

# Mixed-Use Property Appraisal Report

## 1. Property Identification

Property Address

Owner(s)

Property Type

Legal Description

## 2. Purpose and Scope of Appraisal

## 3. Property Description

### Land Description

- Lot Size:
- Zoning:
- Topography:

### Improvements

- Building Type:
- Year Built:
- Total Building Area:
- Commercial Area:
- Residential Area:
- Parking:
- Condition:

## 4. Market Analysis

1. Neighborhood Description
2. Market Trends
3. Comparable Properties

Address	Type	Sale/Rent Price	Sale/Rent Date	Remarks

## 5. Valuation Approaches

### 5.1 Cost Approach

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## **5.2 Sales Comparison Approach**

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## **5.3 Income Approach**

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## **6. Reconciliation and Final Value Estimate**

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## **7. Assumptions and Limiting Conditions**

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## **8. Certification**

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**Appraiser's Signature**

Date: \_\_\_\_\_

**License/Certification No.**