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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: Certified General Certified Residential Licensed Residential Trainee None

7. Type of Appraisal Report :

Self-Contained Summary Restricted

8. Effective Date of Appraisal

9. Date Appraisal Signed

10. Lenders Name (If applicable)

11. Classification of Guaranteed Lender (If Applicable)

SEL CLP PLP

12. Source of Report

Guaranteed Lender BPA/Contract Third Party 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:) YES NO N/A

22. Is the Appraisal Acceptable for FSA's Intended Use? YES 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

SUPPLEMENTAL ADMINISTRATIVE APPRAISAL REVIEW

NAME OF APPLICANT/ BORROWER	NAME OF APPRAISER	FSA COUNTY OFFICE
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FSA Supplemental Standard Requirements Farm Appraisals Contractual Requirements

The FSA Statement of Work requirement for farm appraisals requires the items listed below be included in the appraisal report. All "No" answers (and N/A when judged by the reviewer) require a detailed explanation of the weakness identified in the Comment section. Attach to Form FSA-2165 when completed.

1. Were mineral rights considered in the appraisal and a value given? (The appraisal report should document in a sub section indicating that the appraisal considered mineral rights and if they did not exist still give a value of zero. If mineral rights are given a value it should be supported.) If this item is "no" the appraisal is NOT acceptable.	YES	NO	N/A
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2. Summary of Salient Facts or Executive Summary. At a minimum the Summary of Salient of Facts or Executive Summary should contain the following:

		YES	NO	N/A
These items should be included in the Summary of Salient Facts or Executive Summary. However, minimal deficiencies may not imply noncompliance with SOW requirements.	Ownership			
	Location			
	County			
	Property Type			
	Title Appraised			
	Size			
	Improvements (listed)			
	Zoning			
	Highest and Best Use			
	Special Assumptions			
	Hazards			
	Market Value Conclusion			
	Beneath concluded market value provided Land Value & Contributory Value of Improvements			
Effective Date of the Appraisal				
Date of the Report				
Appraiser's Name				

2a. Based on the above items, did the Summary of Salient Facts or Executive Summary adequately address those items overall?			
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3. Was there a Table of Contents provided in the appraisal?			
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4. Was irrigation equipment and other personal property described and documented in the appraisal report?			
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5. If the Intend Use is described as loan servicing or foreclosure action, did the appraisal consider Exhibit I, as described by the Statement of Work, covenants or easement for the protection of a flood plain as a hypothetical condition? (If "NO", the appraisal should be rejected)			
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		YES	NO	N/A
6. Does the Scope of Work discuss the approaches to value that were considered and completed in the appraisal process? If an approach to value is excluded was there an explanation to support the exclusion of the approach to value? (Approaches to value to be considered should be; Sales Comparison, Cost and Income approach.)				
7. Did the appraisal address the following items for the subject property:				
		YES	NO	N/A
If there are significant overall deficiencies then Question No. 7a. should be marked "NO" below.	Legal access to the subject property including all individual parcels?			
	Personal property described, if appropriate?			
	Water rights associated with the subject property describing number of acres with water rights, permit number, certification number, priority date, source of water, all diversion points, water availability and reliability, assessments or delivery costs and copies of Certificate of Water Right or Permit, well logs, etc.?			
	Irrigation equipment described and value allocated?			
	Aerial photo or topography map provided?			
	FEMA Flood map outlining the property boundaries and identifying Panel number, zone(s) and date of flood map?			
	Soils map with the outline of the property?			
	Plat map identifying parcels?			
	Clear color photographs of fields, improvements and items of significance?			
7a. Based on the above items, did the appraisal address those items for the subject property overall?				
8. Did the appraisal address the following items for each comparable sale:				
		YES	NO	N/A
If there are significant overall deficiencies then Question No. 8a. should be marked "NO" below.	Aerial photo or topography map provided?			
	Water rights associated with the property?			
	Irrigation equipment described and value allocated?			
	Soils map with the outline of the property?			
	Soils information describing soil types, class, estimated acres or percentage?			
	Plat map with the outline of the property?			
	Clear color photographs of fields, improvements and items of significance?			
	Does the sale sheet document at least the Sales date, Buyer and Seller, Terms, Sale Price, Legal (location), Size, Highest and Best Use, land categories including acres, \$/acre and contributory value, improvements including description, size and contributory value, zoning, motivating factors and an income analysis including income, expenses, net income and capitalization rate?			
8a. Based on the above items, did the appraisal address those items for the comparable sales overall?				
9. If the subject property is improved, was the final value allocated to land, improvements, equipment, personal property, mineral rights, etc.?				

		YES	NO	N/A
10. Were the qualifications of the Appraiser provided in the appraisal?				
11. Were all significant calculations completed correctly overall? (If there were errors or omissions that would have impacted the final value then check "NO" and the appraisal should be rejected)				
12. Was the full legal description included in the appraisal?				
COLUMN TOTALS (Add total number of responses in each column)				
COMPLIANCE SCORE [(No. of YES responses) / (12 – No. of N/A responses) x 100]				
ACCEPTABILITY SCORE (If Question 1, 5, 8, or 11 are "NO", or any of the applicable approaches to value have serious calculation errors, or the score is less than 90%, the appraisal is NOT acceptable and does not meet FSA Statement of Work requirements, then check "DOES NOT MEET". If this should occur, mark "NO" on item 22 of Form FSA-2165 and request a technical review from the State Office. Otherwise check "MEETS".		MEETS	DOES NOT MEET	
SIGNATURE OF FSA REVIEWING OFFICIAL		NAME/TITLE		DATE
COMMENTS				
REMARKS: All "NO" answers (and "N/A" when judged necessary by the reviewer) require a detailed explanation of the weaknesses identified in Items 1 through 12. (Please include the item number with each comment.) Add additional comment sheets if necessary.				