

New Uniform Appraisal Dataset

...to bring you a single standardized report for any residential property type.

Appraisal Reports in the Current UAD 2.6 XML File Single-Family & Condo

1004/70	1073/465
1075/466	2055/2055

Appraisal Reports Not Currently UAD-Compliant Cooperative, Manufactured Home, 2-4 Unit, Rent Schedule, & Update/Completion

1004C/70B	2090
2095	1025/72
1004D/442	1007/1000

Multi-Year UAD Project

Seek industry input to help drive this work:

- Review all data in the current appraisal forms and the UAD 2.6 Specification
- Determine what information can be removed and what will remain
- Review legacy form descriptions to determine new discrete data needs
- Review addenda and description information to determine new discrete data elements
- Determine relative information to support the value conclusion, marketability, and/or eligibility

New UAD Delivery Specification

The URAR Data-Driven Output

- Reports only relevant data
- Dynamic based on input
- Easy-to-read appraisal analysis and conclusion
- Standardized, well-structured, readable
- Discrete data, pertinent commentary, and photos contained in the relevant sections, designed to reduce reliance on addenda

Summary_SFS1_mv24_sv46
Uniform Residential Appraisal Report

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123 Fallen Oak Court, Smallville, VA 12345

Summary		Appraisal Report Effective Date	
Opinion of Market Value	\$490,000	09/20/2019	
Market Value Condition	Subject to Repair	Appraiser Name	Amy Allen
Sales Contract Price	\$489,000	Lender	DEF Bank (Client)
Borrower Name	Mary Jones	Appraisal Management Company (AMC)	ABC Appraisal Co.
Current Owner of Public Record	Jane Doe		
Assignment Reason	Purchase		
Listing Status	Pending		
3 Year Transfer History	No		

Property Description	
Attachment Type	Detached
Overall Quality	Q4
Overall Condition	C4
Project Type	None
Planned Unit Development (PUD)	Yes
Construction Method	Site Built
Parcels	1
Property Rights Appraised	Fee Simple
Units	1
Accessory Dwelling Unit	0
Property Restriction	None

Apparent Defects, Damages, Deficiencies					
Feature	Location	Comment	Affects Livability or Structural Integrity	Recommended Action	Estimated Cost to Repair
Dwelling					
Roof	Section of roof	Flashing is missing on one side of the house which could cause leaks from the roof.	Yes	Repair	\$500
Total Cost					\$500

Sales_Comp_Approach_SFS1_mv27_sv38
Uniform Residential Appraisal Report

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Sales Comparison Approach		Comparable #1	Comparable #2	Comparable #3
Subject Property		241 Rapid Creek Ln. Smallville VA 12345	188 Fallen Oak Ct. Smallville VA 12345	210 Cannon Ball Rd. Smallville VA 12345
General Information		MLS 123456 Public Record	MLS 33A245 Public Record	MLS 678A12 Public Record
Property Address	123 Fallen Oak Ct. Smallville VA 12345	241 Rapid Creek Ln. Smallville VA 12345	188 Fallen Oak Ct. Smallville VA 12345	210 Cannon Ball Rd. Smallville VA 12345
Data Source		MLS 123456 Public Record	MLS 33A245 Public Record	MLS 678A12 Public Record
Proximity to Subject		.17 Miles N	.06 Miles N	.4 Miles NE
List Price	\$489,000	\$460,000	\$449,900	\$525,000
Listing Status	Pending	Settled Sale	Settled Sale	Settled Sale
Sale Price	\$5,000	\$8,500	\$11,000	\$10,400
Sales Concessions	09/17/2019	07/22/2019	08/05/2019	07/02/2019
Contract Date		08/17/2019	09/10/2019	08/31/2019
Closing Date	12	12	6	14
Days on Market	Detached	Detached	Detached	Detached
Attached/Detached	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Property Rights Appraised				
Site	14,950 Sq. Ft.	17,886 Sq. Ft.	13,038 Sq. Ft.	16,039 Sq. Ft.
Site (Onsite)				
Neighborhood Name	Sunnyside	Sunnyside	Sunnyside	Hilldale
Topography Impact	Rolling Adverse	Rolling Adverse	Rolling Adverse	Flat Neutral
Site Influence (Location/Offsite)			Busy Roadway Adverse	\$5,000
Site Influence Impact	None	None		None
View	Residential Neutral	Residential Neutral	Residential Neutral	Woods Neutral
View Impact				
Dwelling	2004	2004	2004	2001
Year Built	3	3	3	3
Levels				
HVAC	Forced Warm Air Natural Gas	Forced Warm Air Natural Gas	Forced Warm Air Natural Gas	Forced Warm Air Electric
Heating				
Energy Efficient and Green Features				
Energy Rating Score	HERS 62	None	HERS 61	None
Overall Quality and Condition	Q4	Q4	Q4	Q4
Quality	C4	C4	C4	C4
Condition				

Find more information on our websites

fanniemae.com/uad

sf.freddiemac.com/uad



The UMDP is an effort undertaken jointly by Freddie Mac and Fannie Mae at the direction of the Federal Housing Finance Agency.