reason for Exclusion |
|---|---|---|
| Sales Comparison Approach | $1,030,000 SAMPLE ENTRY | |
| Income Approach | | Not Necessary for Credible Results |
| Cost Approach | | Not Necessary for Credible Results |

## Appraisal Summary

| | | | |
|---|---|---|---|
| **Contract Price** | $1,030,000 | **Opinion of Market Value** | **$1,030,000** SAMPLE ENTRY |
| **Market Value Condition** | As Is | **Reasonable Exposure Time** | 30-90 Days |
| **Effective Date of Appraisal** | 10/20/2026 | | |

**Reconciliation of Market Value** SAMPLE ENTRY

Only the Sales Comparison Approach was developed. The Cost Approach was not necessary for credible results for a 25-year-old dwelling in an established market with ample sales, and the Income Approach was not necessary because single-family homes in this market are not typically bought for rental income.

The opinion of market value of the subject, as is, as of 10/20/2026, is $1,030,000 (sample entry). Reasonable exposure time is 30 to 90 days, consistent with the market's median days on market.

## Apparent Defects, Damages, Deficiencies

*There are no apparent defects, damages, or deficiencies requiring action.*

SAMPLE

## Certifications

**Scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and appraiser's certification.**

In every new URAR these pages carry the GSEs' standard wording, unchanged, and the appraiser signs below them. They are left out of this sample to keep it short. The full text is in the GSEs' Appendix C-1 (URAR without Report Field IDs).

| | | | |
|---|---|---|---|
| **Appraiser** | Sample Appraiser | **Signature** | SAMPLE |
| **Date of Signature and Report** | 10/23/2026 | **Effective Date of Appraisal** | 10/20/2026 |
| **License** | Certified Residential, SAMPLE-000000, NV | **Company** | Sample Valuation Co. |

SAMPLE

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