

**LAND APPRAISAL CHECKLIST FOR
GROUP HOMES UNDER THE SECTION
811 CAPITAL ADVANCE PROGRAM**

**U.S. Department of Housing
and Urban Development**
Office of Housing
Federal Housing Commissioner

OMB Control NO. 2502-
XXXX
(exp. xx/xx/xxxx)

Public reporting burden for this collection of information is estimated to average 0.5 hour (30 minutes) per response, including the time for reviewing instructions, searching existing data sources, gathering and maintain the data needed, and completing and reviewing the collection of information. HUD may not collect this information and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information collection is necessary to ensure that viable projects are developed. It is important to obtain information from applicants to assist HUD in determining if nonprofit organizations initially funded continue to have the financial and administrative capacity needed to develop a project and that the project design meets the needs of the residents. The Department will use this information to determine if the project meets statutory requirements with respect to the development and operation of the project, as well as ensuring the continued marketability of the project. This information is required in order to obtain benefits. This information is considered non-sensitive and no assurance of confidentiality is provided.

INSTRUCTIONS:

1. Use 3 to 5 comparables.
2. Make sure comparables are recent sales.
3. Make sure each comparable is adjusted from the sale comparable to the subject site.
4. Use comparables with the same or similar zoning.
5. The location of the comparables should be in reasonable proximity to the subject site.
6. Determine whether a desk or field review is necessary.

SECTION I

Project No.: _____

Project
Sponsor/Owner: _____

Project Location: _____
(Street Address)

(City, State, Zip Code)

SECTION II

Dimensions _____

Site Area _____ Corner Lot Yes No

Specific Zoning Classification and Description _____

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use)
 Illegal No Zoning

Market Value of Land Present Use
 Intended Use (Group Home)
 Other Use (Explain)

SECTION III

Topography _____

Size_ _____

Shape/Plottage _____

Drainage _____

View_ _____

Landscaping/Demolition/Piling _____

Driveway Surface _____

Apparent Easements _____

FEMA Special Flood Hazard Area Yes No

FEMA Zone _____ Map Date _____

FEMA Map No._ _____

SECTION IV

<u>Utilities</u>	<u>Public</u>	<u>Other</u>
Electricity	<input type="checkbox"/>	_____
Gas	<input type="checkbox"/>	_____
Water	<input type="checkbox"/>	_____
Sanitary Sewer	<input type="checkbox"/>	_____
Storm Sewer	<input type="checkbox"/>	_____

SECTION V

Off-Site Improvements

	<u>Type</u>	<u>Public</u>	<u>Private</u>
Street	_____	<input type="checkbox"/>	<input type="checkbox"/>
Curb/gutter	_____	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk	_____	<input type="checkbox"/>	<input type="checkbox"/>
Street Lights	_____	<input type="checkbox"/>	<input type="checkbox"/>
Alley	_____	<input type="checkbox"/>	<input type="checkbox"/>

SECTION VI

Comments: (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.)

SECTION VII

Environmental Considerations

Flood Hazards:

Are the property improvements in a Special Flood Hazard Area? Yes No

(If "yes", a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) is attached.) Yes No

The flood insurance Map (FIRM) Number and Date:

Noise:

Is the property located within 1,000 feet of a highway, freeway, or heavily traveled road? Yes No

Within 3,000 feet of a railroad? Yes No

Within one mile of a civil airfield or 5 miles of a military airfield? Yes No

Runway Clear Zones/Clear Zones:

Is the property within 3,000 feet of a civil or military airfield? Yes No

If "yes", is the property in a Runway Clear Zone/Clear Zone? Yes No

Explosive/Flammable Materials Storage Hazard:

Does the property have an unobstructed view, or is it located within 2,000 feet of any facility handling or storing explosive or fire prone materials? Yes No

Toxic Waste Hazards:

Is property within 3,000 feet of a dump or landfill, or a site on an EPA Superfund (NPL) list or equivalent State list? Yes No

Foreseeable Hazards or Adverse Conditions:

- Does the site have any rock formations, high ground water levels, inadequate surface drainage, springs, sinkholes, etc? Yes No

- Does the site have unstable soils (expansive, collapsible, or erodible)? Yes No

- Does the site have any excessive slopes? Yes No

- Does the site have any earthfill? Yes No

- If "yes", will foundations, slabs, or flatwork rest on the fill? Yes No

SECTION VIII

Recommendation:

- Approve
- Approve with Conditions
- Disapprove

Comments/Conditions: _____

Prepared by: _____ Date: _____
(Signature)

Supervisor: _____ Date: _____
(Signature)