

Residential Appraisal Report

18 Example Lane, Fairport, New York 14450

Prepared by Jordan Avery, SRA (fictional) - Avery Residential Valuation, PLLC (fictional)



SAMPLE REPORT - FOR ILLUSTRATION ONLY. All property details, comparable sales, adjustments, appraiser information, photographs and valuation conclusions are fictional. This document is not an actual appraisal and must not be relied upon for valuation or legal decisions.

ILLUSTRATIVE FINAL OPINION OF MARKET VALUE - \$430,000

Assignment summary and scope of work

Assignment-specific disclosures for this completed fictional example.

Client

Morgan and Taylor Example (fictional)

Intended use

Asset-division decision support in a fictional matrimonial matter

Intended users

The fictional client and their authorized legal advisers

Property rights

Fee simple interest

Effective date

October 1, 2026 (fictional)

Report date

October 15, 2026 (fictional)

Definition of value

Market value: the most probable price in a competitive and open market under conditions requisite to a fair sale

Data collection

Customer-guided photographs and floor-plan evidence; no physical appraiser inspection (fictional scope)

SCOPE BOUNDARY

For this fictional assignment, the appraiser reviewed the engagement terms, public-record extracts, the customer-guided photograph set, dimensioned floor-plan evidence, fictional market research, GIS exhibits and the complete report. The appraiser did not physically inspect the property. The scope is presented as sufficient for the stated fictional intended use; any real assignment may require a different scope.

APPROACH APPLICABILITY

The sales comparison approach was developed because comparable owner-occupied residential sales provide the most relevant market evidence. The cost approach was not developed because reliable accrued-depreciation support was not necessary for this non-new property. The income approach was not developed because properties of this type are predominantly owner occupied and are not commonly purchased based on rental income.

Subject property description

Fictional facts are presented in the structured format intended for a real assignment.

PROPERTY TYPE Fictional single-family residence	SITE 0.31 fictional acres
YEAR BUILT 1994	GARAGE Attached two-car - 440 sq ft
ABOVE-GRADE AREA 1,842 sq ft	BASEMENT 820 sq ft - fictional finish status
ROOMS 7 rooms - 3 bedrooms - 2 bathrooms	CONDITION Illustrative average-to-good condition

CONDITION AND IMPROVEMENTS NARRATIVE
The fictional subject is presented as an average-to-good quality suburban residence with maintained exterior finishes, an updated but non-luxury kitchen, hardwood flooring in principal living areas, an attached garage and a conventional rear deck. Actual condition conclusions require sufficient dated evidence and appraiser review.

EVIDENCE CLASSIFICATION
All photographs in this sample are synthetically generated and belong only to this fictional property scenario. They do not depict a customer property or historical appraisal.

Subject photographs - exterior

Synthetic images for the fictional subject; no customer or historical report content.



Front elevation and site context - synthetic



Rear elevation and yard - synthetic

Subject photographs - main living areas

Synthetic images demonstrate the intended room-by-room evidence presentation.



Kitchen - synthetic



Living Room - synthetic



Dining Room - synthetic

Subject photographs - bedrooms

Each sleeping area is separately identified for evidence completeness.



Bedroom 1 - synthetic



Bedroom 2 - synthetic



Bedroom 3 - synthetic

Subject photographs - bathrooms

Each bathroom is separately identified for evidence completeness.



Bathroom 1 - synthetic



Bathroom 2 - synthetic

Subject photographs - additional areas

Basement and garage evidence support condition, utility and area review.



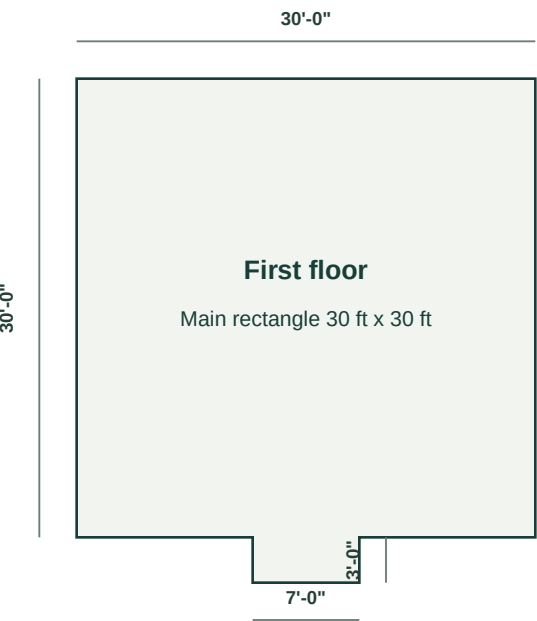
Basement - synthetic



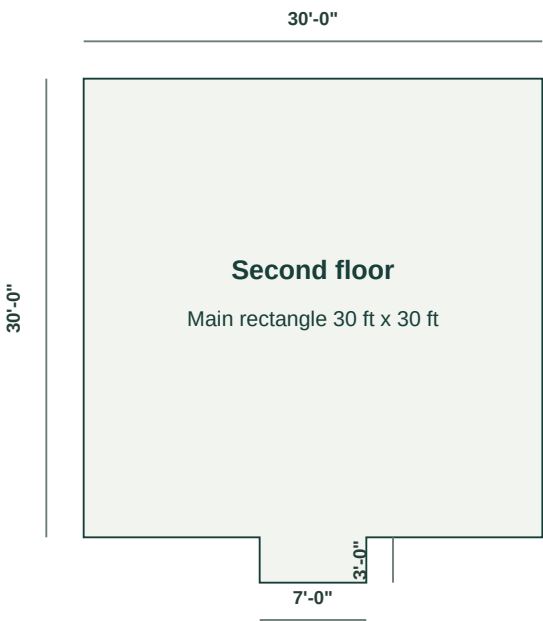
Garage - synthetic

Dimensioned building sketch and measurement analysis

Exterior dimensions calculate to the adopted fictional above-grade living area.



$(30 \times 30) + (7 \times 3) = 921 \text{ sq ft}$



$(30 \times 30) + (7 \times 3) = 921 \text{ sq ft}$

Calculation
First floor 921 sq ft + second floor 921 sq ft = 1,842 sq ft above grade

Provider evidence
Fictional homeowner scan and appraiser-reviewed dimensioned building sketch

Measurement-standard statement
ANSI Z765-2021 measuring convention (illustrative application)

MEASUREMENT RECONCILIATION

The dimensioned fictional sketch calculates to 921 sq ft on each above-grade level, or 1,842 sq ft total. The differing 1,790 sq ft assessor record was reviewed and not adopted for this fictional assignment.

Property Location Intelligence

Fictional findings show source context, confidence and effective-date controls.

Water relationship

No waterfront frontage; the nearest mapped water feature is approximately 0.42 mile away and does not create waterfront utility.

HIGH - FICTIONAL PARCEL AND HYDROGRAPHY CROSS-CHECK

Road exposure

The subject fronts a local residential street. Fictional NYSDOT screening found no state traffic-count station on the subject segment; the nearest collector count does not indicate direct busy-road exposure.

HIGH - FICTIONAL ROADWAY SCREENING

Surroundings

Predominantly suburban residential surroundings with no adjacent commercial, industrial, railroad, or agricultural use identified in the fictional evidence set.

HIGH - FICTIONAL PARCEL AND IMAGERY REVIEW

Flood and terrain

Illustrative FEMA screening places the site in Zone X (minimal flood hazard); terrain is generally level with no material topographic influence observed.

MODERATE - ILLUSTRATIVE FEMA AND ELEVATION SCREENING

Adverse uses

No material adverse adjacent use identified in the fictional evidence set.

HIGH - FICTIONAL LAND-USE AND RAILROAD SCREENING

The selected comparables exhibit similar suburban location utility. No separate location adjustment was applied. This conclusion is based on the fictional market evidence summarized in the adjustment analysis, not on imagery or proximity alone.

Comparable sale selection

All addresses, transactions, characteristics and photographs are fictional.



Synthetic fictional comparable photograph

Sample 1 - 7 Fictional Way

Distance 0.6 mi Sale date 08/15/2026
Sale price \$410,000 GLA 1,760 sq ft
Site 0.28 ac Condition Average - dated
Garage 2.5-car Location Suburban/local road

Adjusted indication \$428,000



Synthetic fictional comparable photograph

Sample 2 - 42 Demonstration Drive

Distance 1.1 mi Sale date 07/29/2026
Sale price \$445,000 GLA 1,910 sq ft
Site 0.35 ac Condition Good
Garage 2.5-car Location Suburban/local road

Adjusted indication \$433,000



Synthetic fictional comparable photograph

Sample 3 - 105 Placeholder Court

Distance 1.8 mi Sale date 06/20/2026
Sale price \$420,000 GLA 1,815 sq ft
Site 0.30 ac Condition Average-to-good
Garage 3-car Location Suburban/collector proximity

Adjusted indication \$429,000

The three fictional sales were selected for similar suburban market appeal, proximity, recency, gross living area, site utility, age, condition and garage utility. Each transaction and photograph is illustrative; no real MLS record or sale is represented.

Comparable adjustment grid

Illustrative methodology is shown for transparency; all evidence, adjustments and conclusions are fictional.

Item	Subject	Sample 1	Sample 2	Sample 3
Sale price	-	\$410,000	\$445,000	\$420,000
Market conditions	Effective 10/01/26	08/15/2026 \$2,000	07/29/2026 \$3,000	06/20/2026 \$5,000
Site	0.31 ac	0.28 ac \$2,000	0.35 ac -\$1,000	0.30 ac \$1,000
GLA	1,842 sf	1,760 sf \$8,200	1,910 sf -\$6,800	1,815 sf \$2,700
Condition	Average-good	Average - dated \$7,000	Good -\$6,000	Average-to-good \$3,000
Garage	2-car	2.5-car -\$1,200	2.5-car -\$1,200	3-car -\$2,700
Location	Suburban/local	Similar \$0	Similar \$0	Similar \$0
Adjusted indication	-	\$428,000	\$433,000	\$429,000

ADJUSTMENT METHODOLOGY AND SUPPORT
Market conditions: a fictional paired-sales trend of 1.0% per quarter was applied from each closing date to October 1, 2026 and rounded to the nearest \$1,000. GLA: \$100 per square foot exactly produces +\$8,200, -\$6,800 and +\$2,700. Site: small utility differences produce +\$2,000, -\$1,000 and +\$1,000. Condition: a fictional grouped-sales review supports +\$7,000 for the dated first sale, -\$6,000 for the superior second sale and +\$3,000 for the third sale. Garage: fictional matched-sale evidence supports -\$1,200, -\$1,200 and -\$2,700 for superior garage utility. The location comparison is similar and receives no adjustment.

Reconciliation and final value conclusion

A single concluded value is presented for this completed fictional assignment.

ILLUSTRATIVE FINAL OPINION OF MARKET VALUE - \$430,000

RECONCILIATION DISCUSSION

The adjusted indications range from \$428,000 to \$433,000. Comparable 3 received 40% weight for overall physical similarity, Comparable 2 received 35% weight for condition and recency, and Comparable 1 received 25% weight. The weighted indication is \$430,150 and is rounded to \$430,000. The fictional analysis supports that single conclusion.

CALCULATION TRACE

Sample 1: \$410,000 sale price plus fictional net adjustments equals \$428,000.

Sample 2: \$445,000 sale price plus fictional net adjustments equals \$433,000.

Sample 3: \$420,000 sale price plus fictional net adjustments equals \$429,000.

ILLUSTRATIVE FINAL OPINION

\$430,000 as of October 1, 2026 (fictional). This completed fictional conclusion is presented solely to demonstrate the intended final report format and may not be relied upon.

Professional appraisal disclosures

Assignment disclosures appropriate to the completed fictional report.

PRIOR SERVICES AND INTEREST

For this fictional example, the appraiser has no present or prospective interest in the property or the parties and performed no services regarding the property during the three years preceding the assignment. Any actual report must contain the responsible appraiser's assignment-specific disclosure.

COMPETENCY AND INDEPENDENCE

The fictional appraiser is presented as having the geographic and property-type competency necessary for the assignment and as developing the analysis independently, impartially and objectively. This statement is illustrative and does not represent a real credential or engagement.

EXPOSURE AND MARKETING TIME

Based on the fictional market analysis, a reasonable exposure time preceding the effective date and a reasonable marketing time after that date are each estimated at three to six months, assuming typical pricing and marketing.

DATA COLLECTION AND ASSISTANCE

The fictional scope relies on customer-guided photographs, a dimensioned building sketch, public-record information and fictional comparable research. Clerical organization and analytical calculations do not replace the appraiser's responsibility for comparable selection, adjustments, reconciliation, report content or the final value opinion.

USE OF THE REPORT

Use is limited to the stated fictional client, intended users and intended use. Distribution does not create additional intended users. No part of this sample may be relied upon for a real property, dispute, lending decision, tax matter or legal proceeding.

EFFECTIVE-DATE LIMITATION

Current photographs or mapping do not silently establish historical conditions. In a retrospective assignment, material conditions as of the effective date require dated evidence and explicit reconciliation.

Assumptions and limiting conditions

Assignment-specific assumptions and limitations applicable to this completed fictional report.

Legal matters	No legal opinion is provided. Title is assumed marketable, property rights are as stated, and the fictional property is assumed free of undisclosed easements, encroachments or restrictions that would materially affect value.
Physical and environmental matters	No destructive testing, engineering study, environmental assessment, survey or hidden-defect investigation is represented. Conditions not reasonably observable in the stated scope are outside this fictional conclusion unless specifically disclosed.
Measurements	The adopted 1,842 sq ft is based on the dimensioned fictional two-level sketch. Basement and garage areas are reported separately and excluded from above-grade living area.
Information sources	The fictional analysis considers a customer-guided photo set, dimensioned sketch, assessor-style property record, parcel and geographic screening, and three fictional comparable sales. In an actual assignment, source reliability and conflicts require appraiser review.
Extraordinary assumptions	The customer-guided photographs and sketch are assumed to accurately represent the fictional improvements on the effective date. If that assumption were false, the analysis and conclusion could change.
Publication and reliance	Possession of this sample does not create an appraisal relationship. The fictional identity, invalid credential, simulated signature, property, sales and value conclusion have no professional or legal effect.

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Certification and appraiser identification

Fictional professional content demonstrates the intended final report structure.

ASSIGNMENT ASSUMPTIONS

- Title is assumed marketable and free of undisclosed encumbrances.
- The fictional improvements are assumed to comply with applicable zoning and building requirements unless stated otherwise.
- The client-provided photographs and floor-plan evidence are assumed to accurately depict the property as of the fictional effective date.

ILLUSTRATIVE CERTIFICATION

I certify, solely for purposes of this fictional sample format, that the statements and analyses shown are internally consistent with the fictional data presented; that no bias regarding the fictional property or parties is represented; and that the value conclusion shown is the result of the fictional analysis in this document. This simulated certification is not made by a real appraiser and has no legal or professional effect.

RESPONSIBLE APPRAISER AND APPRAISAL COMPANY

Appraiser

Jordan Avery, SRA (fictional)

Appraisal company

Avery Residential Valuation, PLLC (fictional)

Professional identification

New York Certified Residential Appraiser - SAMPLE ID CR-000000 (invalid; fictional)

Contact

100 Sample Plaza, Suite 200, Fairport, NY 14450 (fictional) - (585) 555-0148 (fictional) - jordan.avery@example.invalid

/s/ Jordan Avery - SIMULATED SIGNATURE

FICTIONAL IDENTITY - INVALID CREDENTIAL NUMBER - NOT A PROFESSIONAL CERTIFICATION