Fannie Mae and Freddie Mac

Uniform Appraisal Dataset Specification

Appendix A: GSE Appraisal Forms Mapping

Document Version 1.5

Version Date: February 3, 2022

This specification relates to the Uniform Mortgage Data Program, an effort undertaken jointly by Freddie Mac and Fannie Mae at the direction of their regulator, the Federal Housing Finance Agency.

Please be advised that use of this tool to change the data sort or content of data from the Uniform Appraisal Dataset Specification (UAD Specification) could result in inaccurate information. Users should always refer back to the UAD Specification as the true and complete source of information for the UAD.

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Document Version and Revision History		
Date	**Version #**	**Description**
December 16, 2010	1.0	Initial version
February 18, 2011	1.1	- Corrected xPaths to the following: - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortID 278 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortID 280 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortIDs 152, 158, 160, 337, 338, 339, 340, 341, 342, 343, 344 - Added note to permit commas in money and numeric fields on PDFs - Added datapoint <Appraisal Report Content Identifier> to capture the UAD version. Additions included: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortID 519 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortID 540 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortID 535 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortID 501 - UAD Consolidated Schema Matrix - Corrected the field reference in the conditionality description for the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortID 108, 109, 111, 112, 114, 115 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortID 108, 109, 111, 112, 114, 115
August 11, 2011	1.2	- Corrected xPaths to reflect PropertySequenceIdentifier = 0 in the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortID 384 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortID 319 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortID 317 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortID 368 - Corrected Form Section title in Fannie Mae Form 1075 / Freddie Mac Form 466 for SortIDs 232 through 299 - Corrected PDF Display Format in the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortID 412 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortID 396 - Corrected xPaths to reflect *Management* TypeOtherDescription in the following: - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortIDs 185, 186, 187, 188 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortIDs 185, 186, 187, 188 - Updated field Length to 35 for the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortIDs 282, 284, 286 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortIDs 371, 373, 375 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortIDs 369, 371, 373 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortIDs 266, 268, 270 - Updated field length to 4000 for the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortID 456 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortID 440 - Updated Days On Market definiton for the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortIDs 41, 296 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortIDs 42, 388 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortIDs 42, 386 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortIDs 41, 280 - Corrected bracket in xPath on Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortIds 158, 160 - Updated Field Length description in the Column Descriptions section - Updated some of the text in the Read Me section
April 16, 2013	1.3	- Added "Transmit" subject and comparable latitude and longitude mappings to the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortID 520-3 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortID 541-4 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortID 536-9 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortID 502-5 -Updated UAD Consolidated Schema Matrix to add Latitude/Longitude
November 5, 2013	1.4	- Updated Implementation Notes for Design (Style) in the Sales Comparison Approach to the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortIDs 261, 320 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortIDs 350, 418 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortIDs 348, 416 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortIDs 245, 304
November 5, 2013	1.4	- Updated Implementation Notes for Garage/Carport in the Sales Comparison Approach to the following: - Fannie Mae Form 1004 / Freddie Mac Form 70 - SortIDs 280, 351 - Fannie Mae Form 1073 / Freddie Mac Form 465 - SortIDs 369, 449 - Fannie Mae Form 1075 / Freddie Mac Form 466 - SortIDs 367, 447 - Fannie Mae Form 2055 / Freddie Mac Form 2055 - SortIDs 264, 335

Read Me

This document addresses the Uniform Appraisal Dataset (UAD) and is one in a series of documents related to the UAD Specification developed by Fannie Mae and Freddie Mac (the GSEs). *Appendix A: GSE Appraisal Forms Mapping* (PDF version) illustrates how the appraisal data is supported within the corresponding appraisal eXtensible Markup Language (XML) file by providing field-level data mapping instructions for the following four GSE appraisal forms:

- Fannie Mae 1004/ Freddie Mac 70, Fannie Mae 1004 Hybrid/Freddie Mac 70H, Fannie Mae 1004 Desktop/Freddie Mac 70D
- Fannie Mae 2055/ Freddie Mac 2055
- Fannie Mae 1073/ Freddie Mac 465, Fannie Mae 1073 Hybrid/ Freddie Mac 465H, Fannie Mae 1073 Desktop/ Freddie Mac 465D
- Fannie Mae 1075/ Freddie Mac 466

Technology systems must support all of the data points defined in *Appendix A: GSE Appraisal Forms Mapping*. For additional information about the business and technical requirements, please refer to the *Uniform Appraisal Dataset Specification* and the other appendices.

Listed below are helpful hints and guidelines to keep in mind when referencing this Appendix.

- The information contained in this document is based on the Mortgage Industry Standards Maintenance Organization (MISMO®) *Valuation Response Version 2.6 Schema Errata 1*and the MISMO *Logical Data Dictionary Version 2.6 Errata 1*.
- Form Reference Numbers beginning with an "e", as in "e-21", are GSE extensions of the MISMO *Valuation Response Version 2.6 Schema Errata 1*.
- Fields in this Appendix are referenced using the format "Form Page-Form Reference Number". For example "1-7" refers to Form Reference Number 7 on Page 1 of the appraisal form. Refer to *Appendix C: Appraisal Form Field Map* for a listing of all Form Reference Numbers.
- The data in an appraisal XML file must pass certain data integrity rules as defined in the *Property Valuation Response v2.6 GSE Extension Schema*. The formats are predefined in the Column Description Tab, and any additional information is noted in the Implementation Notes. Please note that the XML file must include all data included within the PDF version of the appraisal report. Data may not be truncated within the XML file.
- The 'Allowable Values' in the Implementation Notes column represent the values that must be populated in the appraisal XML file.
- Address elements within this file must conform to *United States Postal Service Publication 28 Postal Addressing Standards* (USPS Pub. 28).
- A "UAD Requirement" or "UAD Instruction" in the Implementation Notes column of Appendix B specifies a reference to *Appendix D: Field Specific Standardization Requirement* where additional instructions or clarification for supporting the data point can be found.
- A number of the fields on the appraisal forms have been repurposed to capture additional information. For example, the Lender/Client Name field (field 6-22 in the Appraiser Certification Section) has been repurposed to capture the Appraisal Management Company Name. The definitions and XPaths support this additional information.
- The PDF Display Format description in the Implementation Notes column explains how the information for that data point is represented on the PDF version of the appraisal form. Please note that commas are permitted in money and numeric fields ONLY on PDF forms. Additionally, please note that the form field length for PDF rendering must not exceed the allocated field length for the XML.
- Sort IDs 1 and 2 are not part of the appraisal form but are required for XML delivery because they include the Appraisal Form Number and the embedded PDF version of the form.

This specification relates to the Uniform Mortgage Data Program, an effort undertaken jointly by Freddie Mac and Fannie Mae at the direction of their regulator, the Federal Housing Finance Agency.

Column Name	Column Description
Sort ID	Represents a unique number assigned to the data point name which provides the ability to sort and display the data in the original order.
Form Page	Represents the page number on the appraisal form.
Form Reference Number	Represents the form reference number on the appraisal form.
Form Section	Represents the form section on the appraisal form.
Form Field Label	Represents the form field label on the appraisal form.
Data Point Name	Represents the name for a given data element/attribute. • MISMO data point names were obtained from the MISMO Logical Data Dictionary (LDD) version 2.6. • Several data points were created as an extension. The extension data point names were defined by the GSEs and will not be available in the MISMO LDD.
Data Point Definition	Represents the definition for the corresponding data point name. • MISMO data point definitions were obtained from the MISMO LDD version 2.6. • The extension data point definitions were defined by the GSEs and will not be available in the MISMO LDD version 2.6.
XPath	Represents the XPath used to navigate through elements and attributes in an XML document. The XPath includes the supported enumerated value for the corresponding data point when applicable.
Field Length	Represents the allocated field length for XML. The form field length for PDF rendering must not exceed the allocated field length for the XML.
Format	Unless otherwise noted, format field types supported are: • **Boolean** - The boolean data type represents an attribute that always has the values of 'Y' or 'N' representing a 'Yes' or 'No' value. The Y or N values must be provided in upper case or the appraisal XML file will fail schema validation • **Date/Time** - The date/time data type represents a date only. The date must contain a dash (-) between the Year, Month, and Date – for example: 2010-03-25 • **Enumerated** - The enumerated data type represents a list of predefined values • **Money** - The money data type represents whole numeric values only. The numeric value should not contain dollar signs ($) or commas (,) • **Numeric** - The numeric data type represents a numeric value only and used for 'non-money' data. The numeric value should not contain commas (,) • **String** - The string data type represents character strings in an appraisal XML file and may contain a word, phrase, sentence or paragraph. Each string field has a maximum character limit specified. Refer to Appendix A or Appendix B for the field length allocated for the string data type.
Implementation Notes	Provides instructions or clarification for supporting the data point.
Conditionality Description	Represents the criteria for the conditionality of the data points.
Data Field Conditionality	Represents the conditionality of the data point. Systems must support all of the data points defined in Appendix A: Appraisal Forms Mapping. The conditionality column will contain one of the three indicators: • **Required (R)**: The data point must be included in the appraisal XML file. • **Conditionally Required (CR)**: The data point must be included in the appraisal XML file when a defined business condition exists. The conditionally required parameters are provided in the Conditionality Description column. • **Transmit (T)**: The data point must be supported. If populated by the appraiser, then the value must be included in the appraisal XML file.

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
VALUATION_RESPONSE								
.REPORT								
Report Title Description**	T	T	T	T	T	T	T	T
Appraisal Form Type	R	R	R	R	R	R	R	R
Appraisal Purpose Type	CR	CR	CR	CR	CR	CR	CR	CR
Appraisal Purpose Type Other Description	CR	CR	CR	CR	CR	CR	CR	CR
Appraiser File Identifier	T	T	T	T	T	T	T	T
Appraiser Additional File Identifier	T	T	T	T	T	T	T	T
Appraiser Additional File Identifier Name	T	T	T	T	T	T	T	T
Appraiser Report Signed Date	T	T	T	T	T	T	T	T
Supervisor Report Signed Date	T	T	T	T	T	T	T	T
.REPORT								
..FORM								
Appraisal Report Content Identifier	R	R	R	R	R	R	R	R
AppraisalReportContentName	T	R	R	N/A	T	R	R	N/A
AppraisalReportContentIsPrimaryFormIndicator	T	R	R	N/A	T	R	R	N/A
.REPORT								
..EMBEDDED_FILE								
...DOCUMENT	R	R	R	R	R	R	R	R
.PARTIES								
..APPRAISER								
Appraiser Name**	T	T	T	T	T	T	T	T
Appraiser Company Name**	T	T	T	T	T	T	T	T
Appraiser Street Address**	T	T	T	T	T	T	T	T
Appraiser City**	T	T	T	T	T	T	T	T
Appraiser State**	T	T	T	T	T	T	T	T
Appraiser Postal Code**	T	T	T	T	T	T	T	T
.PARTIES								
..APPRAISER								
...CONTACT_DETAIL								
....CONTACT_POINT								
Contact Point Type**	T	T	T	T	T	T	T	T
Contact Point Value**	T	T	T	T	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
.PARTIES								
..APPRAISER								
...APPRAISER_LICENSE								
Appraiser License Identifier**	CR	CR	CR	CR	CR	CR	CR	CR
Appraiser License Expiration Date**	CR	CR	CR	CR	CR	CR	CR	CR
Appraiser License State**	T	T	T	T	T	T	T	T
Appraiser License Type**	CR	CR	CR	CR	CR	CR	CR	CR
Appraiser License Type Other Description**	CR	CR	CR	CR	CR	CR	CR	CR
.PARTIES								
..SUPERVISOR								
Supervisor Name**	T	T	T	T	T	T	T	T
Supervisor Company Name**	T	T	T	T	T	T	T	T
Supervisor Street Address**	T	T	T	T	T	T	T	T
Supervisor City**	T	T	T	T	T	T	T	T
Supervisor State**	T	T	T	T	T	T	T	T
Supervisor Postal Code**	T	T	T	T	T	T	T	T
.PARTIES								
..SUPERVISOR								
...CONTACT_DETAIL								
....CONTACT_POINT								
Contact Point Type**	T	T	T	T	T	T	T	T
Contact Point Value**	T	T	T	T	T	T	T	T
.PARTIES								
..SUPERVISOR								
...APPRAISER_LICENSE								
Appraiser License Identifier**	CR	CR	CR	CR	CR	CR	CR	CR
Appraiser License Expiration Date**	CR	CR	CR	CR	CR	CR	CR	CR
Appraiser License State**	T	T	T	T	T	T	T	T
Appraiser License Type**	CR	CR	CR	CR	CR	CR	CR	CR
.PARTIES								
..SUPERVISOR								
...INSPECTION (Subject)								
Appraisal Inspection Property Type	T	T	T	T	T	T	T	T
Appraisal Inspection Type	T	T	T	T	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Inspection Date	T	T	T	T	T	T	T	T
.PARTIES								
..SUPERVISOR								
...INSPECTION (Comparable)								
Appraisal Inspection Property Type	T	T	T	T	T	T	T	T
Appraisal Inspection Type	T	T	T	T	T	T	T	T
Inspection Date	T	T	T	T	T	T	T	T
.PARTIES								
..LENDER								
Lender Unparsed Name**	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*
Appraisal Forms Unparsed Address	T	T	T	T	T	T	T	T
.PARTIES								
..LENDER								
...CONTACT_DETAIL								
....CONTACT_POINT								
Contact Point Type**	T	T	T	T	T	T	T	T
Contact Point Value**	T	T	T	T	T	T	T	T
.PARTIES								
..BORROWER								
...BORROWER_EXTENSION								
....BORROWER_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
.....BORROWER_EXTENSION_SECTION_DATA								
......BORROWER_NAME								
GSE Borrower Name	T	T	T	T	T	T	T	T
.PARTIES								
..MANAGEMENT_COMPANY_EXTENSION								
...MANAGEMENT_COMPANY_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	R	R	R	R	R
....MANAGEMENT_COMPANY_EXTENSION_SECTION_DATA								
.....MANAGEMENT_COMPANY								
GSE Management Company Name	R	R	R	R	R	R	R	R

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
.PROPERTY								
Property Street Address**	R	R	R	R	R	R	R	R
Property City**	R	R	R	R	R	R	R	R
Property State**	R	R	R	R	R	R	R	R
Property Postal Code**	R	R	R	R	R	R	R	R
Property County**	T	T	T	T	T	T	T	T
Property Current Occupancy Type**	CR	CR	CR	CR	CR	CR	CR	CR
Property Rights Type**	T	T	T	T	T	T	T	T
Property Rights Type Other Description**	T	T	T	T	T	T	T	T
.PROPERTY								
.._IDENTIFICATION								
Census Tract Identifier	T	T	T	T	T	T	T	T
Map Reference Identifier	T	T	T	T	T	T	T	T
.PROPERTY								
.._IDENTIFICATION								
...PROPERTY_IDENTIFICATION_EXTENSION								
....PROPERTY_IDENTIFICATION_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
.....PROPERTY_IDENTIFICATION_EXTENSION_SECTION_DATA								
......PARCEL_IDENTIFIER								
GSE Assessors Parcel Identifier	T	T	T	T	T	T	T	T
.PROPERTY								
.._LEGAL_DESCRIPTION								
Property Legal Description Type**	T	T	T	T	T	T	T	T
Property Legal Description Type Other Description**	T	T	T	T	T	T	T	T
Property Legal Description Text Description**	T	T	T	T	T	T	T	T
.PROPERTY								
..STRUCTURE								
Property Structure Built Year	R	R	R	R	R	R	R	R
Building Status Type	T	T	T	T	T	T	T	T
Structure Design Description**	T	T	T	T	N/A	N/A	N/A	N/A
Structure Heating Cooling Metered Separately Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
Structure Heating Cooling Metered Separately Description**	N/A	N/A	N/A	N/A	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Living Unit Count	T	T	T	T	N/A	N/A	N/A	N/A
Gross Living Area Square Feet Count	R	R	R	R	R	R	R	R
Gross Living Area Square Feet Data Source Description	N/A	N/A	N/A	T	N/A	N/A	N/A	T
Total Room Count	R	R	R	R	R	R	R	R
Total Bedroom Count	R	R	R	R	R	R	R	R
Total Bathroom Count	R	R	R	R	R	R	R	R
Structure Accessory Unit Exists Indicator**	T	T	T	T	N/A	N/A	N/A	N/A
Attachment Type	T	T	T	T	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...STRUCTURE_DATA_SOURCE								
Data Source Type	N/A	N/A	N/A	T	N/A	N/A	N/A	T
Data Source Type Other Description	N/A	N/A	N/A	T	N/A	N/A	N/A	T
.PROPERTY								
..STRUCTURE								
...EXTERIOR_FEATURE								
Exterior Feature Type**	T	T	T	T	T	T	T	T
Exterior Feature Description**	T	T	T	T	T	T	T	T
.PROPERTY								
..STRUCTURE								
...FOUNDATION								
Foundation Type**	T	T	T	T	N/A	N/A	N/A	N/A
Foundation Exists Indicator**	T	T	T	T	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...FOUNDATION								
…._CONDITION								
Foundation Condition Type**	T	T	T	N/A	N/A	N/A	N/A	N/A
Foundation Condition Exists Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...FOUNDATION_FEATURE								
Foundation Feature Type**	T	T	T	N/A	N/A	N/A	N/A	N/A

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Foundation Feature Exists Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...BASEMENT								
Square Feet Count	R	R	R	N/A	N/A	N/A	N/A	N/A
Basement Finished Percent**	R	R	R	N/A	N/A	N/A	N/A	N/A
Basement Finished Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...BASEMENT								
….BASEMENT_FEATURE								
Basement Feature Type**	T	T	T	N/A	N/A	N/A	N/A	N/A
Basement Feature Exists Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...INTERIOR_FEATURE								
Interior Feature Type**	T	T	T	N/A	T	T	T	N/A
Interior Feature Condition Description**	T	T	T	N/A	T	T	T	N/A
.PROPERTY								
..STRUCTURE								
...HEATING								
Heating Type**	T	T	T	T	N/A	N/A	N/A	N/A
Heating Type Other Description**	T	T	T	T	N/A	N/A	N/A	N/A
Heating Fuel Description**	T	T	T	T	T	T	T	T
Heating Unit Description**	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..STRUCTURE								
...COOLING								
Cooling Centralized Indicator**	T	T	T	T	T	T	T	T
Cooling Individual Indicator**	T	T	T	T	T	T	T	T
Cooling Other Indicator**	T	T	T	T	T	T	T	T
Cooling Unit Description**	T	T	T	T	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
.PROPERTY								
..STRUCTURE								
...KITCHEN_EQUIPMENT								
Kitchen Equipment Type**	T	T	T	T	T	T	T	T
Kitchen Equipment Type Other Description**	T	T	T	T	N/A	N/A	N/A	N/A
Kitchen Equipment Exists Indicator**	T	T	T	T	T	T	T	T
.PROPERTY								
..STRUCTURE								
...ATTIC								
Attic Exists Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...ATTIC_FEATURE								
Attic Feature Type**	T	T	T	N/A	N/A	N/A	N/A	N/A
Attic Feature Exists Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
Attic Feature Exists Indicator**	T	T	T	N/A	N/A	N/A	N/A	N/A
.PROPERTY								
..STRUCTURE								
...AMENITY								
Amenity Type**	T	T	T	T	T	T	T	T
Amenity Type Other Description**	T	T	T	T	T	T	T	T
Amenity Exists Indicator**	T	T	T	T	T	T	T	T
Amenity Count**	T	T	T	T	T	T	T	T
Amenity Detailed Description**	T	T	T	T	T	T	T	T
.PROPERTY								
..STRUCTURE								
...CAR_STORAGE								
Car Storage Exists Indicator**	T	T	T	T	T	T	T	T
Attachment Type	T	T	T	T	N/A	N/A	N/A	N/A
Parking Space Identifier	N/A	N/A	N/A	N/A	T	T	T	T
Parking Spaces Count	N/A	N/A	N/A	N/A	T	T	T	T
Parking Space Assignment Type	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..STRUCTURE								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
...CAR_STORAGE								
….CAR_STORAGE_LOCATION								
Car Storage Location Type**	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*
Car Storage Location Exists Indicator**	T	T	T	T	T	T	T	T
Parking Spaces Count	R	R	R	R	R	R	R	R
.PROPERTY								
..STRUCTURE								
...STRUCTURE_ANALYSIS_EXTENSION								
….STRUCTURE_ANALYSIS_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
…..STRUCTURE_ANALYSIS_EXTENSION_SECTION_DATA								
……EFFECTIVE_AGE								
GSE Effective Age Description	T	T	T	T	T	T	T	T
.PROPERTY								
..STRUCTURE								
..._UNIT								
Floor Identifier	N/A	N/A	N/A	N/A	T	T	T	T
Level Count	N/A	N/A	N/A	N/A	R	R	R	R
Unit Identifier	N/A	N/A	N/A	N/A	R	R	R	R
.PROPERTY								
..STRUCTURE								
…OVERALL_CONDITION_RATING_EXTENSION								
....OVERALL_CONDITION_RATING_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	N/A	R	R	R	R
.....OVERALL_CONDITION_RATING_EXTENSION_SECTION_DATA								
……OVERALL_CONDITION_RATING								
GSE Update Last Fifteen Year Indicator	R	R	R	N/A	R	R	R	R
.PROPERTY								
..STRUCTURE								
...CONDITION_DETAIL_EXTENSION								
....CONDITION_DETAIL_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	N/A	T	T	T	T
.....CONDITION_DETAIL_EXTENSION_SECTION_DATA								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
……CONDITION_DETAIL								
Condition Detail Sequence Identifier	CR	CR	CR	N/A	CR	CR	CR	CR
GSE Improvement Area Type	CR	CR	CR	N/A	CR	CR	CR	CR
GSE Improvement Description Type	CR	CR	CR	N/A	CR	CR	CR	CR
GSE Estimate Year Of Improvement Type	CR	CR	CR	N/A	CR	CR	CR	CR
.PROPERTY								
..STRUCTURE								
...STRUCTURE_EXTENSION								
….STRUCTURE_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	R	R	R	R	R
…..STRUCTURE_EXTENSION_SECTION_DATA								
……STRUCTURE_INFORMATION								
GSE Year Built Estimation Indicator	R	R	R	R	R	R	R	R
GSE Stories Count	R	R	R	R	R	R	R	R
.PROPERTY								
.._OFF_SITE_IMPROVEMENT								
Property Off Site Improvement Type**	T	T	T	T	T	T	T	T
Property Off Site Improvement Description**	T	T	T	T	T	T	T	T
Property Off Site Improvement Exists Indicator**	T	T	T	T	T	T	T	T
Property Off Site Improvement Ownership Type**	T	T	T	T	T	T	T	T
.PROPERTY								
..SITE								
Highest Best Use Indicator	T	T	T	T	T	T	T	T
Highest Best Use Description	T	T	T	T	T	T	T	T
Site Dimensions Description**	T	T	T	T	N/A	N/A	N/A	N/A
Site Area Description**	R	R	R	R	T	T	T	T
Site Zoning Classification Identifier**	T	T	T	T	T	T	T	T
Site Zoning Classification Description**	T	T	T	T	T	T	T	T
Site Zoning Compliance Type**	T	T	T	T	T	T	T	T
Site Zoning Compliance Description**	T	T	T	T	T	T	T	T
Site Zoning Permit Rebuild To Current Density Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..SITE								
...SITE_FEATURE								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Site Feature Type**	T	T	T	T	T	T	T	T
Site Feature Comment**	T	T	T	T	T	T	T	T
.PROPERTY								
..SITE								
...FLOOD_ZONE								
NFIP Map Panel Date	T	T	T	T	T	T	T	T
.PROPERTY								
..SITE								
...FLOOD_ZONE_EXTENSION								
….FLOOD_ZONE_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
…..FLOOD_ZONE_EXTENSION_SECTION_DATA								
……FLOOD_ZONE_INFORMATION								
GSE NFIP Flood Zone Identifier	T	T	T	T	T	T	T	T
GSE FEMA Flood Map Identifier	T	T	T	T	T	T	T	T
GSE FEMA Special Flood Hazard Area Indicator	T	T	T	T	T	T	T	T
.PROPERTY								
..SITE								
...SITE_UTILITY								
Site Utility Type**	CR	CR	CR	CR	CR	CR	CR	CR
Site Utility Public Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Site Utility Non Public Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Site Utility Non Public Description**	CR	CR	CR	CR	CR	CR	CR	CR
.PROPERTY								
..PROJECT								
Project Name**	T	T	T	T	R	R	R	R
Project Common Elements Description**	T	T	T	T	T	T	T	T
Project Common Elements Completed Indicator**	T	T	T	T	T	T	T	T
Project Common Elements Status Description**	T	T	T	T	T	T	T	T
Project Common Elements Lease Terms Description**	T	T	T	T	T	T	T	T
Project Common Elements Leased Indicator**	T	T	T	T	T	T	T	T
Project Contains Multiple Dwelling Units Indicator**	T	T	T	T	N/A	N/A	N/A	N/A
Project Contains Multiple Dwelling Units Data Source Description**	T	T	T	T	N/A	N/A	N/A	N/A
Project Conversion Indicator**	T	T	T	T	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Project Conversion Date**	T	T	T	T	N/A	N/A	N/A	N/A
Project Classification Type**	T	T	T	T	T	T	T	T
Project Design Type**	T	T	T	T	T	T	T	T
Project Developer Controls Project Management Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Elevator Count	N/A	N/A	N/A	N/A	T	T	T	T
Data Source Description	N/A	N/A	N/A	N/A	T	T	T	T
Commercial Space Description	N/A	N/A	N/A	N/A	T	T	T	T
Project Phase Identifier**	N/A	N/A	N/A	N/A	T	T	T	T
Project Management Agent Name**	N/A	N/A	N/A	N/A	T	T	T	T
Project Design Type Other Description**	T	T	T	T	T	T	T	T
Project Conversion Original Use Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Concentrated Ownership Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Condition and Quality Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Commercial Space Indicator**	N/A	N/A	N/A	N/A	CR	CR	CR	CR
Project Concentrated Ownership Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
Project Management Type**	N/A	N/A	N/A	N/A	T	T	T	T
Project Management Type Other Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Primary Occupancy Type**	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..PROJECT								
...DEVELOPMENT_STAGE								
Development Stage Total Phases Count**	T	T	T	T	T	T	T	T
Data Source Description	T	T	T	T	N/A	N/A	N/A	N/A
Planned Units Count	N/A	N/A	N/A	N/A	T	T	T	T
Units for Sale Count	T	T	T	T	T	T	T	T
Units Sold Count	T	T	T	T	T	T	T	T
Units Rented Count	T	T	T	T	T	T	T	T
Development Stage Type**	N/A	N/A	N/A	N/A	T	T	T	T
Completed Units Count	T	T	T	T	T	T	T	T
Owner Occupied Unit Count	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..PROJECT								
...PROJECT_CAR_STORAGE								
Project Car Storage Adequacy Effect On Marketability Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Car Storage Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Car Storage Spaces To Units Ratio Number**	N/A	N/A	N/A	N/A	T	T	T	T
Guest Parking Spaces Count	N/A	N/A	N/A	N/A	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Parking Spaces Count	N/A	N/A	N/A	N/A	T	T	T	T
Adequate Indicator	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..PROJECT								
...PROJECT_ANALYSIS								
Project Analysis Additional Facilities Fee Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Budget Analysis Comment**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Competitive Project Comparison Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Ground Rent Amount**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Ground Rent Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Special Characteristics Description**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Additional Facilities Fee Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Budget Analyzed Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Competitive Project Comparison Type**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Ground Rent Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
Project Analysis Special Characteristics Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..PROJECT								
...PROJECT ANALYSIS								
....UNIT_CHARGE								
Unit Charge Period Type**	N/A	N/A	N/A	N/A	T	T	T	T
Unit Charge Amount**	N/A	N/A	N/A	N/A	T	T	T	T
Unit Charge Per Square Foot Amount**	N/A	N/A	N/A	N/A	T	T	T	T
Unit Charge No Utilities Included In Assessment Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..PROJECT								
...PROJECT_ANALYSIS								
....UNIT_CHARGE								
.....UNIT_CHARGE_UTILITY								
Unit Charge Utility Type**	N/A	N/A	N/A	N/A	T	T	T	T
Unit Charge Utility Included In Assessment Indicator**	N/A	N/A	N/A	N/A	T	T	T	T
Unit Charge Utility Type Other Description**	N/A	N/A	N/A	N/A	T	T	T	T
.PROPERTY								
..PROJECT								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
..._PER_UNIT_FEE								
Project Per Unit Fee Amount**	R	R	R	R	R	R	R	R
Project Per Unit Fee Period Type**	CR	CR	CR	CR	CR	CR	CR	CR
.PROPERTY								
..PROJECT								
...PROJECT_EXTENSION								
….PROJECT_EXTENSION_SECTION								
Extension Section Organization Name	N/A	N/A	N/A	N/A	CR	CR	CR	CR
…..PROJECT_EXTENSION_SECTION_DATA								
……PROJECT_COMMERCIAL								
GSE Project Commercial Space Percent	N/A	N/A	N/A	N/A	CR	CR	CR	CR
.PROPERTY								
..NEIGHBORHOOD								
Neighborhood Name**	T	T	T	T	N/A	N/A	N/A	N/A
Neighborhood Description**	T	T	T	T	T	T	T	T
Neighborhood Builtup Range Type**	T	T	T	T	T	T	T	T
Neighborhood Demand Supply Type**	CR	CR	CR	CR	CR	CR	CR	CR
Neighborhood Growth Pace Type**	T	T	T	T	T	T	T	T
Property Neighborhood Location Type	T	T	T	T	T	T	T	T
Neighborhood Market Conditions Description**	T	T	T	T	T	T	T	T
Neighborhood Property Value Trend Type**	CR	CR	CR	CR	CR	CR	CR	CR
Neighborhood Typical Marketing Time Duration Type**	CR	CR	CR	CR	CR	CR	CR	CR
.PROPERTY								
..NEIGHBORHOOD								
..._HOUSING								
Neighborhood Housing Type**	T	T	T	T	T	T	T	T
Neighborhood Housing Oldest Years Count**	T	T	T	T	T	T	T	T
Neighborhood Housing Newest Years Count**	T	T	T	T	T	T	T	T
Neighborhood Housing High Priced Amount**	T	T	T	T	T	T	T	T
Neighborhood Housing Low Priced Amount**	T	T	T	T	T	T	T	T
Neighborhood Housing Predominant Age Years Count**	T	T	T	T	T	T	T	T
Neighborhood Housing Predominant Priced Amount**	T	T	T	T	T	T	T	T
.PROPERTY								
..NEIGHBORHOOD								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
..._PRESENT_LAND_USE								
Neighborhood Present Land Use Type**	T	T	T	T	T	T	T	T
Neighborhood Present Land Use Percent**	T	T	T	T	T	T	T	T
.PROPERTY								
..NEIGHBORHOOD								
...NEIGHBORHOOD_EXTENSION								
....NEIGHBORHOOD_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
.....NEIGHBORHOOD_EXTENSION_SECTION_DATA								
......NEIGHBORHOOD_BOUNDARIES								
GSE Neighborhood Boundaries Description	T	T	T	T	T	T	T	T
.PROPERTY								
.._TAX								
Property Tax Total Special Tax Amount**	T	T	T	T	T	T	T	T
Property Tax Year Identifier**	T	T	T	T	T	T	T	T
.PROPERTY								
.._TAX								
...PROPERTY_TAX_EXTENSION								
....PROPERTY_TAX_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
.....PROPERTY_TAX_EXTENSION_SECTION_DATA								
......PROPERTY_TAX_AMOUNT								
GSE Property Tax Total Tax Amount	T	T	T	T	T	T	T	T
.PROPERTY								
..LISTING_HISTORY								
Listed Within Previous Year Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Listed Within Previous Year Description**	R	R	R	R	R	R	R	R
.PROPERTY								
..PROPERTY_ANALYSIS								
Property Analysis Type**	R	R	R	R	R	R	R	R
Property Analysis Exists Indicator**	T	T	T	T	T	T	T	T
Property Analysis Comment**	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*	R,T*

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
PROPERTY								
._OWNER								
..PROPERTY_OWNER_EXTENSION								
…PROPERTY_OWNER_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
….PROPERTY_OWNER_EXTENSION_SECTION_DATA								
…..PROPERTY_OWNER								
GSE Property Owner Name	T	T	T	T	T	T	T	T
.PROPERTY								
..SALES_CONTRACT								
Sales Contract Date**	CR	CR	CR	CR	CR	CR	CR	CR
Sales Contract Amount**	CR	CR	CR	CR	CR	CR	CR	CR
Sales Contract Reviewed Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Sales Contract Review Comment**	CR	CR	CR	CR	CR	CR	CR	CR
Seller Is Owner Indicator	CR	CR	CR	CR	CR	CR	CR	CR
Sales Concession Indicator	CR	CR	CR	CR	CR	CR	CR	CR
Data Source Description	T	T	T	T	T	T	T	T
Sales Concession Description	CR	CR	CR	CR	CR	CR	CR	CR
Sales Concession Amount	CR	CR	CR	CR	CR	CR	CR	CR
.PROPERTY								
..SALES_CONTRACT								
...SALES_CONTRACT_EXTENSION								
....SALES_CONTRACT_EXTENSION_SECTION								
Extension Section Organization Name	CR	CR	CR	CR	CR	CR	CR	CR
…..SALES_CONTRACT_EXTENSION_SECTION_DATA								
……SALE_TRANSACTION								
GSE Sale Type	CR	CR	CR	CR	CR	CR	CR	CR
.PROPERTY								
..SALES_CONTRACT								
...SALES_CONCESSION_EXTENSION								
....SALES_CONCESSION_EXTENSION_SECTION								
Extension Section Organization Name	CR	CR	CR	CR	CR	CR	CR	CR
…..SALES_CONCESSION_EXTENSION_SECTION_DATA								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
…...SALES_CONCESSION								
GSE Undefined Concession Amount Indicator	CR	CR	CR	CR	CR	CR	CR	CR
.PROPERTY								
..PROPERTY_EXTENSION								
...PROPERTY_EXTENSION_SECTION								
Extension Section Organization Name	CR	CR	CR	CR	N/A	N/A	N/A	N/A
….PROPERTY_EXTENSION_SECTION_DATA								
…..PROPERTY_TYPE								
GSE PUD Indicator	CR	CR	CR	CR	N/A	N/A	N/A	N/A
.VALUATION_METHODS								
Valuation Methods Additional Description**	T	T	T	T	N/A	N/A	N/A	N/A
.VALUATION_METHODS								
..COST_ANALYSIS								
Site Estimated Value Amount	T	T	T	T	N/A	N/A	N/A	N/A
Site Estimated Value Comment	T	T	T	T	N/A	N/A	N/A	N/A
Data Source Description	T	T	T	T	N/A	N/A	N/A	N/A
Cost Service Quality Rating Description	T	T	T	T	N/A	N/A	N/A	N/A
New Improvement Total Cost Amount	T	T	T	T	N/A	N/A	N/A	N/A
New Improvement Depreciated Cost Amount	T	T	T	T	N/A	N/A	N/A	N/A
Site Other Improvements As Is Amount	T	T	T	T	N/A	N/A	N/A	N/A
Estimated Remaining Economic Life Years Count	T	T	T	T	N/A	N/A	N/A	N/A
Value Indicated By Cost Approach Amount	T	T	T	T	N/A	N/A	N/A	N/A
Cost Analysis Comment**	T	T	T	T	N/A	N/A	N/A	N/A
Cost Analysis Type**	T	T	T	T	N/A	N/A	N/A	N/A
.VALUATION_METHODS								
..COST_ANALYSIS								
...COST_ANALYSIS_EXTENSION								
....COST_ANALYSIS_EXTENSION_SECTION								
Extension Section Organization Name	T	T	T	T	T	T	T	T
…..COST_ANALYSIS_EXTENSION_SECTION_DATA								
……COST_APPROACH_DATA_SOURCE								
GSE Cost Data Source Effective Date Description	T	T	T	T	T	T	T	T
.VALUATION_METHODS								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
..COST_ANALYSIS								
...NEW_IMPROVEMENT								
New Improvement Type**	T	T	T	T	N/A	N/A	N/A	N/A
New Improvement Type Other Description**	T	T	T	T	N/A	N/A	N/A	N/A
New Improvement Cost Description**	T	T	T	T	N/A	N/A	N/A	N/A
Square Feet Count	T	T	T	T	N/A	N/A	N/A	N/A
Price Per Square Foot Amount	T	T	T	T	N/A	N/A	N/A	N/A
New Improvement Cost Amount**	T	T	T	T	N/A	N/A	N/A	N/A
.VALUATION_METHODS								
..COST_ANALYSIS								
...DEPRECIATION								
Depreciation Physical Amount**	T	T	T	T	N/A	N/A	N/A	N/A
Depreciation Functional Amount**	T	T	T	T	N/A	N/A	N/A	N/A
Depreciation Exterior Amount**	T	T	T	T	N/A	N/A	N/A	N/A
Depreciation Total Amount**	T	T	T	T	N/A	N/A	N/A	N/A
.VALUATION_METHODS								
..SALES_COMPARISON								
Value Indicated By Sales Comparison Approach Amount	R	R	R	R	R	R	R	R
Sales Comparison Comment**	T	T	T	T	T	T	T	T
.VALUATION_METHODS								
..SALES_COMPARISON								
...RESEARCH								
Sales History Researched Indicator	T	T	T	T	T	T	T	T
Sales History Not Researched Comment	T	T	T	T	T	T	T	T
Comparable Listings Researched Count	T	T	T	T	T	T	T	T
Comparable Sales Researched Count	T	T	T	T	T	T	T	T
Comparable Sales Price Range Low Amount	T	T	T	T	T	T	T	T
Comparable Sales Price Range High Amount	T	T	T	T	T	T	T	T
Comparable Listing Price Range Low Amount	T	T	T	T	T	T	T	T
Comparable Listing Price Range High Amount	T	T	T	T	T	T	T	T
.VALUATION_METHODS								
..SALES_COMPARISON								
...RESEARCH								
….SUBJECT								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Subject Has Prior Sales Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Data Source Description	T	T	T	T	T	T	T	T
.VALUATION_METHODS								
..SALES_COMPARISON								
...RESEARCH								
….COMPARABLE								
Comparable Has Prior Sales Indicator**	CR	CR	CR	CR	CR	CR	CR	CR
Data Source Description	T	T	T	T	T	T	T	T
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
Property Sequence Identifier	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*
Data Source Verification Description	T	T	T	T	T	T	T	T
Property Sales Amount	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*
Sales Price Per Gross Living Area Amount	T	T	T	T	T	T	T	T
Sale Price Total Adjustment Amount	CR	CR	CR	CR	CR	CR	CR	CR
Sales Price Total Adjustment Positive Indicator	T	T	T	T	T	T	T	T
Sale Price Total Adjustment Net Percent	T	T	T	T	T	T	T	T
Sales Price Total Adjustment Gross Percent	T	T	T	T	T	T	T	T
Adjusted Sales Price Amount	T	T	T	T	T	T	T	T
Project Name	N/A	N/A	N/A	N/A	R	R	R	R
Project Phase Identifier	N/A	N/A	N/A	N/A	T	T	T	T
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….LOCATION								
Property Street Address	R	R	R	R	R	R	R	R
Property City	R	R	R	R	R	R	R	R
Property State	R	R	R	R	R	R	R	R
Property Postal Code	R	R	R	R	R	R	R	R
Proximity To Subject Description	R	R	R	R	R	R	R	R
Unit Identifier	N/A	N/A	N/A	N/A	R	R	R	R
Latitude Number	T	T	T	T	T	T	T	T
Longitude Number	T	T	T	T	T	T	T	T

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….ROOM ADJUSTMENT								
Total Room Count	R	R	R	R	R	R	R	R
Total Bedroom Count	R	R	R	R	R	R	R	R
Total Bathroom Count	R	R	R	R	R	R	R	R
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….SALE PRICE ADJUSTMENT								
Sale Price Adjustment Type**	R/CR/T*	R/CR/T*	R/CR/T*	R/CR/T*	R/CR*	R/CR*	R/CR*	R/CR*
Sale Price Adjustment Type Other Description**	CR,T*	CR,T*	CR,T*	T	T	T	T	CR,T*
Sale Price Adjustment Description**	R/T*	R/T*	R/T*	R/T*	R	R	R	R
Sale Price Adjustment Amount**	CR	CR	CR	CR	CR	CR	CR	CR
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….OTHER_FEATURE_ADJUSTMENT								
Property Feature Sequence Identifier	N/A	N/A	N/A	N/A	CR,T*	CR,T*	CR,T*	N/A
Property Feature Description	N/A	N/A	N/A	N/A	T	T	T	N/A
Property Feature Adjustment Amount	N/A	N/A	N/A	N/A	CR	CR	CR	N/A
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….PRIOR SALES								
Property Sales Amount	CR	CR	CR	CR	CR	CR	CR	CR
Data Source Description	R	R	R	R	R	R	R	R
Data Source Effective Date	R	R	R	R	R	R	R	R
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….PRIOR_SALES								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
…..PRIOR_SALES_EXTENSION								
……PRIOR_SALES_EXTENSION_SECTION								
Extension Section Organization Name	CR	CR	CR	CR	CR	CR	CR	CR
…….PRIOR_SALES_EXTENSION_SECTION_DATA								
……..PRIOR_SALE								
GSE Prior Sale Date	CR	CR	CR	CR	CR	CR	CR	CR
GSE Prior Sale Comment	T	T	T	T	T	T	T	T
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
....COMPARISON_DETAIL_EXTENSION								
…..COMPARISON_DETAIL_EXTENSION_SECTION								
Extension Section Organization Name	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*
……COMPARISON_DETAIL_EXTENSION_SECTION_DATA								
…….COMPARISON_DETAIL								
GSE Data Source Description	R	R	R	R	R	R	R	R
GSE Days On Market Description	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*
GSE Sale Type	R	R	R	R	R	R	R	R
GSE Financing Type	CR	CR	CR	CR	CR	CR	CR	CR
GSE Financing Type Other Description	CR	CR	CR	CR	CR	CR	CR	CR
GSE Contract Date Unknown Indicator	CR	CR	CR	CR	CR	CR	CR	CR
GSE Concession Amount	CR	CR	CR	CR	CR	CR	CR	CR
GSE Listing Status Type	R	R	R	R	R	R	R	R
GSE Quality Of Construction Rating Type	R	R	R	R	R	R	R	R
GSE Age Estimation Indicator	R	R	R	R	R	R	R	R
GSE Overall Condition Type	R	R	R	R	R	R	R	R
GSE Basement Exit Type	CR	CR	CR	CR	CR	CR	CR	CR
GSE Below Grade Recreation Room Count	CR	CR	CR	CR	CR	CR	CR	CR
GSE Below Grade Bedroom Room Count	CR	CR	CR	CR	CR	CR	CR	CR
GSE Below Grade Bathroom Room Count	CR	CR	CR	CR	CR	CR	CR	CR
GSE Below Grade Other Room Count	CR	CR	CR	CR	CR	CR	CR	CR
GSE Below Grade Finish Square Feet Number	CR	CR	CR	CR	CR	CR	CR	CR
GSE Below Grade Total Square Feet Number	R	R	R	R	R	R	R	R
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
….COMPARISON_VIEW_OVERALL_RATING_EXTENSION								
…..COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	R	R	R	R	R
……COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA								
…….COMPARISON_VIEW_OVERALL_RATING								
GSE View Overall Rating Type	R	R	R	R	R	R	R	R
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….COMPARISON_VIEW_DETAIL_EXTENSION								
…..COMPARISON_VIEW_DETAIL_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	R	R	R	R	R
……COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA								
…….COMPARISON_VIEW_DETAIL								
Comparison View Detail Sequence Identifier	R	R	R	R	R	R	R	R
GSE View Type	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*
GSE View Type Other Description	CR	CR	CR	CR	CR	CR	CR	CR
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….COMPARISON_LOCATION_OVERALL_RATING_EXTENSION								
…..COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	R	R	R	R	R
……COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA								
…….COMPARISON_LOCATION_OVERALL_RATING								
GSE Overall Location Rating Type	R	R	R	R	R	R	R	R
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….COMPARISON_LOCATION_DETAIL_EXTENSION								
…..COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION								
Extension Section Organization Name	R	R	R	R	R	R	R	R
……COMPARISON_LOCATION_DETAIL _EXTENSION_SECTION_DATA								
…….COMPARISON_LOCATION_DETAIL								

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466
Comparison Location Detail Sequence Identifier	R	R	R	R	R	R	R	R
GSE Location Type	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*	R/CR*
GSE Location Type Other Description	CR	CR	CR	CR	CR	CR	CR	CR
.VALUATION_METHODS								
..SALES_COMPARISON								
...COMPARABLE_SALE								
….COMPARISON_DATE_EXTENSION								
…..COMPARISON_DATE_EXTENSION_SECTION								
Extension Section Organization Name	CR	CR	CR	CR	CR	CR	CR	CR
……EXTENSION_SECTION_DATA								
…….OFFERING_DISPOSITION								
GSE Short Date Description	CR	CR	CR	CR	CR	CR	CR	CR
.VALUATION_METHODS								
..INCOME_ANALYSIS								
Estimated Market Monthly Rent Amount	T	T	T	T	T	T	T	T
Gross Rent Multiplier Factor	T	T	T	T	T	T	T	T
Value Indicated by Income Approach Amount	T	T	T	T	T	T	T	T
Income Analysis Comment**	T	T	T	T	T	T	T	T
.VALUATION								
Property Appraised Value Amount	R	R	R	R	R	R	R	R
Appraisal Effective Date	R	R	R	R	R	R	R	R
.VALUATION								
.._RECONCILIATION								
Valuation Reconciliation Conditions Comment**	T	T	T	T	T	T	T	T
Valuation Reconciliation Summary Comment**	T	T	T	T	T	T	T	T
.VALUATION								
.._RECONCILIATION								
…_CONDITION_OF_APPRAISAL								
Valuation Reconciliation Condition Of Appraisal Type**	CR	CR	CR	CR	CR	CR	CR	CR

* - Refer to a specific usage in the appropriate Appendix B document to determine the requiredness.

** - Full MISMO data point name provided. Refer to the appropriate Appendix B document or the schema file for the actual schema name.

MISMO Data Point Name	1004/70	1004 Hybrid/ 70H	1004 Desktop/ 70D	2055	1073/465	1073 Hybrid/ 465H	1073 Desktop/ 465D	1075/466

N/A - Data point not used on the indicated Appraisal form.

1004 Hybrid/70H & 1004 Desktop/70D

Appraisal Assignment Type *Use the type to drive the applicable version of scope of work/certs*	Subject Property Data Collection Method *How did the appraiser obtain information about the subject property?*	Subject Property Data Collection Workforce *Individual who completed the property data report (PDR) based on one of the data collection methods*	Subject Property Data Collection Date *Date when workforce viewed the subject property via one of the data collection methods*	Concatenated Values *Below are the enumerated concatenated values entered into the AppraisalReportContentName data element and associated with the scenarios presented.* *Important Notes:* *1. The enumerated data values are case sensitive.* *2. The Date format must be "YYYY-MM-DD".*
Hybrid *(Desktop appraisal leveraging PDR)* *1004 Hybrid/70H*	**Physical** *(e.g. physical visit to the interior and exterior of subject property)*	**Appraiser**	**YYYY-MM-DD**	**Hybrid;Physical;Appraiser;YYYY-MM-DD**
		AppraiserTrainee		**Hybrid;Physical;AppraiserTrainee;YYYY-MM-DD**
		RealEstateAgent		**Hybrid;Physical;RealEstateAgent;YYYY-MM-DD**
		HomeInspector		**Hybrid;Physical;HomeInspector;YYYY-MM-DD**
		InsInspector (e.g. *Insurance Inspector)		**Hybrid;Physical;InsInspector;YYYY-MM-DD**
		Other		**Hybrid;Physical;Other;YYYY-MM-DD**
	Virtual *(e.g. using technology such as Skype, FaceTime or other similar video capability that allows workforce to view the interior and exterior of the subject property from a remote location)*	**Appraiser**	**YYYY-MM-DD**	**Hybrid;Virtual;Appraiser;YYYY-MM-DD**
		AppraiserTrainee		**Hybrid;Virtual;AppraiserTrainee;YYYY-MM-DD**
		RealEstateAgent		**Hybrid;Virtual;RealEstateAgent;YYYY-MM-DD**
		HomeInspector		**Hybrid;Virtual;HomeInspector;YYYY-MM-DD**
		InsInspector (e.g. *Insurance Inspector)		**Hybrid;Virtual;InsInspector;YYYY-MM-DD**
		Other		**Hybrid;Virtual;Other;YYYY-MM-DD**
DesktopAppraisal *1004 Desktop/70D*	**PriorHybrid**	**Null**	**YYYY-MM-DD** *from PDR used in prior hybrid (inspection date = date of PDR)*	**DesktopAppraisal;PriorHybrid;;YYYY-MM-DD**
	Other	**Null**	**Null**	**DesktopAppraisal;Other;;**

TraditionalAppraisal *1004/70*	**Null**	**Null**	**Null**	**TraditionalAppraisal;;;**

1073 Hybrid/465H & 1073 Desktop/465D

Appraisal Assignment Type *Use the type to drive the applicable version of scope of work/certs*	**Subject Property Data Collection Method** *How did the appraiser obtain information about the subject property?*	**Subject Property Data Collection Workforce** *Individual who completed the property data report (PDR) based on one of the data collection methods*	**Subject Property Data Collection Date** *Date when workforce viewed the subject property via one of the data collection methods*	**Concatenated Values** *Below are the enumerated concatenated values entered into the AppraisalReportContentName data element and associated with the scenarios presented.* *<u>Important Notes:</u>* *1. The enumerated data values are case sensitive.* *2. The Date format must be "YYYY-MM-DD".*
Hybrid *(Desktop appraisal leveraging PDR)* *1073 Hybrid/465H*	**Physical** *(e.g. physical visit to the interior and exterior of subject property)*	**Appraiser**	**YYYY-MM-DD**	**Hybrid;Physical;Appraiser;YYYY-MM-DD**
		AppraiserTrainee		**Hybrid;Physical;AppraiserTrainee;YYYY-MM-DD**
		RealEstateAgent		**Hybrid;Physical;RealEstateAgent;YYYY-MM-DD**
		HomeInspector		**Hybrid;Physical;HomeInspector;YYYY-MM-DD**
		InsInspector (e.g. *Insurance Inspector)		**Hybrid;Physical;InsInspector;YYYY-MM-DD**
		Other		**Hybrid;Physical;Other;YYYY-MM-DD**
	Virtual *(e.g. using technology such as Skype, FaceTime or other similar video capability that allows workforce to view the interior and exterior of the subject property from a remote location)*	**Appraiser**	**YYYY-MM-DD**	**Hybrid;Virtual;Appraiser;YYYY-MM-DD**
		AppraiserTrainee		**Hybrid;Virtual;AppraiserTrainee;YYYY-MM-DD**
		RealEstateAgent		**Hybrid;Virtual;RealEstateAgent;YYYY-MM-DD**
		HomeInspector		**Hybrid;Virtual;HomeInspector;YYYY-MM-DD**
		InsInspector (e.g. *Insurance Inspector)		**Hybrid;Virtual;InsInspector;YYYY-MM-DD**
		Other		**Hybrid;Virtual;Other;YYYY-MM-DD**
DesktopAppraisal *1073 Desktop/465D*	**PriorHybrid**	**Null**	**YYYY-MM-DD** *from PDR used in prior hybrid (inspection date = date of PDR)*	**DesktopAppraisal;PriorHybrid;;YYYY-MM-DD**
	Other	**Null**	**Null**	**DesktopAppraisal;Other;;**
TraditionalAppraisal *1073/465*	**Null**	**Null**	**Null**	**TraditionalAppraisal;;;**

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
1	N/A	N/A	N/A	N/A	Appraisal Form Type	Specifies the appraisal form used to report the valuation.	/VALUATION_RESPONSE/REPORT/@AppraisalFormType	10	Enumerated	The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values:** FNM1004 FNM1073 FNM1075 FNM2055 Note: the values shown above are Fannie Mae form numbers. The comparable forms are: Fannie Mae 1004/ Freddie Mac 70 Fannie Mae 2055/ Freddie Mac 2055 Fannie Mae 1073/ Freddie Mac 465 Fannie Mae 1075/ Freddie Mac 466		R	R	R
2	N/A	N/A	N/A	N/A	Embedded File	N/A	/VALUATION_RESPONSE/REPORT/EMBEDDED_FILE/DOCUMENT	N/A	N/A	All addenda must be included in a single embedded file. The embedded file must be in Portable Document Format (.pdf) with Base64 encoding.		R	R	R
3	1	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
4	1	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
5	1	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
6	1	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
7	1	6	SUBJECT	Property Address	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	60	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) · Address unit designator and number (if applicable) This data is referenced more than once on the form (field 1-6, 2-11, 6-19), and must be represented consistently.		R	R	R
8	1	7	SUBJECT	City	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (field 1-7, 2-12a, 6-20a) and must be represented consistently.		R	R	R
9	1	8	SUBJECT	State	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-8, 2-12b, 6-20b), and must be represented consistently.		R	R	R
10	1	9	SUBJECT	Zip Code	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c) and must be represented consistently.		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
11	1	10	SUBJECT	Borrower	GSE Borrower Name	The unparsed name(s) of person(s) or non-person entities that are the borrower(s).	/VALUATION_RESPONSE/PARTIES/BORROWER/BORROWER_EXTENSION/BORROWER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/BORROWER_EXTENSION_SECTION_DATA/BORROWER_NAME/@GSEBorrowerName	50	String			T	T	T
12	1	11	SUBJECT	Owner of Public Record	GSE Property Owner Name	The unparsed name(s) of the subject property owner(s).	/VALUATION_RESPONSE/PROPERTY/_OWNER/PROPERTY_OWNER_EXTENSION/PROPERTY_OWNER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_OWNER_EXTENSION_SECTION_DATA/PROPERTY_OWNER/@GSEPropertyOwnerName	45	String			T	T	T
13	1	12	SUBJECT	County	Property County	The county in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_County	30	String	**UAD Instruction - Refer to Appendix D Subject Section** If the subject property is not located in any county (e.g. the subject property is located in an independent city), enter the name of the local municipality or district in which the property is located.		T	T	T
14	1	13	SUBJECT	Legal Description	Property Legal Description Text Description	A free-form text field used to capture the legal description of the property for the type specified in Property Legal Description Type.	/VALUATION_RESPONSE/PROPERTY/_LEGAL_DESCRIPTION[@_Type='Other' and @_TypeOtherDescription='LongLegal']/@_TextDescription	150	String			T	T	T
15	1	14	SUBJECT	Assessor's Parcel #	GSE Assessors Parcel Identifier	The identifier or identifiers that describes the location of the property as related to county, state or municipal tax records.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/PROPERTY_IDENTIFICATION_EXTENSION/PROPERTY_IDENTIFICATION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_IDENTIFICATION_EXTENSION_SECTION_DATA/PARCEL_IDENTIFIER/@GSEAssessorsParcelIdentifier	60	String	**UAD Instruction - Refer to Appendix D Subject Section** If no parcel number is available, enter 'None'. If more than one parcel number is applicable, each should be listed, separated by a semicolon.		T	T	T
16	1	15	SUBJECT	Tax Year	Property Tax Year Identifier	The sole or start year of the subject property's tax year for the information.	/VALUATION_RESPONSE/PROPERTY/_TAX/@_YearIdentifier	4	String	**UAD Instruction - Refer to Appendix D Subject Section** Should be in a four digit year format. **Data Format:** yyyy	The form field 1-16 (GSE Property Tax Total Tax Amount) is greater than 0.	T	T	T
17	1	16	SUBJECT	R.E. Taxes $	GSE Property Tax Total Tax Amount	The total of all of the property's real estate taxes for this year excluding any special assessments, across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid.	/VALUATION_RESPONSE/PROPERTY/_TAX/PROPERTY_TAX_EXTENSION/PROPERTY_TAX_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_TAX_EXTENSION_SECTION_DATA/PROPERTY_TAX_AMOUNT/@GSEPropertyTaxTotalTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only.		T	T	T
18	1	17	SUBJECT	Neighborhood Name	Neighborhood Name	The name of the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_Name	60	String	**UAD Instruction - Refer to Appendix D Subject Section**		T	T	T
19	1	18	SUBJECT	Map Reference	Map Reference Identifier	A reference to a regionally specific map document that assists in locating a property. May refer to locally available published map products (e.g. Thomas Map in CA) or a county tax map.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@MapReferenceIdentifier	30	String			T	T	T
20	1	19	SUBJECT	Census Tract	Census Tract Identifier	Identifies census tract as defined by the U.S. Census Bureau where subject property is located.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@CensusTractIdentifier	25	String			T	T	T
21	1	20	SUBJECT	Occupant Owner	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='OwnerOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-20, 1-21, 1-22 (values of Property Current Occupancy Type) must be indicated.	CR	CR	CR
22	1	21	SUBJECT	Occupant Tenant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='TenantOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-20, 1-21, 1-22 (values of Property Current Occupancy Type) must be indicated.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
23	1	22	SUBJECT	Occupant Vacant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='Vacant']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-20, 1-21, 1-22 (values of Property Current Occupancy Type) must be indicated.	CR	CR	CR
24	1	23	SUBJECT	Special Assessments $	Property Tax Total Special Tax Amount	The total of all of the property's special real estate taxes for this tax year (Property Tax Year Identifier) across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid. (see Property Tax Special).	/VALUATION_RESPONSE/PROPERTY/_TAX/@_TotalSpecialTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only. If there are no special assessments applicable to the subject property, the appraiser should enter zero (0) in this data field.		T	T	T
25	1	24	SUBJECT	PUD	Project Classification Type	Specifies a class of supplementary information that is provided for the project, based on the ownership, development, and usage of common property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_EXTENSION/PROPERTY_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_EXTENSION_SECTION_DATA/PROPERTY_TYPE/@GSE_PUDIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.		R	R	R
26	1	25	SUBJECT	HOA $	Project Per Unit Fee Amount	The amount charged to each unit by the project management.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Subject Section** Whole dollars only. If there are no mandatory HOA fees applicable to the subject property, appraiser must enter zero (0) in this data field.		R	R	R
27	1	26	SUBJECT	HOA $ Per Year	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Annually']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-25 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-26, 1-27 (values of Project Per Unit Fee Period Type) must be indicated.	CR	CR	CR
28	1	27	SUBJECT	HOA $ Per Month	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Monthly']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-25 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-26, 1-27 (values of Project Per Unit Fee Period Type) must be indicated.	CR	CR	CR
29	1	28	SUBJECT	Property Rights Appraised Fee Simple	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='FeeSimple']	9	Enumerated		One and only one of fields 1-28, 1-29, 1-30 (values of Property Rights Type) should be indicated.	T	T	T
30	1	29	SUBJECT	Property Rights Appraised Leasehold	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Leasehold']	9	Enumerated		One and only one of fields 1-28, 1-29, 1-30 (values of Property Rights Type) should be indicated.	T	T	T
31	1	30	SUBJECT	Property Rights Appraised Other	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Other']	9	Enumerated		One and only one of fields 1-28, 1-29, 1-30 (values of Property Rights Type) should be indicated.	T	T	T
32	1	31	SUBJECT	Property Rights Appraised Other (describe)	Property Rights Type Other Description	A free form text field used to collect additional information when Other is selected for Property Rights Type.	/VALUATION_RESPONSE/PROPERTY/@_RightsTypeOtherDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-30 (Property Rights Type = 'Other') is indicated.	T	T	T
33	1	32	SUBJECT	Assignment Type Purchase Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Purchase']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-32, 1-33, 1-34 (Values of Appraisal Purpose Type) must be indicated.	CR	CR	CR
34	1	33	SUBJECT	Assignment Type Refinance Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Refinance']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-32, 1-33, 1-34 (Values of Appraisal Purpose Type) must be indicated.	CR	CR	CR
35	1	34	SUBJECT	Assignment Type Other	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Other']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-32, 1-33, 1-34 (Values of Appraisal Purpose Type) must be indicated.	CR	CR	CR
36	1	35	SUBJECT	Assignment Type Other (describe)	Appraisal Purpose Type Other Description	A free form text field used to collect additional information when Other is selected for Appraisal Purpose Type.	/VALUATION_RESPONSE/REPORT/@AppraisalPurposeTypeOtherDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field is required if field 1-34 (Appraisal Purpose Type = 'Other') is indicated.	CR	CR	CR
37	1	36	SUBJECT	Lender/Client	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	**UAD Requirement - Refer to Appendix D Subject Section** This field contains the name of the lender.		R	R	R
38	1	37	SUBJECT	Lender/Client Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This data is referenced more than once on the form (field 6-24) and must be represented consistently to the extent the available space permits. The printed version of this field must appear completely in this location on the form, but may be truncated in the other locations.		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
39	1	38	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-38, 1-39 (values of Listed Within Previous Year Indicator) must be indicated.	CR	CR	CR
40	1	39	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? No	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-38, 1-39 (values of Listed Within Previous Year Indicator) must be indicated.	CR	CR	CR
41	1	e-2	SUBJECT	Report data source(s) used, offering price(s), and date(s).	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Subject Section** Must provide a whole number or 'Unk' if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-38 is indicated, this field must be indicated.	CR	CR	CR
42	1	40	SUBJECT	Report data source(s) used, offering price(s), and date(s).	Listed Within Previous Year Description	A free-form text describing the offering prices, dates, and data sources of the previous twelve (12) months of listing.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY/@ListedWithinPreviousYearDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** If there are no current or prior offerings in the 12 months prior to the effective date of the appraisal, then this field must indicate the data sources used to establish this fact. Any relevant additional comments must also go in this field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R	R	R
43	1	41	CONTRACT	I did analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-41, 1-42 (values of Sales Contract Reviewed Indicator) must be indicated.	CR	CR	CR
44	1	42	CONTRACT	I did not analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-41, 1-42 (values of Sales Contract Reviewed Indicator) must be indicated.	CR	CR	CR
45	1	e-3	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	GSE Sale Type	The type of sale associated with the subject or comparable property transaction.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONTRACT_EXTENSION/SALES_CONTRACT_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONTRACT_EXTENSION_SECTION_DATA/SALES_TRANSACTION/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Contract Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display**: **Comp Grid** / **Page 1** REOSale — REO — REO sale ShortSale — Short — Short sale CourtOrderedSale — CrtOrd — Court ordered sale EstateSale — Estate — Estate sale RelocationSale — Relo — Relocation sale NonArmsLengthSale — NonArm — Non-arms length sale ArmsLengthSale — ArmLth — Arms length sale **Refer to Appendix E for PDF Rendering and Parsing Instructions**	This field must be populated if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR

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46	1	43	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	Sales Contract Review Comment	A free-form text field describing the sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_ReviewComment	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field must be populated if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
47	1	44	CONTRACT	Contract Price $	Sales Contract Amount	The amount of money the contract is for.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only.	This field is required if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
48	1	45	CONTRACT	Date of Contract	Sales Contract Date	The effective date of the sales contract (e.g. the date of sale).	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Date	10	Date/Time	**UAD Requirement - Refer to Appendix D Contract Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
49	1	46	CONTRACT	Is the property seller the owner of public record? Yes	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-46, 1-47 must be indicated.	CR	CR	CR
50	1	47	CONTRACT	Is the property seller the owner of public record? No	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-46, 1-47 must be indicated.	CR	CR	CR
51	1	48	CONTRACT	Contract Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@DataSourceDescription	25	String		This field should be populated if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	T	T	T
52	1	49	CONTRACT	Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-49, 1-50 (values of Sales Concession Indicator) must be indicated.	CR	CR	CR
53	1	50	CONTRACT	Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? No	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-49, 1-50 (values of Sales Concession Indicator) must be indicated.	CR	CR	CR
54	1	51a	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Amount	The dollar amount of the value of sales concessions granted by an interested party including such items as furniture, carpeting, decorator allowances, automobiles, vacations, securities, giveaways or other sales incentives	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionAmount	10	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-49 is indicated, and e-4 has a value of 'N', then this field is required.	CR	CR	CR
55	1	e-4	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	GSE Undefined Concession Amount Indicator	Indicates whether there is a known sales or financing concessions with an unknown dollar amount.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONCESSION_EXTENSION/SALES_CONCESSION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONCESSION_EXTENSION_SECTION_DATA/SALES_CONCESSION/@GSEUndefinedConcessionAmountIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section** **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-49 is indicated.	CR	CR	CR

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56	1	51b	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Description	A free-form text field used to describe sales concessions granted by an interested party.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionDescription	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point. Separate with a semicolon. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-49 is indicated.	CR	CR	CR
57	1	52	NEIGHBORHOOD	Location Urban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Urban']	8	Enumerated		One and only one of fields 1-52, 1-53, 1-54 (values of Property Neighborhood Location Type) should be indicated.	T	T	T
58	1	53	NEIGHBORHOOD	Location Suburban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Suburban']	8	Enumerated		One and only one of fields 1-52, 1-53, 1-54 (values of Property Neighborhood Location Type) should be indicated.	T	T	T
59	1	54	NEIGHBORHOOD	Location Rural	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Rural']	8	Enumerated		One and only one of fields 1-52, 1-53, 1-54 (values of Property Neighborhood Location Type) should be indicated.	T	T	T
60	1	55	NEIGHBORHOOD	Built-Up Over 75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Over75Percent']	14	Enumerated		One and only one of fields 1-55, 1-56, 1-57 (values of Neighborhood Builtup Range Type) should be indicated.	T	T	T
61	1	56	NEIGHBORHOOD	Built-Up 25-75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='25To75Percent']	14	Enumerated		One and only one of fields 1-55, 1-56, 1-57 (values of Neighborhood Builtup Range Type) should be indicated.	T	T	T
62	1	57	NEIGHBORHOOD	Built-Up Under 25%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Under25Percent']	14	Enumerated		One and only one of fields 1-55, 1-56, 1-57 (values of Neighborhood Builtup Range Type) should be indicated.	T	T	T
63	1	58	NEIGHBORHOOD	Growth Rapid	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Rapid']	6	Enumerated		One and only one of fields 1-58, 1-59, 1-60 (values of Neighborhood Growth Pace Type) should be indicated.	T	T	T
64	1	59	NEIGHBORHOOD	Growth Stable	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Stable']	6	Enumerated		One and only one of fields 1-58, 1-59, 1-60 (values of Neighborhood Growth Pace Type) should be indicated.	T	T	T
65	1	60	NEIGHBORHOOD	Growth Slow	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Slow']	6	Enumerated		One and only one of fields 1-58, 1-59, 1-60 (values of Neighborhood Growth Pace Type) should be indicated.	T	T	T
66	1	61	NEIGHBORHOOD	Property Values Increasing	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Increasing']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-61, 1-62, 1-63 (values of Neighborhood Property Value Trend Type) must be indicated.	CR	CR	CR
67	1	62	NEIGHBORHOOD	Property Values Stable	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Stable']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-61, 1-62, 1-63 (values of Neighborhood Property Value Trend Type) must be indicated.	CR	CR	CR
68	1	63	NEIGHBORHOOD	Property Values Declining	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Declining']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-61, 1-62, 1-63 (values of Neighborhood Property Value Trend Type) must be indicated.	CR	CR	CR
69	1	64	NEIGHBORHOOD	Demand/Supply Shortage	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='Shortage']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-64, 1-65, 1-66 (values of Neighborhood Demand and Supply Type) must be indicated.	CR	CR	CR
70	1	65	NEIGHBORHOOD	Demand/Supply In Balance	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='InBalance']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-64, 1-65, 1-66 (values of Neighborhood Demand and Supply Type) must be indicated.	CR	CR	CR
71	1	66	NEIGHBORHOOD	Demand/Supply Over Supply	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='OverSupply']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-64, 1-65, 1-66 (values of Neighborhood Demand and Supply Type) must be indicated.	CR	CR	CR
72	1	67	NEIGHBORHOOD	Marketing Time Under 3 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='UnderThreeMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-67, 1-68, 1-69 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR	CR	CR
73	1	68	NEIGHBORHOOD	Marketing Time 3-6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='ThreeToSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-67, 1-68, 1-69 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR	CR	CR

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74	1	69	NEIGHBORHOOD	Marketing Time Over 6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='OverSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-67, 1-68, 1-69 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR	CR	CR
75	1	70	NEIGHBORHOOD	One-Unit Housing Price $ (000) Low	Neighborhood Housing Low Price Amount	The low price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_LowPriceAmount	7	Money	Whole dollars only.		T	T	T
76	1	71	NEIGHBORHOOD	One-Unit Housing Price $ (000) High	Neighborhood Housing High Price Amount	The high price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_HighPriceAmount	7	Money	Whole dollars only.		T	T	T
77	1	72	NEIGHBORHOOD	One-Unit Housing Price $ (000) Pred.	Neighborhood Housing Predominant Price Amount	The predominant price of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_PredominantPriceAmount	7	Money	Whole dollars only.		T	T	T
78	1	73	NEIGHBORHOOD	One-Unit Housing Age (yrs) Low	Neighborhood Housing Newest Years Count	The age, in years, of the newest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_NewestYearsCount	3	Numeric	Whole numbers only.		T	T	T
79	1	74	NEIGHBORHOOD	One-Unit Housing Age (yrs) High	Neighborhood Housing Oldest Years Count	The age, in years, of the oldest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_OldestYearsCount	3	Numeric	Whole numbers only.		T	T	T
80	1	75	NEIGHBORHOOD	One-Unit Housing Age (yrs) Pred.	Neighborhood Housing Predominant Age Years Count	The predominant age, in years, of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_PredominantAgeYearsCount	3	Numeric	Whole numbers only.		T	T	T
81	1	76	NEIGHBORHOOD	Present Land Use % One-Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='SingleFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
82	1	77	NEIGHBORHOOD	Present Land Use % 2-4 Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='TwoToFourFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
83	1	78	NEIGHBORHOOD	Present Land Use % Multi-Family	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Apartment']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
84	1	79	NEIGHBORHOOD	Present Land Use % Commercial	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Commercial']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
85	1	81	NEIGHBORHOOD	Present Land Use % Other	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Other']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
86	1	82	NEIGHBORHOOD	Neighborhood Boundaries	GSE Neighborhood Boundaries Description	The boundaries of the subject neighborhood. These boundaries may include but are not limited to streets, legally recognized neighborhood boundaries, waterways, or other natural boundaries that define the separation of one neighborhood from another.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/NEIGHBORHOOD_EXTENSION/NEIGHBORHOOD_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/NEIGHBORHOOD_EXTENSION_SECTION_DATA/NEIGHBORHOOD_BOUNDARIES/@GSENeighborhoodBoundariesDescription	4000	String	**UAD Instruction - Refer to Appendix D Neighborhood Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
87	1	83	NEIGHBORHOOD	Neighborhood Description	Neighborhood Description	A free-form text field describing the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_Description	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
88	1	84	NEIGHBORHOOD	Market Conditions	Neighborhood Market Conditions Description	A free-form text field used to discuss market conditions in the neighborhood that may effect	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_MarketConditionsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
89	1	85	SITE	Dimensions	Site Dimensions Description	A free-form text field used to describe the dimensions of the site such as its width and depth.	/VALUATION_RESPONSE/PROPERTY/SITE/@_DimensionsDescription	40	String			T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
90	1	86	SITE	Area	Site Area Description	A free-form text field used to specify the site area such as "2.34 acres" or "4,760 square feet."	/VALUATION_RESPONSE/PROPERTY/SITE/@_AreaDescription	20	String	**UAD Requirement - Refer to Appendix D Site Section** The total size of the entire site/parcel must be entered. No other data should be entered in this field. For sites/parcels that have an area of less than 1 acre, the size must be reported in square feet (whole numbers only, e.g. 27840 sf). Sites/parcels that have an area of 1.00 acre or greater must be reported in acreage to two decimal places (e.g. 8.35 ac). **PDF Display Format:** If less than 1 acre: Square feet, whole numbers only. If 1.00 acre or more: Acres, numeric to 2 decimal places. Indicate the unit of measure as either 'sf' for square feet or 'ac' for acres as appropriate. Examples: · 6400 sf · 3.40 ac		R	R	R
91	1	87	SITE	Shape	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Shape']/@_Comment	30	String	This is a free text field which should contain a description of the shape of the parcel.		T	T	T
92	1	e-5	SITE	View	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
93	1	e-6	SITE	View	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
94	1	e-7	SITE	View	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	19	String	**UAD Requirement - Refer to Appendix D Site Section** If a view factor not on the list materially affects the value of the subject property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR	CR	CR
95	1	89	SITE	Specific Zoning Classification	Site Zoning Classification Identifier	Identifies the zoning classification applied to the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationIdentifier	25	String	This field should indicate the specific zoning classification of the subject property.	This field should be populated if field 1-93 (Site Zoning Compliance Type = 'NoZoning') is not indicated.	T	T	T
96	1	90	SITE	Zoning Description	Site Zoning Classification Description	A free-form text field used to describe the zoning classification of the property site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationDescription	4000	String	This field should contain a description of the zoning classification of the subject property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-93 (Site Zoning Compliance Type = 'NoZoning') is not indicated.	T	T	T
97	1	91	SITE	Zoning Compliance Legal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Legal']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
98	1	92	SITE	Zoning Compliance Legal Nonconforming (Grandfathered Use)	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Nonconforming']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
99	1	93	SITE	Zoning Compliance No Zoning	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='NoZoning']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
100	1	94	SITE	Zoning Compliance Illegal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Illegal']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
101	1	95	SITE	Zoning Compliance Illegal (describe)	Site Zoning Compliance Description	A free-form text field describing any issues concerning how the site complies with zoning regulations including limitations on future development.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningComplianceDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-94 (Site Zoning Compliance Type = 'Illegal') is indicated.	T	T	T
102	1	96	SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? Yes	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='Y']	1	Boolean		One and only one of fields 1-96, 1-97 (values of Highest and Best Use Indicator) should be indicated.	T	T	T
103	1	97	SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? No	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='N']	1	Boolean		One and only one of fields 1-96, 1-97 (values of Highest and Best Use Indicator) should be indicated.	T	T	T
104	1	98	SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? If No, describe	Highest Best Use Description	Specifies a use, other than the present use, that would constitute a higher and best use of the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@HighestBestUseDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-97 (Highest and Best indicator = 'N') is indicated.	T	T	T
105	1	99	SITE	Utilities Electricity Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-99, 1-100 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-101 (Site Utility Non Public Description).	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
106	1	100	SITE	Utilities Electricity Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-99, 1-100 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-101 (Site Utility Non Public Description).	CR	CR	CR
107	1	101	SITE	Utilities Electricity Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of electric service if present and not public. If no electric service is present, enter 'None' in the description field.	If field 1-100 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
108	1	102	SITE	Utilities Gas Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR	CR	CR
109	1	103	SITE	Utilities Gas Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR	CR	CR
110	1	104	SITE	Utilities Gas Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of gas service if present and not public. If no gas service is present, enter 'None' in the description field.	If field 1-103 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
111	1	105	SITE	Utilities Water Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR	CR	CR
112	1	106	SITE	Utilities Water Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR	CR	CR
113	1	107	SITE	Utilities Water Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the water source if present and not public. If no water service is present, indicate 'None' in the description field.	If field 1-106 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
114	1	108	SITE	Utilities Sanitary Sewer Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR	CR	CR
115	1	109	SITE	Utilities Sanitary Sewer Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR	CR	CR
116	1	110	SITE	Utilities Sanitary Sewer Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of the sanitary sewer service if present and not public. If no sanitary sewer service is present, indicate 'None' in the description field.	If field 1-109 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
117	1	111	SITE	Off-Site Improvements - Type Street	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the street type. The value 'None' should be indicated if none is present.		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
118	1	112	SITE	Street Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-112, 1-113 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
119	1	113	SITE	Street Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-112, 1-113 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
120	1	114	SITE	Off-Site Improvements - Type Alley	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OF_SITE_IMPROVEMENT[@_Type='Alley']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the alley type. The value 'None' should be indicated if none is present.		T	T	T
121	1	115	SITE	Alley Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
122	1	116	SITE	Alley Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Typ)e should be indicated.	T	T	T
123	1	117	SITE	FEMA Special Flood Hazard Area Yes	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='Y']	1	Boolean		One and only one of fields 1-117, 1-118 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T	T	T
124	1	118	SITE	FEMA Special Flood Hazard Area No	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='N']	1	Boolean		One and only one value of fields 1-117, 1-118 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T	T	T
125	1	119	SITE	FEMA Flood Zone	GSE NFIP Flood Zone Identifier	The FEMA Flood Zone identifier for the subject site.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSENFIPFloodZoneIdentifier	20	String		This field should be populated if a FEMA map exists for the area.	T	T	T
126	1	120	SITE	FEMA Map #	GSE FEMA Flood Map Identifier	The FEMA map number of which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSEFEMAFloodMapIdentifier	22	String		If field 1-119 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None', this field should be populated.	T	T	T
127	1	121	SITE	FEMA Map Date	NFIP Map Panel Date	The map effective date or the map revised date shown on the NFIP map.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/@NFIPMapPanelDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 1-119 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None', this field should be populated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
128	1	122	SITE	Are the utilities and off-site improvements typical for the market area? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-122, 1-123 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T	T	T
129	1	123	SITE	Are the utilities and off-site improvements typical for the market area? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-122, 1-123 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T	T	T
130	1	124	SITE	Are the utilities and off-site improvements typical for the market area? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-123 (Property Analysis Exists Indicator = 'N' and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') is indicated, this field should be populated.	T	T	T
131	1	125	SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T	T	T
132	1	126	SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T	T	T
133	1	127	SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions']/@_Comment	4000	String	This field should describe adverse site conditions, etc. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-125 (Property Analysis Exists Indicator = 'Y' and Property Analysis Type = 'AdverseSiteConditions') is indicated then this field should be populated.	T	T	T
134	1	128	IMPROVEMENTS	Units One	Structure Accessory Unit Exists Indicator	Indicates that the structure has an accessory unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@LivingUnitCount='1' and @_AccessoryUnitExistsIndicator='N']	1	Boolean		One and only one of fields 1-128, 1-129 (values of Structure Accessory Unit Exists Indicator) should be indicated.	T	T	T
135	1	129	IMPROVEMENTS	Units One with Accessory Unit	Structure Accessory Unit Exists Indicator	Indicates that the structure has an accessory unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@LivingUnitCount='1' and @_AccessoryUnitExistsIndicator='Y']	1	Boolean		One and only one of fields 1-128, 1-129 (values of Structure Accessory Unit Exists Indicator) should be indicated.	T	T	T
136	1	130	IMPROVEMENTS	# of Stories	GSE Stories Count	The number of whole or partial stories of the property.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEStoriesCount	4	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Numeric, to two decimal places: 1.25		R	R	R
137	1	131	IMPROVEMENTS	Building Type Det.	Attachment Type	Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@AttachmentType='Detached']	12	Enumerated		One and only one of fields 1-131, 1-132, 1-133 (values of Attachment Type) should be indicated.	T	T	T
138	1	132	IMPROVEMENTS	Building Type Att.	Attachment Type	Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@AttachmentType='Attached']	12	Enumerated		One and only one of fields 1-131, 1-132, 1-133 (values of Attachment Type) should be indicated.	T	T	T
139	1	133	IMPROVEMENTS	Building Type S-Det./End Unit	Attachment Type	Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@AttachmentType='SemiDetached']	12	Enumerated		One and only one of fields 1-131, 1-132, 1-133 (values of Attachment Type) should be indicated.	T	T	T
140	1	134	IMPROVEMENTS	Existing	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Existing']	17	Enumerated		One and only one of fields 1-134, 1-135, 1-136 (values of Building Status Type) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
141	1	135	IMPROVEMENTS	Proposed	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Proposed']	17	Enumerated		One and only one of fields 1-134, 1-135, 1-136 (values of Building Status Type) should be indicated.	T	T	T
142	1	136	IMPROVEMENTS	Under Const.	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='UnderConstruction']	17	Enumerated		One and only one of fields 1-134, 1-135, 1-136 (values of Building Status Type) should be indicated.	T	T	T
143	1	137	IMPROVEMENTS	Design (Style)	Structure Design Description	A free-form text field used to describe the structure's design.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@_DesignDescription	20	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the architectural design of the property. Do not use descriptors such as brick, two stories, average, conventional, or typical.		T	T	T
144	1	e-8	IMPROVEMENTS	Year Built	GSE Year Built Estimation Indicator	Indicates that the Year Built is estimated.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEYearBuiltEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Improvements Section** This is a yes/no field that indicates whether the year built is estimated ('Y' indicates estimated, 'N' indicates not estimated). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
145	1	138	IMPROVEMENTS	Year Built	Property Structure Built Year	The year in which the dwelling on the property was completed.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@PropertyStructureBuiltYear	4	Date/Time	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate the subject property's year built in a four-digit format only, such as 1978 or 2002. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** yyyy		R	R	R
146	1	139	IMPROVEMENTS	Effective Age (Yrs)	GSE Effective Age Description	Provide the effective age of the subject property that can be represented as a single number or range.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_ANALYSIS/STRUCTURE_ANALYSIS_EXTENSION/STRUCTURE_ANALYSIS_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_ANALYSIS_EXTENSION_SECTION_DATA/EFFECTIVE_AGE/@GSEEffectiveAgeDescription	25	String			T	T	T
147	1	140	IMPROVEMENTS	Foundation Concrete Slab	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='Slab']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a concrete slab exists, a value of 'N' indicates that the box has not been checked.		T	T	T
148	1	141	IMPROVEMENTS	Foundation Crawl Space	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='Crawlspace']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a crawl space exists, a value of 'N' indicates that the box has not been checked.		T	T	T
149	1	142	IMPROVEMENTS	Foundation Full Basement	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='Basement']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a full basement exists, a value of 'N' indicates that the box has not been checked. Note: Foundation Type = 'Basement' indicates a full basement, as opposed to a partial basement.		T	T	T
150	1	143	IMPROVEMENTS	Foundation Partial Basement	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='PartialBasement']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a partial basement exists, a value of 'N' indicates that the box has not been checked.		T	T	T
151	1	144	IMPROVEMENTS	Foundation Basement Area	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/BASEMENT/@SquareFeetCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate the square footage of the basement in numeric format, whole numbers only. If there is no basement, a value of zero (0) must be entered.		R	R	R
152	1	145	IMPROVEMENTS	Foundation Basement Finish	Basement Finished Percent	The percentage of the basement that is considered finished.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/BASEMENT/@_FinishedPercent	3	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate the percentage of the basement that is considered finished in whole percentage points (e.g. a value of 25 indicates 25%). If there is no basement, a value of zero (0) must be entered.		R	R	R
153	1	146	IMPROVEMENTS	Foundation Outside Entry/Exit	Basement Feature Exists Indicator	Indicates that the feature specified by Basement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/BASEMENT/BASEMENT_FEATURE[@_Type='OutsideEntry']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that an outside entry/exit exists, a value of 'N' indicates that the box has not been checked.		T	T	T
154	1	147	IMPROVEMENTS	Foundation Sump Pump	Foundation Feature Exists Indicator	Indicates that the property does have the foundation features specified in Foundation Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION_FEATURE[@_Type='SumpPump']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that a sump pump exists, a value of 'N' indicates that the box has not been checked.		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
155	1	148	IMPROVEMENTS	Foundation Evidence of Infestation	Foundation Condition Exists Indicator	Indicates that the property does have the condition specified in Foundation Condition Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION/_CONDITION[@_Type='Infestation']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that an infestation exists, a value of 'N' indicates that the box has not been checked.		T	T	T
156	1	150	IMPROVEMENTS	Foundation Dampness	Foundation Condition Exists Indicator	Indicates that the property does have the condition specified in Foundation Condition Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION/_CONDITION[@_Type='Dampness']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that dampness exists, a value of 'N' indicates that the box has not been checked.		T	T	T
157	1	151	IMPROVEMENTS	Foundation Settlement	Foundation Condition Exists Indicator	Indicates that the property does have the condition specified in Foundation Condition Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION/_CONDITION[@_Type='Settlement']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that settlement exists, a value of 'N' indicates that the box has not been checked.		T	T	T
158	1	152	IMPROVEMENTS	Exterior Description Foundation Walls	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='Foundation']/@_Description	25	String	This field should contain a description of the materials and condition of the foundation walls.		T	T	T
159	1	153	IMPROVEMENTS	Exterior Description Exterior Walls	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='Walls']/@_Description	25	String	This field should contain a description of the materials and condition of the exterior walls.		T	T	T
160	1	154	IMPROVEMENTS	Exterior Description Roof Surface	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='RoofSurface']/@_Description	25	String	This field should contain a description of the materials and condition of the roof surface.		T	T	T
161	1	155	IMPROVEMENTS	Exterior Description Gutters and Downspouts	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='GuttersAndDownspouts']/@_Description	25	String	This field should contain a description of the materials and condition of the gutters and downspouts.		T	T	T
162	1	156	IMPROVEMENTS	Exterior Description Window Type	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='WindowType']/@_Description	25	String	This field should contain a description of the materials and condition of the window type.		T	T	T
163	1	157	IMPROVEMENTS	Exterior Description Storm Sash/Insulated	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='WindowStormSash']/@_Description	25	String	This field should contain a description of the materials and condition of any storm sash/insulation.		T	T	T
164	1	158	IMPROVEMENTS	Exterior Description Screens	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='WindowScreens']/@_Description	25	String	This field should contain a description of the materials and condition of any screens.		T	T	T
165	1	159	IMPROVEMENTS	Interior Floors	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='Floors']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the floors.		T	T	T
166	1	160	IMPROVEMENTS	Interior Walls	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='Walls']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the interior walls.		T	T	T
167	1	161	IMPROVEMENTS	Interior Trim/Finish	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='TrimAndFinish']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the trim/finish.		T	T	T
168	1	162	IMPROVEMENTS	Interior Bath Floor	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='BathroomFloors']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the bathroom floor(s).		T	T	T
169	1	163	IMPROVEMENTS	Interior Bath Wainscot	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='BathroomWainscot']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of any bathroom wainscot.		T	T	T
170	1	164	IMPROVEMENTS	Attic None	Attic Exists Indicator	Indicates that the structure has an attic.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/@_ExistsIndicator	1	Boolean	A value of 'N' indicates that 'None' has been checked, and there is no attic. A value of 'Y' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T
171	1	165	IMPROVEMENTS	Attic Drop Stair	Attic Feature Exists Indicator	Indicates if the feature specified in Attic Feature Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/ATTIC_FEATURE[@_Type='DropStair']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that drop stairs exist, a value of 'N' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
172	1	166	IMPROVEMENTS	Attic Stairs	Attic Feature Exists Indicator	Indicates if the feature specified in Attic Feature Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/ATTIC_FEATURE[@_Type='Stairs']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that stairs exist, a value of 'N' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T
173	1	167	IMPROVEMENTS	Attic Floor	Attic Feature Exists Indicator	Indicates if the feature specified in Attic Feature Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/ATTIC_FEATURE[@_Type='Floor']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that floors exist, a value of 'N' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T
174	1	168	IMPROVEMENTS	Attic Scuttle	Attic Feature Exists Indicator	Indicates if the feature specified in Attic Feature Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/ATTIC_FEATURE[@_Type='Scuttle']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that a scuttle exists, a value of 'N' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T
175	1	169	IMPROVEMENTS	Attic Finished	Attic Feature Exists Indicator	Indicates if the feature specified in Attic Feature Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/ATTIC_FEATURE[@_Type='Finished']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the attic is finished, a value of 'N' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T
176	1	170	IMPROVEMENTS	Attic Heated	Attic Feature Exists Indicator	Indicates if the feature specified in Attic Feature Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/ATTIC/ATTIC_FEATURE[@_Type='Heated']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the attic is heated, a value of 'N' indicates that the box has not been checked.	If field 1-164 (Attic Exists Indicator = 'N') is indicated, then none of fields 1-165, 1-166, 1-167, 1-168, 1-169, 1-170 (Attic Feature Exists Indicator = 'Y' and values of Attic Feature Type) may be indicated.	T	T	T
177	1	171	IMPROVEMENTS	Heating FWA	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='ForcedWarmAir']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating data point should be provided for each box that is checked.	At least one of fields 1-171, 1-172, 1-173, 1-174 (values of Heating Type) should be indicated. If field 1-175 indicates 'None' then fields 1-171, 1-172, 1-173 should not be indicated.	T	T	T
178	1	172	IMPROVEMENTS	Heating HWBB	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='HotWaterBaseboard']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating data point should be provided for each box that is checked.	At least one of fields 1-171, 1-172, 1-173, 1-174 (values of Heating Type) should be indicated. If field 1-175 indicates 'None' then fields 1-171, 1-172, 1-173 should not be indicated.	T	T	T
179	1	173	IMPROVEMENTS	Heating Radiant	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='Radiant']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating data point should be provided for each box that is checked.	At least one of fields 1-171, 1-172, 1-173, 1-174 (values of Heating Type) should be indicated. If field 1-175 indicates 'None' then fields 1-171, 1-172, 1-173 should not be indicated.	T	T	T
180	1	174	IMPROVEMENTS	Heating Other	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='Other']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating source should be provided for each box that is checked. If no heat source is present, the 'Other' box should be checked and 'None' must be indicated in the description field.	At least one of fields 1-171, 1-172, 1-173, 1-174 (values of Heating Type) should be indicated. If field 1-175 indicates 'None' then fields 1-171, 1-172, 1-173 should not be indicated.	T	T	T
181	1	175	IMPROVEMENTS	Heating Other Description	Heating Type Other Description	A free form text field used to collect additional information when Other is selected for Heating Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='Other']/@_TypeOtherDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** If no heat source, the 'Other' box should be checked and 'None' should be indicated.	This field should be populated if and only if fields 1-174 (Heating Type = 'Other') is indicated.	T	T	T
182	1	176	IMPROVEMENTS	Heating Fuel	Heating Fuel Description	A free-form text field used to describe the fuel used by the heating unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING/@_FuelDescription	15	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the fuel used for heating, if any. If no heating, then 'None' should be indicated.	This field should be populated if any of fields 1-171, 1-172, 1-173, 1-174 (values of Heating Type) is indicated and 'None' is not populated in field 1-175.	T	T	T
183	1	177	IMPROVEMENTS	Cooling Central Air Conditioning	Cooling Centralized Indicator	Indicates that the structure has a central cooling unit indicator.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_CentralizedIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates central cooling, a value of 'N' indicates the box is not checked.	At least one of fields 1-177 (Cooling Centralized Indicator = 'Y'), 1-178 (Cooling Individual Indicator = 'Y'), 1-179 (Cooling Other Indicator = 'Y') should be indicated. If field 1-180 (Cooling Unit Description) indicates 'None' then fields 1-177 and 1-178 should not be indicated	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
184	1	178	IMPROVEMENTS	Cooling Individual	Cooling Individual Indicator	Indicates that the structure or unit has individual cooling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_IndividualIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates individual cooling units, a value of 'N' indicates the box is not checked.	At least one of fields 1-177 (Cooling Centralized Indicator = 'Y'), 1-178 (Cooling Individual Indicator = 'Y'), 1-179 (Cooling Other Indicator = 'Y') should be indicated. If field 1-180 (Cooling Unit Description) indicates 'None' then fields 1-177 and 1-178 should not be indicated	T	T	T
185	1	179	IMPROVEMENTS	Cooling Other	Cooling Other Indicator	Indicates that the structure or unit has a cooling configuration other than Centralized or Individual. The details may be found in Cooling Unit Description.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_OtherIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates other cooling, a value of 'N' indicates the box is not checked.	At least one of fields 1-177 (Cooling Centralized Indicator = 'Y'), 1-178 (Cooling Individual Indicator = 'Y'), 1-179 (Cooling Other Indicator = 'Y') should be indicated. If field 1-180 (Cooling Unit Description) indicates 'None' then fields 1-177 and 1-178 should not be indicated	T	T	T
186	1	180	IMPROVEMENTS	Cooling Other Description	Cooling Unit Description	A free-form text field describing the primary cooling unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_UnitDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the cooling method used, if 'Other' is indicated. If no cooling, 'None' should be indicated.	This field should be populated if field 1-179 (Cooling Other Indicator = 'Y') is indicated.	T	T	T
187	1	181	IMPROVEMENTS	Amenities Fireplace	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates fireplace(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 1-182 (Amenity Count) is greater than zero.	T	T	T
188	1	182	IMPROVEMENTS	Amenities Fireplace(s) #	Amenity Count	The number of the amenities specified by Amenity Type that are present in the property. For example two fireplaces.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_Count	2	Numeric	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) should be entered.		T	T	T
189	1	183	IMPROVEMENTS	Amenities Patio/Deck	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Patio']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a patio/deck exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-184 (Amenity Detailed Description) is not equal to 'None'	T	T	T
190	1	184	IMPROVEMENTS	Amenities Patio/Deck Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Patio']/@_DetailedDescription	6	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the patio/deck. If there is no patio or deck, indicate 'None'.		T	T	T
191	1	185	IMPROVEMENTS	Amenities Pool	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Pool']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a pool exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-186 (Amenity Detailed Description) is not equal to 'None'	T	T	T
192	1	186	IMPROVEMENTS	Amenities Pool Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Pool']/@_DetailedDescription	12	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the pool. If there is no pool, indicate 'None'		T	T	T
193	1	187	IMPROVEMENTS	Amenities Woodstove	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates woodstove(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 1-188 (Amenity Count) is greater than zero.	T	T	T
194	1	188	IMPROVEMENTS	Amenities Woodstove(s) #	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_Count	2	String	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		T	T	T
195	1	189	IMPROVEMENTS	Amenities Fence	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fence']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a fence exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-190 (Amenity Detailed Description) is not equal to 'None'	T	T	T
196	1	190	IMPROVEMENTS	Amenities Fence Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fence']/@_DetailedDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the fence. If there is no fence indicate 'None'		T	T	T
197	1	191	IMPROVEMENTS	Amenities Porch	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a porch exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-192 is not equal to 'None'	T	T	T
198	1	192	IMPROVEMENTS	Amenities Porch Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_DetailedDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the porch. If no porch indicate 'None'.		T	T	T
199	1	193	IMPROVEMENTS	Amenities Other	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates an other amenity exists, a value of 'N' indicates the box is not checked.	This field should have a value of 'Y' if the value indicated in field 1-194 (Amenity Type Other Description) is not equal to 'None'	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
200	1	194	IMPROVEMENTS	Amenities Other Description	Amenity Type Other Description	A free-form text field used to describe the amenity if Other is selected as the Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_TypeOtherDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the other amenities. If there are no other amenities indicate 'None'.		T	T	T
201	1	195	IMPROVEMENTS	Car Storage None	Car Storage Exists Indicator	Indicates if there is any car storage available for a residence such as a garage, carport or driveway.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@_ExistsIndicator	1	Boolean	A value of 'N' indicates there is no car storage. A value of 'Y' indicates the box was not checked.	If field 1-195 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-196, 1-199, 1-201 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-195 is not indicated, then at least one of fields 1-196, 1-199, 1-201 should be indicated.	T	T	T
202	1	196	IMPROVEMENTS	Driveway	Car Storage Location Exists Indicator	Indicates that the type of car storage described in Car Storage Location Type and Car Storage Attachment Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Driveway']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that there is a driveway. A value of 'N' indicates the box was not checked.	If field 1-195 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-196, 1-199, 1-201 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-195 is not indicated, then at least one of fields 1-196, 1-199, 1-201 should be indicated.	T	T	T
203	1	197	IMPROVEMENTS	Driveway # of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Driveway']/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R	R	R
204	1	198	IMPROVEMENTS	Driveway Surface	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Driveway']/@_Comment	20	String	This field should contain a description of the driveway surface.	This field should be populated if field 1-196 (Car Storage Location Exists Indicator = 'Y' and Car Storage Location Type = 'Driveway') is indicated.	T	T	T
205	1	199	IMPROVEMENTS	Garage	Car Storage Location Exists Indicator	Indicates that the type of car storage described in Car Storage Location Type and Car Storage Attachment Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Garage']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a garage. A value of 'N' indicates the box was not checked.	If field 1-195 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-196, 1-199, 1-201 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-195 is not indicated, then at least one of fields 1-196, 1-199, 1-201 should be indicated.	T	T	T
206	1	200	IMPROVEMENTS	Garage # of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Garage']/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R	R	R
207	1	201	IMPROVEMENTS	Carport	Car Storage Location Exists Indicator	Indicates that the type of car storage described in Car Storage Location Type and Car Storage Attachment Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Carport']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a carport. A value of 'N' indicates the box was not checked.	If field 1-195 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-196, 1-199, 1-201 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) may be indicated. If field 1-195 is not indicated, then at least one of fields 1-196, 1-199, 1-201 must be indicated.	T	T	T
208	1	202	IMPROVEMENTS	Carport # of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Carport']/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R	R	R
209	1	203	IMPROVEMENTS	Car Storage Att.	Car Storage Attachment Type	Specifies if the Car Storage Location specified by Car Storage Location Type is attached or detached.	VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@_AttachmentType='Attached']	8	Enumerated		If at least one of fields 1-199, 1-201 is indicated (Car Storage Location Type = 'Garage' or 'Carport', and Car Storage Location Exists Indicator = 'Y'), than at least one of fields 1-203,1-204,1-205 (types of Car Storage Attachment Type) should be indicated. If neither of fields 1-199, 1-201 are indicated then none of fields 1-203,1-204,1-205 should be indicated.	T	T	T

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210	1	204	IMPROVEMENTS	Car Storage Det.	Car Storage Attachment Type	Specifies if the Car Storage Location specified by Car Storage Location Type is attached or detached.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@_AttachmentType='Detached']	8	Enumerated		If at least one of fields 1-199, 1-201 is indicated (Car Storage Location Type = 'Garage' or 'Carport', and Car Storage Location Exists Indicator = 'Y'), than at least one of fields 1-203,1-204,1-205 (types of Car Storage Attachment Type) should be indicated. If neither of fields 1-199, 1-201 are indicated then none of fields 1-203,1-204,1-205 should be indicated.	T	T	T
211	1	205	IMPROVEMENTS	Car Storage Built-in	Car Storage Attachment Type	Specifies if the Car Storage Location specified by Car Storage Location Type is attached or detached.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@_AttachmentType='BuiltIn']	8	Enumerated		If at least one of fields 1-199, 1-201 is indicated (Car Storage Location Type = 'Garage' or 'Carport', and Car Storage Location Exists Indicator = 'Y'), than at least one of fields 1-203,1-204,1-205 (types of Car Storage Attachment Type) should be indicated. If neither of fields 1-199, 1-201 are indicated then none of fields 1-203,1-204,1-205 should be indicated.	T	T	T
212	1	206	IMPROVEMENTS	Appliances Refrigerator	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Refrigerator']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a refrigerator. A value of 'N' indicates the box was not checked.		T	T	T
213	1	207	IMPROVEMENTS	Appliances Range/Oven	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='RangeOven']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a range/oven. A value of 'N' indicates the box was not checked.		T	T	T
214	1	208	IMPROVEMENTS	Appliances Dishwasher	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Dishwasher']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a dishwasher. A value of 'N' indicates the box was not checked.		T	T	T
215	1	209	IMPROVEMENTS	Appliances Disposal	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Disposal']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a disposal. A value of 'N' indicates the box was not checked.		T	T	T
216	1	210	IMPROVEMENTS	Appliances Microwave	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Microwave']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a microwave. A value of 'N' indicates the box was not checked.		T	T	T
217	1	211	IMPROVEMENTS	Appliances Washer/Dryer	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='WasherDryer']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a washer/dryer. A value of 'N' indicates the box was not checked.		T	T	T
218	1	212	IMPROVEMENTS	Appliances Other	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Other']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is an other appliance. A value of 'N' indicates the box was not checked.		T	T	T
219	1	213	IMPROVEMENTS	Appliances Other (describe)	Kitchen Equipment Type Other Description	A free-form text field used to describe the kitchen equipment if Other is selected as the Kitchen Equipment Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Other']/@_TypeOtherDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-212 (Kitchen Equipment Exists Indicator) is indicated.	T	T	T
220	1	214	IMPROVEMENTS	Finished Area Above Grade Contains Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R	R	R
221	1	215	IMPROVEMENTS	Finished Area Above Grade Contains Bedrooms	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R	R	R
222	1	216	IMPROVEMENTS	Finished Area Above Grade Contains Bath(s)	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bathrooms Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R	R	R

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223	1	217	IMPROVEMENTS	Square Feet of Gross Living Area Above Grade	Gross Living Area Square Feet Count	The total area of all inhabitable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@GrossLivingAreaSquareFeetCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole numbers only.		R	R	R
224	1	218	IMPROVEMENTS	Additional features (special energy-efficient items, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdditionalFeatures']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
225	1	e-9	IMPROVEMENTS	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** **Allowable Values:** C1 C2 C3 C4 C5 C6 Note: This data appears in more than one place for the subject (field 2-27) on the appraisal form and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
226	1	e-10	IMPROVEMENTS	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Update Last Fifteen Year Indicator	Indicates whether updates in any area are observed and have taken place in the last fifteen years.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/OVERALL_CONDITION_RATING_EXTENSION/OVERALL_CONDITION_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/OVERALL_CONDITION_RATING_EXTENSION_SECTION_DATA/OVERALL_CONDITION_RATING/@GSEUpdateLastFifteenYearIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate whether any material work was completed on the kitchen or bathrooms of the residence within the last 15 years. If no such updates have occurred, this field must take a value of 'N' and the text "No updates in the prior 15 years" should print; otherwise this field must take a value of 'Y' and no corresponding text should print. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
227	1	e-11	IMPROVEMENTS	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Improvement Area Type	The area of the subject property structure to be noted regarding updating or remodeling.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CONDITION_DETAIL_EXTENSION/CONDITION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/CONDITION_DETAIL_EXTENSION_SECTION_DATA/CONDITION_DETAIL[@_SequenceIdentifier='1..2']/@GSEImprovementAreaType	9	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** This field must occur two times, and must take the following allowable values in the order presented: Kitchen Bathrooms **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field e-10 (GSE Update Last Fifteen Year Indicator) has a value of 'Y'.	CR	CR	CR
228	1	e-12	IMPROVEMENTS	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Improvement Description Type	The level of work completed on the subject property.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CONDITION_DETAIL_EXTENSION/CONDITION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/CONDITION_DETAIL_EXTENSION_SECTION_DATA/CONDITION_DETAIL[@_SequenceIdentifier='1..2']/@GSEImprovementDescriptionType	10	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** NotUpdated — not updated Updated — updated Remodeled — remodeled **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required once for each occurrence of field e-11 (GSE Improvement Area Type).	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
229	1	e-13	IMPROVEMENTS	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Estimate Year Of Improvement Type	The time period associated with the updating or remodeling of the property described by GSE Improvement Area Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CONDITION_DETAIL_EXTENSION/CONDITION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/CONDITION_DETAIL_EXTENSION_SECTION_DATA/CONDITION_DETAIL[@_SequenceIdentifier='1..2']/@GSEEstimateYearOfImprovementType	23	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** LessThanOneYearAgo — less than one year ago OneToFiveYearsAgo — one to five years ago SixToTenYearsAgo — six to ten years ago ElevenToFifteenYearsAgo — eleven to fifteen years ago Unknown — timeframe unknown **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field e-12 (GSE Improvement Description Type) has a value of 'Updated' or 'Remodeled'.	CR	CR	CR
230	1	219	IMPROVEMENTS	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PropertyCondition']/@_Comment	4000	String	**UAD Requirement - Refer to Appendix D Improvements Section** This field must contain additional comments about the condition of the property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R	R	R
231	1	220	IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-220, 1-221 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
232	1	221	IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-220, 1-221 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
233	1	222	IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency']/@_Comment	4000	String	This field should contain a description of physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-220 (Property Analysis Type = 'PhysicalDeficiency' and Property Analysis Exists Indicator = 'Y') is indicated.	T	T	T
234	1	223	IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-223, 1-224 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
235	1	224	IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-223, 1-224 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
236	1	225	IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood']/@_Comment	4000	String	This field should contain a description if the property does not generally conform to the neighborhood (functional utility, style, condition, use, construction, use, etc). Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-224 (Property Analysis Type = 'ConformsToNeighborhood' and Property Analysis Exists Indicator = 'N') is indicated.	T	T	T
237	2	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
238	2	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
239	2	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
240	2	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
241	2	5	SALES COMPARISON APPROACH	Number of Comparable Listings	Comparable Listings Researched Count	Specifies the total number of comparable property listings researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T	T	T
242	2	6	SALES COMPARISON APPROACH	Comparable Listings Price Range Low	Comparable Listings Price Range Low Amount	Specifies the low listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
243	2	7	SALES COMPARISON APPROACH	Comparable Listings Price Range High	Comparable Listings Price Range High Amount	Specifies the high listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
244	2	8	SALES COMPARISON APPROACH	Number of Comparable Sales	Comparable Sales Researched Count	Specifies the total number of comparable property sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T	T	T
245	2	9	SALES COMPARISON APPROACH	Comparable Sales Price Range Low	Comparable Sales Price Range Low Amount	Specifies the low sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
246	2	10	SALES COMPARISON APPROACH	Comparable Sales Price Range High	Comparable Sales Price Range High Amount	Specifies the high sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
247	2	11	SALES COMPARISON APPROACH	Address (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	60	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) · Address unit designator and number (if applicable) This data is referenced more than once on the form (fields 1-6, 2-11, 6-19) and must be represented consistently to the extent that the available space permits.		R	R	R
248	2	12a	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-7, 2-12a, 6-20a) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
249	2	12b	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-8, 2-12b, 6-20b), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

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250	2	12c	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
251	2	13	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
252	2	14	SALES COMPARISON APPROACH	Sale Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.	This field should be populated if field 2-13 (Property Sales Amount) is populated.	T	T	T
253	2	e-14	SALES COMPARISON APPROACH	Location	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
254	2	e-15	SALES COMPARISON APPROACH	Location	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Residential — Res Industrial — Ind Commercial — Comm BusyRoad — BsyRd WaterFront — WtrFr GolfCourse — GlfCse AdjacentToPark — AdjPrk AdjacentToPowerLines — AdjPwr Landfill — Lndfl PublicTransportation — PubTrn Other — * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
255	2	e-16	SALES COMPARISON APPROACH	Location	GSE Location Type Other Description	Text entry when 'Other' is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select 'Other' and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR	CR	CR
256	2	21	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T	T	T
257	2	22	SALES COMPARISON APPROACH	Site	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='SiteArea']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The total size of the entire site/parcel must be entered. No other data should be entered in this field. For sites/parcels that have an area of less than 1 acre, the size must be reported in square feet (whole numbers only, e.g., 27840 sf). Sites/parcels that have an area of 1.00 acre or greater must be reported in acreage to two decimal places (e.g., 8.35 ac). **PDF Display Format:** If less than 1 acre: Square feet, whole numbers only. If 1.00 acre or more: Acres, numeric to 2 decimal places. Indicate the unit of measure as either 'sf' for square feet or 'ac' for acres as appropriate. Examples: · 6400 sf · 3.40 ac		R	R	R
258	2	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** Neutral — N Beneficial — B Adverse — A This data is referenced more than once on the form in the Site Section, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
259	2	e-6	SALES COMPARISON APPROACH	View (ViewType)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. This data is referenced more than once on the form in the Site Section, and must be represented consistently. Refer to Appendix E for PDF Rendering and Parsing Instructions.	At least one but no more than two values are required.	R	R	R
260	2	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR	CR	CR
261	2	24	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Design Style']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T	T	T
262	2	25	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5 Q6		R	R	R
263	2	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates if the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing for Boolean response. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

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264	2	26	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
265	2	27	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** C1 C2 C3 C4 C5 C6 This data is referenced more than once on the form for the subject property and must be represented consistently.		R	R	R
266	2	28	SALES COMPARISON APPROACH	Above Grade Room Count Total	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only. **PDF Display Format:** Whole numbers only.		R	R	R
267	2	29	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only. **PDF Display Format:** Whole numbers only.		R	R	R
268	2	30	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathrooms Only. **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R	R	R
269	2	31	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area sq. ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only. Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** 5-digit maximum, whole numbers only.		R	R	R
270	2	e-18	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Area)	GSE Below Grade Total Square Feet Number	The total area of property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
271	2	e-19	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Finish Square Footage)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
272	2	e-20	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Exit Type)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display:** WalkOut wo WalkUp wu InteriorOnly in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
273	2	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Rec Room Count)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
274	2	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bedroom Count)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
275	2	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bathroom Count)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **PDF Display Format:** Full Bath Count.Half Bath Count n.n **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR

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276	2	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Other Room Count)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
277	2	34	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T	T	T
278	2	35	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T	T	T
279	2	36	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R	R	R
280	2	37	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R	R	R
281	2	38	SALES COMPARISON APPROACH	Porch/Patio/Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T	T	T
282	2	39	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_TypeOtherDescription	35	String			T	T	T
283	2	40	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_Description	20	String		Should be populated if field 2-39 (Sale Price Adjustment Type Other Description) is populated.	T	T	T
284	2	41	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_TypeOtherDescription	35	String			T	T	T
285	2	42	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_Description	20	String		Should be populated if field 2-41 (Sale Price Adjustment Type Other Description) is populated.	T	T	T
286	2	43	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_TypeOtherDescription	35	String			T	T	T

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287	2	44	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_Description	20	String		Should be populated if field 2-43 (Sale Price Adjustment Type Other Description) is populated.	T	T	T
288	2	45	SALES COMPARISON APPROACH	Address (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyStreetAddress	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		R	R	R
289	2	46a	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyCity	40	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
290	2	46b	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyState	2	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
291	2	46c	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyPostalCode	10	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
292	2	47	SALES COMPARISON APPROACH	Proximity to Subject	Proximity To Subject Description	A free-form text field used to describe the proximity of a comparable property to the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@ProximityToSubjectDescription	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Proximity to Subject - Numeric to 2 decimal places + 'miles' + Directional: example: 1.75 miles NW		R	R	R
293	2	48	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.		R	R	R
294	2	49	SALES COMPARISON APPROACH	Sale Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.		T	T	T
295	2	e-25	SALES COMPARISON APPROACH	Data Source(s)	GSE Data Source Description	A data source used for information about the sale and characteristics of the comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDataSourceDescription	27	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must include the data source(s) utilized for each comparable sale. When using a MLS as the data source, the MLS organization acronym or Representation followed by '#' and then the listing identification (numbers and letters) must be reported. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

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296	2	e-2	SALES COMPARISON APPROACH	Data Source(s)	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must provide a whole number or 'Unk' if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
297	2	51	SALES COMPARISON APPROACH	Verification Source(s)	Data Source Verification Description	A free-form text field used to describe or comment on methods or other sources used to verify the accuracy of the data source referenced in Data Source Description.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@DataSourceVerificationDescription	35	String			T	T	T
298	2	52	SALES COMPARISON APPROACH	Sale or Financing (Line 1)	GSE Sale Type	The type of sale associated with the subject or comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** / **PDF Display** **Comp Grid** / **Page 1** REOSale — REO — REO sale ShortSale — Short — Short sale CourtOrderedSale — CrtOrd — Court ordered sale EstateSale — Estate — Estate sale RelocationSale — Relo — Relocation sale NonArmsLengthSale — NonArm — Non-arms length sale ArmsLengthSale — ArmLth — Arms length sale Listing — Listing — * *Does not apply to subject property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
299	2	53	SALES COMPARISON APPROACH	Sale or Financing Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='SalesConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-53 and fields (2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
300	2	e-26	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type	The type of financing associated with the comparable transaction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** / **PDF Display** FHA — FHA VA — VA Conventional — Conv Cash — Cash Seller — Seller RuralHousing — RH Other — * *See field e-27 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR	CR	CR

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301	2	e-27	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type Other Description	Text entry for financing type if 'Other' is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingTypeOtherDescription	11	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free-text field that must contain the appraiser's description of the financing type if 'Other' is indicated. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-26 (GSE Financing Type) is 'Other'.	CR	CR	CR
302	2	e-28	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Concession Amount	The total known amount of the sales or financing concessions for the comparable sale transaction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEConcessionAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only. The total amount of concessions, if any. If there are no sales or financing concessions, a zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR	CR	CR
303	2	55	SALES COMPARISON APPROACH	Concessions Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FinancingConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-55 and fields (2-53, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
304	2	e-29	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Listing Status Type	Indicates the status for the comparable listing or sale presented.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEListingStatusType	11	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the listing status of the comparable. **Allowable Values / PDF Allowable Values** Active / Active Expired / e Withdrawn / w Contract / c SettledSale / s **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
305	2	e-30	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Short Date Description	The MMYY of the associated comparable status.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DATE_EXTENSION/COMPARISON_DATE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DATE_EXTENSION_SECTION_DATA/OFFERING_DISPOSITION/@GSEShortDateDescription	5	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the month and year of the event indicated by field e-29. No intent to collect time or day in this field. If the value of field e-29 is 'SettledSale', then the second instance of this field must indicate the month and year of the contract date. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** mm/yy	This field is required if the value of field e-29 (GSE Listing Status Type) is not 'Active'. If the value of field e-29 is 'SettledSale' and the value of field e-31 is 'N', then a second instance is required.	CR	CR	CR
306	2	e-31	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Contract Date Unknown Indicator	Indicates if the contract date is unavailable for a comparable settled sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEContractDateUnknownIndicator	3	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** For settled sales, this field indicates whether or not the contract date is unknown ('Y' indicates unknown, 'N' indicates known). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-29 (GSE Listing Status Type) is 'SettledSale'.	CR	CR	CR
307	2	57	SALES COMPARISON APPROACH	Date of Sale/Time Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DateOfSale']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-57 and fields (2-53, 2-55, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
308	2	e-14	SALES COMPARISON APPROACH	Location (Overall Rating)	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
309	2	e-15	SALES COMPARISON APPROACH	Location (Location Type)	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** Residential — Res Industrial — Ind Commercial — Comm BusyRoad — BsyRd WaterFront — WtrFr GolfCourse — GlfCse AdjacentToPark — AdjPrk AdjacentToPowerLines — AdjPwr Landfill — Lndfl PublicTransportation — PubTrn Other — * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R
310	2	e-16	SALES COMPARISON APPROACH	Location (Location Type Other Description)	GSE Location Type Other Description	Text entry when 'Other' is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select 'Other' and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR	CR	CR
311	2	59	SALES COMPARISON APPROACH	Location Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Location']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-59 and fields (2-53, 2-55, 2-57, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
312	2	60	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T	T	T
313	2	61	SALES COMPARISON APPROACH	Leasehold/Fee Simple Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-61 and fields (2-53, 2-55, 2-57, 2-59, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
314	2	62	SALES COMPARISON APPROACH	Site	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Site Area']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The total size of the entire site/parcel must be entered. No other data should be entered in this field. For sites/parcels that have an area of less than 1 acre, the size must be reported in square feet (whole numbers only, e.g., 27840 sf). Sites/parcels that have an area of 1.00 acre or greater must be reported in acreage to two decimal places (e.g., 8.35 ac). **PDF Display Format:** If less than 1 acre: Square feet, whole numbers only. If 1.00 acre or more: Acres, numeric to 2 decimal places. Indicate the unit of measure as either 'sf' for square feet or 'ac' for acres as appropriate. Examples: · 6400 sf · 3.40 ac		R	R	R
315	2	63	SALES COMPARISON APPROACH	Site Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Site Area']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-63 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
316	2	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions**.		R	R	R
317	2	e-6	SALES COMPARISON APPROACH	View (ViewType)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
318	2	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR	CR	CR
319	2	65	SALES COMPARISON APPROACH	View Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='View']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-65 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
320	2	66	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T	T	T
321	2	67	SALES COMPARISON APPROACH	Design (Style) Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-67 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
322	2	68	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5 Q6		R	R	R
323	2	69	SALES COMPARISON APPROACH	Quality of Construction Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Quality']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-69 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
324	2	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates that the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing for Boolean response. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
325	2	70	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
326	2	71	SALES COMPARISON APPROACH	Actual Age Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-71 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
327	2	72	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the overall condition of the property. **Allowable Values** C1 C2 C3 C4 C5 C6		R	R	R
328	2	73	SALES COMPARISON APPROACH	Condition Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Condition']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-73 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
329	2	74	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine1']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-74 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
330	2	75	SALES COMPARISON APPROACH	Above Grade Room Count Total Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R	R	R
331	2	76	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R	R	R
332	2	77	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathroom Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R	R	R
333	2	78	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine2']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-78 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
334	2	79	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area Sq.Ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole numbers only		R	R	R
335	2	80	SALES COMPARISON APPROACH	Gross Living Area Sq.Ft. Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-80 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
336	2	e-18	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Total Square Feet Number	The total area of the property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Square footage, numeric, to 5-digits: 12345		R	R	R
337	2	e-19	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Square footage, numeric, to 5-digits: 12345	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
338	2	e-20	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** WalkOut — wo WalkUp — wu InteriorOnly — in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
339	2	82	SALES COMPARISON APPROACH	Basement & Finished Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-82 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
340	2	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
341	2	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
342	2	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Full Bath Count.Half Bath Count n.n	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
343	2	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
344	2	84	SALES COMPARISON APPROACH	Rooms Below Grade Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementFinish']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-84 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
345	2	85	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T	T	T
346	2	86	SALES COMPARISON APPROACH	Functional Utility Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-86 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
347	2	87	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T	T	T
348	2	88	SALES COMPARISON APPROACH	Heating/Cooling Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-88 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
349	2	89	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R	R	R
350	2	90	SALES COMPARISON APPROACH	Energy Efficient Items Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-90 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
351	2	91	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
352	2	92	SALES COMPARISON APPROACH	Garage/Carport Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-92 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
353	2	93	SALES COMPARISON APPROACH	Porch, Patio, Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T	T	T
354	2	94	SALES COMPARISON APPROACH	Porch, Patio, Deck Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum 2-94 of this field and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
355	2	95	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureDescription	20	String		If field 2-39 is populated, then this field should be populated.	T	T	T
356	2	96	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-96 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
357	2	97	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureDescription	20	String		If field 2-41 is populated, then this field should be populated.	T	T	T
358	2	98	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-98 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-100) must add up to Net Adjustment field 2-103.	CR	CR	CR
359	2	99	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='3']/@PropertyFeatureDescription	20	String		If field 2-43 is populated, then this field should be populated.	T	T	T
360	2	100	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='3']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-100 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98) must add up to Net Adjustment field 2-103.	CR	CR	CR
361	2	101	SALES COMPARISON APPROACH	Adjusted Sales Price Positive	Sales Price Total Adjustment Positive Indicator	Indicates whether the total adjustments made to the property sales price during the application of the Sales Comparison approach were positive. This field is specific to the appraisal forms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N' and @SalesPriceTotalAdjustmentPositiveIndicator='Y']	1	Boolean	A value of 'Y' indicates the Positive box has been checked and the net adjustment is positive, a value of 'N' indicates the Negative box has been checked and the net adjustment is negative.	If the value of field 2-103 (Sale Price Total Adjustment Amount) is non-zero, one and only one of fields 2-101 or 2-102 values of (Sales Price Total Adjustment Positive Indicator) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
362	2	102	SALES COMPARISON APPROACH	Adjusted Sales Price Negative	Sales Price Total Adjustment Positive Indicator	Indicates whether the total adjustments made to the property sales price during the application of the Sales Comparison approach were positive. This field is specific to the appraisal forms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N' and @SalesPriceTotalAdjustmentPositiveIndicator='N']	1	Boolean	A value of 'Y' indicates the Positive box has been checked and the net adjustment is positive, a value of 'N' indicates the Negative box has been checked and the net adjustment is negative.	If the value of field 2-103 (Sale Price Total Adjustment Amount) is non-zero, one and only one of fields 2-101 or 2-102 values of (Sales Price Total Adjustment Positive Indicator) should be indicated.	T	T	T
363	2	103	SALES COMPARISON APPROACH	Net Adjustment	Sale Price Total Adjustment Amount	The dollar value of the total adjustments made to a comparable property sales price during the application of the Sales Comparison approach to determine the market value of the subject property. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalePriceTotalAdjustmentAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field should contain the total net adjustment, i.e. the sum of all positive and negative adjustments. **PDF Display Format:** Whole numbers only. If there is no net adjustment, a value of zero (0) must be entered.	All the fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to this Net Adjustment amount.	R	R	R
364	2	103a	SALES COMPARISON APPROACH	Net Adjustment Percentage	Sale Price Total Adjustment Net Percent	The percentage of the net sales price adjustments to the sales price of a property during the application of the sales comparison approach to property valuation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalePriceTotalAdjustmentNetPercent	6	Numeric	**PDF Display Format:** In percentage points (e.g. a value of 25.10 represents 25.10%), up to 2 decimal places.		T	T	T
365	2	103b	SALES COMPARISON APPROACH	Gross Adjustment Percentage	Sales Price Total Adjustment Gross Percent	The percentage of the gross sales price adjustments (i.e. sum of the absolute adjustment values) to the sales price of a property during the application of the sales comparison approach for property valuation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPriceTotalAdjustmentGrossPercent	6	Numeric	**PDF Display Format:** In percentage points (e.g. a value of 25.10 represents 25.10%), up to 2 decimal places.		T	T	T
366	2	104	SALES COMPARISON APPROACH	Adjusted Sale Price of Comparables	Adjusted Sales Price Amount	The sales price of a property after it has been adjusted during the application of the Sales Comparison approach for property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@AdjustedSalesPriceAmount	12	Money	**PDF Display Format:** Whole dollars only.		T	T	T
367	2	105	SALES COMPARISON APPROACH	I did research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='Y']	1	Boolean		One and only one of fields 2-105, 2-106 (values of Sales History Researched Indicator) should be indicated.	T	T	T
368	2	106	SALES COMPARISON APPROACH	I did not research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='N']	1	Boolean		One and only one of fields 2-105, 2-106 (values of Sales History Researched Indicator) should be indicated.	T	T	T
369	2	107	SALES COMPARISON APPROACH	I did not research the sale or transfer history of the subject property and comparable sales. If not, explain.	Sales History Not Researched Comment	A free-form text field used to describe or comment on why the sales or transfer history research of the subject property and comparable sales was not performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@SalesHistoryNotResearchedComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-106 (Sales History Researched Indicator = 'N') is indicated, this field should be populated.	T	T	T
370	2	108	SALES COMPARISON APPROACH	My research did reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-108, 2-109 (values of Subject Has Prior Sales Indicator) must be indicated.	CR	CR	CR
371	2	109	SALES COMPARISON APPROACH	My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-108, 2-109 (values of Subject Has Prior Sales Indicator) must be indicated.	CR	CR	CR
372	2	110	SALES COMPARISON APPROACH	Subject Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT/@DataSourceDescription	150	String	This field should indicate the data sources for the subject prior sale history.		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
373	2	111	SALES COMPARISON APPROACH	My research did reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-111, 2-112 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR	CR	CR
374	2	112	SALES COMPARISON APPROACH	My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-111, 2-112 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR	CR	CR
375	2	113	SALES COMPARISON APPROACH	Comparable Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE/@DataSourceDescription	150	String	This field should indicate the data sources for the comparables' prior sale history.		T	T	T
376	2	114	SALES COMPARISON APPROACH	Date of Prior Sale/Transfer SUBJECT	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 2-108 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR
377	2	115	SALES COMPARISON APPROACH	Price of Prior Sale/Transfer SUBJECT	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@PropertySalesAmount	15	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	This field is required if field 2-108 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR
378	2	116	SALES COMPARISON APPROACH	Data Source (s) SUBJECT	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the comparable. **PDF Display Format (when the source is an MLS listing):** MLS Organization # Listing		R	R	R
379	2	117	SALES COMPARISON APPROACH	Effective Date of Data Source (s) SUBJECT	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
380	2	118	SALES COMPARISON APPROACH	Date of Prior Sale/Transfer COMPARABLE	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	At least one instance of this field is required (i.e. for at least one comp) if field 2-111 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR
381	2	119	SALES COMPARISON APPROACH	Price of Prior Sale/Transfer COMPARABLE	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@PropertySalesAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	At least one instance of this field is required (i.e. for at least one comp) if field 2-111 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
382	2	120	SALES COMPARISON APPROACH	Data Source (s) COMPARABLE	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the comparable. **PDF Display Format (when the source is an MLS listing):** MLS Organization # Listing		R	R	R
383	2	121	SALES COMPARISON APPROACH	Effective Date of Data Source (s) COMPARABLE	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
384	2	122	SALES COMPARISON APPROACH	Analysis of prior sale or transfer history of the subject property and comparable sales.	GSE Prior Sale Comment	Analysis of the prior sale(s) of the subject and comparable sales.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET ']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
385	2	123	SALES COMPARISON APPROACH	Summary of Sales Comparison Approach	Sales Comparison Comment	A free-form text field used to describe or comment on the on the Sales Comparison approach in valuating the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
386	2	124	SALES COMPARISON APPROACH	Indicated Value by: Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This data is referenced more than once on the form (field 2-125) and must be represented consistently. **PDF Display Format:** Whole dollars only		R	R	R
387	2	125	RECONCILIATION	Indicated Value by: Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** This data is referenced more than once on the form (field 2-124) and must be represented consistently. **PDF Display Format:** Whole dollars only		R	R	R
388	2	126	RECONCILIATION	Indicated Value by: Sales Cost Approach (if developed) $	Value Indicated By Cost Approach Amount	The dollar value of the subject property indicated by the Cost Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@ValueIndicatedByCostApproachAmount	12	Money	This data is referenced more than once on the form (field 3-37) and must be represented consistently. **PDF Display Format:** Whole dollars only	Should be populated if there is an indicated value in field 3-37	T	T	T
389	2	127	RECONCILIATION	Indicated Value by: Sales Income Approach (if developed) $	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form (field 3-40) and should be represented consistently. **PDF Display Format:** Whole dollars only	Should be populated ifthere is an indicated value in field 3-40	T	T	T
390	2	128	RECONCILIATION	Comment Area	Valuation Reconciliation Summary Comment	A free-form text field used to describe or reconcile the different property valuation methods used to arrive at the final property valuation.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_SummaryComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
391	2	129	RECONCILIATION	The appraisal is made “as is”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='AsIs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section**	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR	CR	CR

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392	2	130	RECONCILIATION	The appraisal is made “subject to completion”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToCompletion']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR	CR	CR
393	2	131	RECONCILIATION	The appraisal is made “subject to the following repairs”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToRepairs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR	CR	CR
394	2	132	RECONCILIATION	The appraisal is made “subject to the following required inspection”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToInspections']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR	CR	CR
395	2	133	RECONCILIATION	Comment Area	Valuation Reconciliation Conditions Comment	A free-form text field used to summarize and clarify the conditions of the subject property upon which its valuation is based.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_ConditionsComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If any of fields 2-130, 2-131, 2-132 (values of Valuation Reconciliation Condition of Appraisal Type) are indicated, this field should be populated.	T	T	T
396	2	134	RECONCILIATION	Market Value	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **PDF Display Format:** Whole numbers only		R	R	R
397	2	135	RECONCILIATION	As of (Effective Date)	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
398	3	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
399	3	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
400	3	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
401	3	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
402	3	5	ADDITIONAL COMMENTS	Additional Comment	Valuation Methods Additional Description	A free form text field used to provide additional comments pertaining to the valuation methods and information gathering methods used in the appraisal.	/VALUATION_RESPONSE/VALUATION_METHODS/@_AdditionalDescription	12,000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T

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403	3	6	COST APPROACH	Support for the Opinion of Site Value	Site Estimated Value Comment	A free-form text field used to further describe the estimated value provided in Site Estimated Value Amount.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@SiteEstimatedValueComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
404	3	7	COST APPROACH	Reproduction Cost	Cost Analysis Type	Specifies the type cost analysis performed. (e.g. whether it was for Replacement Costs or Reproduction Costs)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS[@_Type='Reproduction']	1	Enumerated		No more than one of fields 3-7, 3-8 (values of Cost Analysis Type) may be indicated.	T	T	T
405	3	8	COST APPROACH	Replacement Cost	Cost Analysis Type	Specifies the type cost analysis performed. (e.g. whether it was for Replacement Costs or Reproduction Costs)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS[@_Type='Replacement']	1	Enumerated		No more than one of fields 3-7, 3-8 (values of Cost Analysis Type) may be indicated.	T	T	T
406	3	9	COST APPROACH	Source of Cost Data	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@DataSourceDescription	20	String			T	T	T
407	3	10	COST APPROACH	Quality Rating from Cost Service	Cost Service Quality Rating Description	Specifies the quality rating of the itemized building cost information provided by the cost estimating service.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@CostServiceQualityRatingDescription	10	String			T	T	T
408	3	11	COST APPROACH	Effective Date of Cost Data	GSE Cost Data Source Effective Date Description	The effective date of the cost data provided by the construction cost service used to determine the cost approach to value.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/COST_ANALYSIS_EXTENSION/COST_ANALYSIS_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COST_ANALYSIS_EXTENSION_SECTION_DATA/COST_APPROACH_DATA_SOURCE/@GSECostDataSourceEffectiveDateDescription	12	String			T	T	T
409	3	12	COST APPROACH	Comments on Cost Approach	Cost Analysis Comment	A free-form text field used to further describe the application of the Cost Approach valuation method to the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
410	3	13	COST APPROACH	Estimated Remaining Economic Life	Estimated Remaining Economic Life Years Count	Specifies the estimated remaining economic life of property improvements. This value is used in calculating the depreciation of the property improvements.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@EstimatedRemainingEconomicLifeYearsCount	4	Numeric	**PDF Display Format:** Whole numbers only.		T	T	T
411	3	14	COST APPROACH	Opinion of Site Value	Site Estimated Value Amount	The dollar value estimated for the property site (e.g. land that is improved so that it is ready to be used for a specific purpose.).	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@SiteEstimatedValueAmount	9	Money	**PDF Display Format:** Whole numbers only.		T	T	T
412	3	15	COST APPROACH	Cost-New Improvements Dwelling Sq. Ft.	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Dwelling']/@SquareFeetCount	5	Numeric	**PDF Display Format:** Whole numbers only.		T	T	T
413	3	16	COST APPROACH	Cost-New Improvements Dwelling Price/Sq. Ft.	Price Per Square Foot Amount	The price in terms of dollars per square foot. This is a ratio between a price and an area, but it is a monetary value rather than a factor or rate. (i.e. sales price per gross living area of a property)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Dwelling']/@PricePerSquareFootAmount	9	Money	**PDF Display Format:** In dollars, to two decimal places.		T	T	T
414	3	17	COST APPROACH	Cost-New Improvements Dwelling Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Dwelling']/@_CostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
415	3	18	COST APPROACH	Cost-New Improvements Other Description	New Improvement Type Other Description	A free form text field used to capture additional information when Other is selected for New Improvement Type.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@_TypeOtherDescription	20	String			T	T	T
416	3	19	COST APPROACH	Cost-New Improvements Other Sq. Ft.	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@SquareFeetCount	10	Numeric	**PDF Display Format:** Whole numbers only.		T	T	T

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417	3	20	COST APPROACH	Cost-New Improvements Other Price/Sq. Ft.	Price Per Square Foot Amount	The price in terms of dollars per square foot. This is a ratio between a price and an area, but it is a monetary value rather than a factor or rate. (i.e. sales price per gross living area of a property)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@PricePerSquareFootAmount	10	Money	**PDF Display Format:** In dollars, to two decimal places.		T	T	T
418	3	21	COST APPROACH	Cost-New Improvements Other Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@_CostAmount	10	Money	**PDF Display Format:** Whole numbers only.		T	T	T
419	3	22	COST APPROACH	Cost-New Improvements Extras	New Improvement Cost Description	A free form text field used to capture additional information about new property improvement reproduction costs.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Additional']/@_CostDescription	20	String			T	T	T
420	3	23	COST APPROACH	Cost-New Improvements Extras Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Additional']/@_CostAmount	9	Money	**PDF Display Format:** Whole numbers only.		T	T	T
421	3	24	COST APPROACH	Cost-New Improvements Garage/Carport Sq. Ft.	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Garage']/@SquareFeetCount	10	Numeric	**PDF Display Format:** Whole numbers only.		T	T	T
422	3	25	COST APPROACH	Cost-New Improvements Garage/Carport Price/Sq.Ft.	Price Per Square Foot Amount	The price in terms of dollars per square foot. This is a ratio between a price and an area, but it is a monetary value rather than a factor or rate. (i.e. sales price per gross living area of a property)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Garage']/@PricePerSquareFootAmount	9	Money	**PDF Display Format:** In dollars, to two decimal places.		T	T	T
423	3	26	COST APPROACH	Cost-New Improvements Garage/Carport Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Garage']/@_CostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
424	3	27	COST APPROACH	Total Estimated Cost-New	New Improvement Total Cost Amount	The dollar value of the total costs to reproduce new the improvements on the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@NewImprovementTotalCostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
425	3	29	COST APPROACH	Physical Depreciation	Depreciation Physical Amount	This element specifies the Physical depreciation amount of the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_PhysicalAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
426	3	31	COST APPROACH	Functional Depreciation	Depreciation Functional Amount	This element specifies the Functional depreciation amount of the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_FunctionalAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
427	3	33	COST APPROACH	External Depreciation	Depreciation Exterior Amount	This element specifies the Exterior depreciation amount of the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_ExteriorAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
428	3	34	COST APPROACH	Total Depreciation	Depreciation Total Amount	Specifies the total amount of depreciation for the property improvements. This amount includes physical, functional and external depreciation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_TotalAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
429	3	35	COST APPROACH	Depreciated Cost of Improvements	New Improvement Depreciated Cost Amount	Specifies the reproduction costs of the improvements after depreciation has been taken into account.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@NewImprovementDepreciatedCostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
430	3	36	COST APPROACH	"As-Is"` Value of Site Improvements	Site Other Improvements As Is Amount	The dollar value contributed by other "as is" improvements located on the subject property site.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@SiteOtherImprovementsAsIsAmount	12	Money	**PDF Display Format:** Whole numbers only.		T	T	T
431	3	37	COST APPROACH	Indicated Value By Cost Approach	Value Indicated By Cost Approach Amount	The dollar value of the subject property indicated by the Cost Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@ValueIndicatedByCostApproachAmount	12	Money	This data is referenced more than once on the form (field 2-126), and must be represented consistently. **PDF Display Format:** Whole numbers only		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
432	3	38	INCOME APPROACH	Estimated Monthly Market Rent $	Estimated Market Monthly Rent Amount	The estimated dollar value of the market monthly rent for a living unit or residence.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@EstimatedMarketMonthlyRentAmount	12	Money	**PDF Display Format:** Whole numbers only		T	T	T
433	3	39	INCOME APPROACH	Gross Rent Multiplier	Gross Rent Multiplier Factor	Specifies the Gross Rent Multiplier for the subject property. (e.g. Actual Sales Price divided by Actual Gross Monthly Rent = Gross Rent Multiplier (GRM))	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@GrossRentMultiplierFactor	9	Numeric	**PDF Display Format:** Whole numbers only		T	T	T
434	3	40	INCOME APPROACH	Indicated Value of Income Approach	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form (field 2-127), and must be represented consistently. **PDF Display Format:** Whole numbers only		T	T	T
435	3	41	INCOME APPROACH	Summary of Income Approach (including support for market rent and GRM)	Income Analysis Comment	A free-form text field used to describe or comment on the use of the Income Approach in valuing a property.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
436	3	42	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	If field 1-24 (Project Classification Type) is indicated, then one and only one of fields 3-42, 3-43 (values of Project Developer Controls Project Management Indicator) must be indicated.	CR	CR	CR
437	3	43	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? No	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	If field 1-24 (Project Classification Type) is indicated, then one and only one of fields 3-42, 3-43 (values of Project Developer Controls Project Management Indicator) must be indicated.	CR	CR	CR
438	3	44	PROJECT INFORMATION	PUD Project Unit Type(s) Detached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Detached']	8	Enumerated	This XPath should be used only if 'Detached' is indicated.	If field 1-24 (Project Classification Type) is indicated, at least one of fields 3-44, 3-45 (values of Project Design Type) should be indicated.	T	T	T
439	3	45	PROJECT INFORMATION	PUD Project Unit Type(s) Attached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Attached']	8	Enumerated	This XPath should be used only if 'Attached' is indicated.	If field 1-24 (Project Classification Type) is indicated, at least one of fields 3-44, 3-45 (values of Project Design Type) should be indicated.	T	T	T
440	3	44 and 45	PROJECT INFORMATION	PUD Project Unit Type(s) Attached and Detached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Other' and @_DesignTypeOtherDescription='AttachedAndDetached']	8	Enumerated	If both Attached and Detached are indicated (i.e. the project contains both attached and detached buildings), this should be represented in the data by assigning Project Design Type a value of 'Other' and assigning Project Design Type Other Description a value of 'AttachedAndDetached'.	If field 1-24 (Project Classification Type) is indicated, at least one of fields 3-44, 3-45 (values of Project Design Type) should be indicated.	T	T	T
441	3	46	PROJECT INFORMATION	PUD Legal name of project	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_Name	100	String		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
442	3	47	PROJECT INFORMATION	PUD Total number of phases	Development Stage Total Phases Count	Number of phases that exist in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@_TotalPhasesCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
443	3	48	PROJECT INFORMATION	PUD Total number of units	Completed Units Count	Total number of completed living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@CompletedUnitsCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
444	3	49	PROJECT INFORMATION	PUD Total number of units sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@UnitsSoldCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
445	3	50	PROJECT INFORMATION	PUD Total number of units rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@UnitsRentedCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
446	3	51	PROJECT INFORMATION	PUD Total number of units for sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@UnitsForSaleCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
447	3	52	PROJECT INFORMATION	PUD Number of Units Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@DataSourceDescription	100	String		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
448	3	53	PROJECT INFORMATION	PUD Was the project created by the conversion of an existing building(s) into a PUD? Yes	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='PUD' and @_ConversionIndicator='Y']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-53, 3-54 (values of Project Conversion Indicator) should be indicated.	T	T	T
449	3	54	PROJECT INFORMATION	PUD Was the project created by the conversion of an existing building(s) into a PUD? No	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='PUD' and @_ConversionIndicator='N']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-53, 3-54 (values of Project Conversion Indicator) should be indicated.	T	T	T
450	3	55	PROJECT INFORMATION	PUD If yes, date of conversion	Project Conversion Date	Specifies the date the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConversionDate	12	Date/Time	**Data Format(s)** yyyy-mm-dd or yyyy-mm or yyyy **PDF Display Format(s)** dd/mm/yyyy or mm/yyyy or yyyy	This field should be populated if field 3-53 (Project Conversion Indicator = 'Y') is indicated.	T	T	T
451	3	56	PROJECT INFORMATION	PUD Does the project contain any multi-dwelling units? Yes	Project Contains Multiple Dwelling Units Indicator	Indicates that the project contains multiple dwelling-units.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ContainsMultipleDwellingUnitsIndicator='Y']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-56, 3-57 (values of Project Contains Multiple Dwelling Units Indicator) should be indicated.	T	T	T
452	3	57	PROJECT INFORMATION	PUD Does the project contain any multi-dwelling units? No	Project Contains Multiple Dwelling Units Indicator	Indicates that the project contains multiple dwelling-units.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ContainsMultipleDwellingUnitsIndicator='N']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-56, 3-57 (values of Project Contains Multiple Dwelling Units Indicator) should be indicated.	T	T	T
453	3	58	PROJECT INFORMATION	PUD Multi-Dwelling Unit Data source(s)	Project Contains Multiple Dwelling Units Data Source Description	A free-form text field used to describe the source of the information used to set the Project Contains Multiple Dwelling Units Indicator.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ContainsMultipleDwellingUnitsDataSourceDescription	100	String		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
454	3	59	PROJECT INFORMATION	PUD Are the units, common elements, and recreation facilities complete? Yes	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='Y']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-59, 3-60 (values of Project Common Elements Completed Indicator) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
455	3	60	PROJECT INFORMATION	PUD Are the units, common elements, and recreation facilities complete? No	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='N']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-59, 3-60 (values of Project Common Elements Completed Indicator) should be indicated.	T	T	T
456	3	61	PROJECT INFORMATION	PUD If no, describe the status of completion	Project Common Elements Status Description	A free-form text field used to comment on the status of the project common elements and/or recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsStatusDescription	4000	String		This field should be populated if field 3-60 (Project Common Elements Completed Indicator = 'N') is indicated.	T	T	T
457	3	62	PROJECT INFORMATION	PUD Are the common elements leased to or by the Homeowners' Association? Yes	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='Y']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-62, 3-63 (values of Project Common Elements Leased Indicator) should be indicated.	T	T	T
458	3	63	PROJECT INFORMATION	PUD Are the common elements leased to or by the Homeowners' Association? No	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='N']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-62, 3-63 (values of Project Common Elements Leased Indicator) should be indicated.	T	T	T
459	3	64	PROJECT INFORMATION	PUD If yes, describe the rental terms and options.	Project Common Elements Lease Terms Description	A free-form text field used to describe the project management leasing status of project common elements.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsLeaseTermsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 3-62 (Project Common Elements Leased Indicator = 'Y') is indicated. This is a free text field which should describe the rental terms and options.	T	T	T
460	3	65	PROJECT INFORMATION	PUD Describe common elements and recreational facilities	Project Common Elements Description	A free-form text field used to describe project common elements and recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T	T	T
461	4	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
462	4	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the [illegible]	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
463	4	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
464	4	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
465	5	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
466	5	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the [illegible]	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
467	5	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
468	5	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
469	6	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
470	6	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
471	6	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
472	6	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
473	6	5	APPRAISER CERTIFICATION	Appraiser Name	Appraiser Name	The name of the party that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_Name	55	String			T	T	T
474	6	6	APPRAISER CERTIFICATION	Appraiser Company Name	Appraiser Company Name	The name of the appraisal company that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_CompanyName	50	String			T	T	T
475	6	7	APPRAISER CERTIFICATION	Appraiser Company Address	Appraiser Street Address	The street address of the appraiser.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_StreetAddress	50	String	Should conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		T	T	T
476	6	8a	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser City	The city in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_City	70	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T	T	T
477	6	8b	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser State	The state in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T	T	T
478	6	8c	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser Postal Code	The postal code (zip code in US) of the address of the appraiser. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4 code **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T	T	T
479	6	9	APPRAISER CERTIFICATION	Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String	This field should contain the entire telephone number, including area code.		T	T	T
480	6	10	APPRAISER CERTIFICATION	Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	55	String	Free text – should contain the appraiser's email address.		T	T	T
481	6	11	APPRAISER CERTIFICATION	Appraiser Date of Signature and Report	Appraiser Report Signed Date	Indicates the date the appraiser signed the appraisal report.	/VALUATION_RESPONSE/REPORT/@AppraiserReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
482	6	12	APPRAISER CERTIFICATION	Appraiser Effective Date of Appraisal	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** Note: This data is referenced more than once on the form (field 2-135) and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
483	6	13	APPRAISER CERTIFICATION	Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR	CR	CR
484	6	14	APPRAISER CERTIFICATION	Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='License']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR	CR	CR
485	6	15	APPRAISER CERTIFICATION	Appraiser or Other (describe)	Appraiser License Type Other Description	A free form text field used to capture additional information when Other is selected for Appraisal License Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_TypeOtherDescription	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	Required if field 6-16 is populated	CR	CR	CR
486	6	16	APPRAISER CERTIFICATION	Appraiser State #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_Identifier	20	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR	CR	CR
487	6	17	APPRAISER CERTIFICATION	Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation		T	T	T
488	6	18	APPRAISER CERTIFICATION	Appraiser Expiration Date of Certification or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_ExpirationDate	12	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required unless the value of field (6-15) is 'trainee' and fields 6-13,6-14, and 6-16 are not populated,	CR	CR	CR
489	6	19	APPRAISER CERTIFICATION	ADDRESS OF PROPERTY APPRAISED	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	45	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) · Address unit designator and number (if applicable) This data is referenced more than once on the form (fields 1-6, 2-11, 6-19) and must be represented consistently to the extent that the available space permits.		R	R	R
490	6	20a	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-7, 2-12a, 6-20a) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
491	6	20b	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-8, 2-12b, 6-20b), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
492	6	20c	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
493	6	21	APPRAISER CERTIFICATION	APPRAISED VALUE OF SUBJECT PROPERTY $	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement – Refer to Appendix D Reconciliation Section** **PDF Display Format:** Numeric, whole numbers only Note: This data is referenced more than once on the form (field 2-134) and must be represented consistently.		R	R	R
494	6	22	APPRAISER CERTIFICATION	LENDER/CLIENT Name	GSE Management Company Name	The appraisal management company associated with the appraisal report.	/VALUATION_RESPONSE/PARTIES/MANAGEMENT_COMPANY_EXTENSION/MANAGEMENT_COMPANY_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/MANAGEMENT_COMPANY_EXTENSION_SECTION_DATA/MANAGEMENT_COMPANY/@GSEManagementCompanyName	48	String	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** This field must contain either the name of the management company involved or the text 'No AMC'.		R	R	R
495	6	23	APPRAISER CERTIFICATION	LENDER/CLIENT Company Name	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	This field contains the lender/client company name. This data is referenced more than once on the form (refer to field 1-36) and must be represented consistently, to the extent the available space permits. The printed version of this field must appear completely in at least one location on the form, but may be truncated in the other location.		T	T	T
496	6	24	APPRAISER CERTIFICATION	LENDER/CLIENT Company Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This address information is treated differently from other address fields on the appraisal form in order to accommodate lender requirements.		T	T	T
497	6	26	APPRAISER CERTIFICATION	LENDER/CLIENT Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/LENDER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	25	String			T	T	T
498	6	27	APPRAISER CERTIFICATION	Supervisory Appraiser Name	Supervisor Name	Name of the person who is responsible for reviewing or supervising the work or project.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_Name	25	String		This field should be populated if there is a supervisory appraiser	T	T	T
499	6	28	APPRAISER CERTIFICATION	Supervisory Appraiser Company Name	Supervisor Company Name	Name of the company with which the supervisor is associated.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_CompanyName	25	String	This is a free text field which should contain the supervisory appraiser's company name.	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
500	6	29	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address	Supervisor Street Address	The street address of the supervisor.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_StreetAddress	45	String	Should conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
501	6	30a	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor City	The city in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_City	45	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
502	6	30b	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor State	The state in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
503	6	30c	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor Postal Code	The postal code (zip code in US) of the address of the supervisor. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
504	6	31	APPRAISER CERTIFICATION	Supervisory Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
505	6	32	APPRAISER CERTIFICATION	Supervisory Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
506	6	33	APPRAISER CERTIFICATION	Supervisory Appraiser Date of Signature	Supervisor Report Signed Date	Indicates the date the supervisor signed the report.	/VALUATION_RESPONSE/REPORT/@SupervisorReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
507	6	34	APPRAISER CERTIFICATION	Supervisory Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be	CR	CR	CR
508	6	35	APPRAISER CERTIFICATION	Supervisory Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='License']/@_Identifier	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be	CR	CR	CR
509	6	36	APPRAISER CERTIFICATION	Supervisory Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated	T	T	T
510	6	37	APPRAISER CERTIFICATION	Supervisory Appraiser Expiration Date of Certification or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_Expiration Date	10	Date/Time	**UAD Requirement – Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field must be populated if field 6-27 (Supervisor Name) is populated	CR	CR	CR
511	6	38	APPRAISER CERTIFICATION	Did not inspect subject property	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, 6-41 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T	T	T
512	6	39	APPRAISER CERTIFICATION	Did inspect exterior of subject property from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, 6-41 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T	T	T
513	6	40	APPRAISER CERTIFICATION	Date of Inspection from street	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	Note: fields 6-40 and 6-42 populate the same MISMO container. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 6-39 (Appraisal Inspection Property Type = 'Subject' and Appraisal Inspection Type = 'ExteriorOnly') is indicated this field should be populated.	T	T	T
514	6	41	APPRAISER CERTIFICATION	Did inspect interior and exterior of subject property	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorAndInterior']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, 6-41 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T	T	T
515	6	42	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorAndInterior']/@InspectionDate	10	Date/Time	Note: fields 6-40 and 6-42 populate the same MISMO container. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 6-41 (Appraisal Inspection Property Type = 'Subject' and Appraisal Inspection Type = 'ExteriorAndInterior') is indicated this field should be populated.	T	T	T
516	6	43	APPRAISER CERTIFICATION	Did not inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-43, 6-44 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T	T	T
517	6	44	APPRAISER CERTIFICATION	Did inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-43, 6-44 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	Xpath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1004/70	Data Field Conditionality 1004 Hybrid/70H	Data Field Conditionality 1004 Desktop/70D
518	6	45	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-44 (Appraisal Inspection Property Type = 'Comparable' and Appraisal Inspection Typ= 'ExteriorOnly') is indicated..	T	T	T
519	All	226	FOOTER	BLANK	Appraisal Report Content Identifier	An additional identifier that is used for uniquely identifying appraisal forms or addendums. This may be an internal systems identifier.	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentIdentifier	19	String	This field occurs on every page of the form and must be consistent. The only allowable value for this string is: UAD Version 9/2011 **PDF Display:** UAD Version 9/2011		R	R	R
520	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LatitudeNumber	30	String	The latitude of the subject property		T	T	T
521	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LongitudeNumber	30	String	The longitude of the subject property		T	T	T
522	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LatitudeNumber	30	String	The latitude of the comparable property		T	T	T
523	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LongitudeNumber	30	String	The longitude of the comparable property		T	T	T
524	3	227	ADDITIONAL COMMENTS	Appraisal Assignment Type Subject Property Data Collection Date Subject Property Data Collection Method Subject Property Data Collection Workforce	AppraisalReportContentName	Indicates the name or title of an appraisal report form or addendum. (e.g., Extra Comparable 4-5-6).	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentName	150	String	**UAD Requirement - Refer to "Desktop & Hybrid Reference Tab" worksheet in Appendix B** The field captures the enumerated concatenated values for Desktop and Hybrid Appraisals.		T	R	R
525	N/A	N/A	N/A	N/A	AppraisalReportContentIsPrimaryFormIndicator	Indicates whether appraisal form is the primary form in the report.	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentIsPrimaryFormIndicator	1	Boolean	**UAD Requirement - Refer to "Desktop & Hybrid Reference Tab" worksheet in Appendix B** The “AppraisalReportContentIsPrimaryFormIndicator” is a “Y”/ “N” indicator which can be repeated for multiple instances but should only have one value of “Y” in the XML. When “Y” is indicated, the forms vendor must allow for enumerated values for the data point “AppraisalReportContentName”.		T	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
1	N/A	N/A	N/A	N/A	Appraisal Form Type	Specifies the appraisal form used to report the valuation.	/VALUATION_RESPONSE/REPORT/@AppraisalFormType	10	Enumerated	The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Value** FNM1004 FNM1073 FNM1075 FNM2055 Note: the values shown above are Fannie Mae form numbers. The comparable forms are: Fannie Mae 1004/ Freddie Mac 70 Fannie Mae 2055/ Freddie Mac 2055 Fannie Mae 1073/ Freddie Mac 465 Fannie Mae 1075/ Freddie Mac 466		R	R	R
2	N/A	N/A	N/A	N/A	Embedded File	N/A	/VALUATION_RESPONSE/REPORT/EMBEDDED_FILE/DOCUMENT	N/A	N/A	All addenda must be included in a single embedded file. The embedded file must be in Portable Document Format (.pdf) with Base64 encoding.		R	R	R
3	1	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
4	1	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
5	1	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
6	1	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
7	1	6	SUBJECT	Property Address	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	60	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) This data is referenced more than once on the form (fields 1-6, 3-11, 6-19), and must be represented consistently.		R	R	R
8	1	7	SUBJECT	Unit #	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@UnitIdentifier	12	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: ·Address unit designator and number This data is referenced more than once on the form (fields 1-7, 3-12a, 6-20a), and must be represented consistently.		R	R	R
9	1	8	SUBJECT	City	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-8, 3-12b, 6-20b) and must be represented consistently.		R	R	R
10	1	9	SUBJECT	State	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-9, 3-12c, 6-20c), and must be represented consistently.		R	R	R

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11	1	10	SUBJECT	Zip Code	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-10, 2-12d, 6-20d) and must be represented consistently.		R	R	R
12	1	11	SUBJECT	Borrower	GSE Borrower Name	The unparsed name(s) of person(s) or non-person entities that are the borrower(s).	/VALUATION_RESPONSE/PARTIES/BORROWER/BORROWER_EXTENSION/BORROWER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/BORROWER_EXTENSION_SECTION_DATA/BORROWER_NAME/@GSEBorrowerName	50	String			T	T	T
13	1	12	SUBJECT	Owner of Public Record	GSE Property Owner Name	The unparsed name(s) of the subject property owner(s).	/VALUATION_RESPONSE/PROPERTY/_OWNER/PROPERTY_OWNER_EXTENSION/PROPERTY_OWNER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_OWNER_EXTENSION_SECTION_DATA/PROPERTY_OWNER/@GSEPropertyOwnerName	45	String			T	T	T
14	1	13	SUBJECT	County	Property County	The county in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_County	30	String	**UAD Instruction - Refer to Appendix D Subject Section** If the subject property is not located in any county (e.g. the subject property is located in an independent city), enter the name of the local municipality or district in which the property is located.		T	T	T
15	1	14	SUBJECT	Legal Description	Property Legal Description Text Description	A free-form text field used to capture the legal description of the property for the type specified in Property Legal Description Type.	/VALUATION_RESPONSE/PROPERTY/_LEGAL_DESCRIPTION[@_Type='Other' and @_TypeOtherDescription='LongLegal']/@_TextDescription	150	String			T	T	T
16	1	15	SUBJECT	Assessor's Parcel #	GSE Assessors Parcel Identifier	The identifier or identifiers that describes the location of the property as related to county, state or municipal tax records.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/PROPERTY_IDENTIFICATION_EXTENSION/PROPERTY_IDENTIFICATION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_IDENTIFICATION_EXTENSION_SECTION_DATA/PARCEL_IDENTIFIER/@GSEAssessorsParcelIdentifier	60	String	**UAD Instruction - Refer to Appendix D Subject Section** If no parcel number is available, enter 'None'. If more than one parcel number is applicable, each should be listed and separated by a semicolon.		T	T	T
17	1	16	SUBJECT	Tax Year	Property Tax Year Identifier	The sole or start year of the subject property's tax year for the information.	/VALUATION_RESPONSE/PROPERTY/_TAX/@_YearIdentifier	4	String	**UAD Instruction - Refer to Appendix D Subject Section** Should be in a four digit year format. **Data Format:** yyyy	The form field 1-17 (GSE Property Tax Total Tax Amount) is greater than 0.	T	T	T
18	1	17	SUBJECT	R.E. Taxes $	GSE Property Tax Total Tax Amount	The total of all of the property's real estate taxes for this year excluding any special assessments, across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid.	/VALUATION_RESPONSE/PROPERTY/_TAX/PROPERTY_TAX_EXTENSION/PROPERTY_TAX_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_TAX_EXTENSION_SECTION_DATA/PROPERTY_TAX_AMOUNT/@GSEPropertyTaxTotalTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only. If the amount is unknown, appraisers should enter zero (0) in the data field.		T	T	T
19	1	18	SUBJECT	Project Name	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_Name	60	String	**UAD Requirement - Refer to Appendix D Subject Section** This data is referenced more than once on the form (fields 1-18, 3-13) and must be represented consistently to the extent the available space permits.		R	R	R
20	1	19	SUBJECT	Phase #	Project Phase Identifier	The current phase number of a multi-phase development project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_PhaseIdentifier	10	String	The legal phase number of the subject unit. This data is referenced more than once on the form (fields 1-19, 3-14), and should be represented consistently.		T	T	T
21	1	20	SUBJECT	Map Reference	Map Reference Identifier	A reference to a regionally specific map document that assists in locating a property. May refer to locally available published map products (e.g. Thomas Map in CA) or a county tax map.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@MapReferenceIdentifier	30	String			T	T	T
22	1	21	SUBJECT	Census Tract	Census Tract Identifier	Identifies census tract as defined by the U.S. Census Bureau where subject property is located.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@CensusTractIdentifier	25	String			T	T	T
23	1	22	SUBJECT	Occupant Owner	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY [@_CurrentOccupancyType='OwnerOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-22, 1-23, 1-24 (values of Property Current Occupancy Type) must be indicated.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
24	1	23	SUBJECT	Occupant Tenant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY [@_CurrentOccupancyType='TenantOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-22, 1-23, 1-24 (values of Property Current Occupancy Type) must be indicated.	CR	CR	CR
25	1	24	SUBJECT	Occupant Vacant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='Vacant']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-22, 1-23, 1-24 (values of Property Current Occupancy Type) must be indicated.	CR	CR	CR
26	1	25	SUBJECT	Special Assessments $	Property Tax Total Special Tax Amount	The total of all of the property's special real estate taxes for this tax year (Property Tax Year Identifier) across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid. (see Property Tax Special).	/VALUATION_RESPONSE/PROPERTY/_TAX/@_TotalSpecialTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only. If there are no special assessments applicable to the subject property, the appraiser should enter zero (0) in this data field.		T	T	T
27	1	26	SUBJECT	HOA $	Project Per Unit Fee Amount	The amount charged to each unit by the project management.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Subject Section** Whole dollars only. If there are no mandatory HOA fees applicable to the subject property, appraiser must enter zero (0) in this data field.		R	R	R
28	1	27	SUBJECT	HOA $ per year	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Annually']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-26 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-27, 1-28 (values of Project Per Unit Fee Period Type) must be indicated.	CR	CR	CR
29	1	28	SUBJECT	HOA $ per month	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Monthly']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-26 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-27, 1-28 (values of Project Per Unit Fee Period Type) must be indicated.	CR	CR	CR
30	1	29	SUBJECT	Property Rights Appraised Fee Simple	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='FeeSimple']	9	Enumerated		One and only one of fields 1-29, 1-30, 1-31 (values of Property Rights Type) should be indicated.	T	T	T
31	1	30	SUBJECT	Property Rights Appraised Leasehold	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Leasehold']	9	Enumerated		One and only one of fields 1-29, 1-30, 1-31 (values of Property Rights Type) should be indicated.	T	T	T
32	1	31	SUBJECT	Property Rights Appraised Other	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Other']	9	Enumerated		One and only one of fields 1-29, 1-30, 1-31 (values of Property Rights Type) should be indicated.	T	T	T
33	1	32	SUBJECT	Property Rights Appraised Other (describe)	Property Rights Type Other Description	A free form text field used to collect additional information when Other is selected for Property Rights Type.	/VALUATION_RESPONSE/PROPERTY/@_RightsTypeOtherDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-31 (Property Rights Type = 'Other') is indicated.	T	T	T
34	1	33	SUBJECT	Assignment Type Purchase Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Purchase']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-33, 1-34, 1-35 (Values of Appraisal Purpose Type) must be indicated.	CR	CR	CR
35	1	34	SUBJECT	Assignment Type Refinance Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Refinance']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-33, 1-34, 1-35 (Values of Appraisal Purpose Type) must be indicated.	CR	CR	CR
36	1	35	SUBJECT	Assignment Type Other	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Other']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-33, 1-34, 1-35 (Values of Appraisal Purpose Type) must be indicated.	CR	CR	CR
37	1	36	SUBJECT	Assignment Type Other (describe)	Appraisal Purpose Type Other Description	A free form text field used to collect additional information when Other is selected for Appraisal Purpose Type.	/VALUATION_RESPONSE/REPORT/@AppraisalPurposeTypeOtherDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field is required if field 1-35 (Appraisal Purpose Type = 'Other') is indicated.	CR	CR	CR
38	1	37	SUBJECT	Lender/Client	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	**UAD Requirement - Refer to Appendix D Subject Section** This field contains the name of the lender.		R	R	R
39	1	38	SUBJECT	Lender/Client Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This data is referenced more than once on the form (field 6-24) and must be represented consistently to the extent the available space permits. The printed version of this field must appear completely in this location on the form, but may be truncated in the other locations.		T	T	T
40	1	39	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-39, 1-40 (values of Listed Within Previous Year Indicator) must be indicated.	CR	CR	CR
41	1	40	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? No	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-39, 1-40 (values of Listed Within Previous Year Indicator) must be indicated.	CR	CR	CR

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42	1	e-2	SUBJECT	Report data source(s) used, offering price(s), and date(s).	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Subject Section** Must provide a whole number or "Unk" if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-39 is indicated, this field must be indicated.	CR	CR	CR
43	1	41	SUBJECT	Report data source(s) used, offering price(s), and date(s).	Listed Within Previous Year Description	A free-form text describing the offering prices, dates, and data sources of the previous twelve (12) months of listing.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY/@ListedWithinPreviousYearDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** If there are no current or prior offerings in the 12 months prior to the effective date of the appraisal, then this field must indicate the data sources used to establish this fact. Any relevant additional comments must also go in this field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R	R	R
44	1	42	CONTRACT	I did analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-42, 1-43 (values of Sales Contract Reviewed Indicator) must be indicated.	CR	CR	CR
45	1	43	CONTRACT	I did not analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-42, 1-43 (values of Sales Contract Reviewed Indicator) must be indicated.	CR	CR	CR
46	1	e-3	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	GSE Sale Type	The type of sale associated with the subject or comparable property transaction.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONTRACT_EXTENSION/SALES_CONTRACT_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONTRACT_EXTENSION_SECTION_DATA/SALES_TRANSACTION/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Contract Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** **Comp Grid / Page 1** REOSale — REO — REO sale ShortSale — Short — Short sale CourtOrderedSale — CrtOrd — Court ordered sale EstateSale — Estate — Estate sale RelocationSale — Relo — Relocation sale NonArmsLengthSale — NonArm — Non-arms length sale ArmsLengthSale — ArmLth — Arms length sale **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field must be populated if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
47	1	44	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	Sales Contract Review Comment	A free-form text field describing the sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_ReviewComment	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field must be populated if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
48	1	45	CONTRACT	Contract Price $	Sales Contract Amount	The amount of money the contract is for.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only.	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
49	1	46	CONTRACT	Date of Contract	Sales Contract Date	The effective date of the sales contract (e.g. the date of sale).	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Date	10	Date/Time	**UAD Requirement - Refer to Appendix D Contract Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
50	1	47	CONTRACT	Is the property seller the owner of public record? Yes	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-47, 1-48 must be indicated.	CR	CR	CR

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51	1	48	CONTRACT	Is the property seller the owner of public record? No	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-47, 1-48 must be indicated.	CR	CR	CR
52	1	49	CONTRACT	Contract Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@DataSourceDescription	25	String		This field should be populated if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	T	T	T
53	1	50	CONTRACT	Is there any financial assistance (loan charges, sales concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-50, 1-51 (values of Sales Concession Indicator) must be indicated.	CR	CR	CR
54	1	51	CONTRACT	Is there any financial assistance (loan charges, sales concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? No	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-50, 1-51 (values of Sales Concession Indicator) must be indicated.	CR	CR	CR
55	1	52a	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Amount	The dollar amount of the value of sales concessions granted by an interested party including such items as furniture, carpeting, decorator allowances, automobiles, vacations, securities, giveaways or other sales incentives.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionAmount	10	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-50 is indicated, and e-4 has a value of 'N', then this field is required.	CR	CR	CR
56	1	e-4	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	GSE Undefined Concession Amount Indicator	Indicates whether there is a known sales or financing concessions with an unknown dollar amount.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONCESSION_EXTENSION/SALES_CONCESSION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONCESSION_EXTENSION_SECTION_DATA/SALES_CONCESSION/@GSEUndefinedConcessionAmountIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section** **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-50 is indicated.	CR	CR	CR
57	1	52b	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Description	A free-form text field used to describe sales concessions granted by an interested party.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionDescription	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point. Separate with a semicolon. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-50 is indicated.	CR	CR	CR
58	1	53	NEIGHBORHOOD	Location Urban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Urban']	8	Enumerated		One and only one of fields 1-53, 1-54, 1-55 (values of Property Neighborhood Location Type) should be indicated.	T	T	T
59	1	54	NEIGHBORHOOD	Location Suburban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Suburban']	8	Enumerated		One and only one of fields 1-53, 1-54, 1-55 (values of Property Neighborhood Location Type) should be indicated.	T	T	T
60	1	55	NEIGHBORHOOD	Location Rural	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Rural']	8	Enumerated		One and only one of fields 1-53, 1-54, 1-55 (values of Property Neighborhood Location Type) should be indicated.	T	T	T
61	1	56	NEIGHBORHOOD	Built-Up Over 75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Over75Percent']	14	Enumerated		One and only one of fields 1-56, 1-57, 1-58 (values of Neighborhood Builtup Range Type) should be indicated.	T	T	T
62	1	57	NEIGHBORHOOD	Built-Up 25-75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='25To75Percent']	14	Enumerated		One and only one of fields 1-56, 1-57, 1-58 (values of Neighborhood Builtup Range Type) should be indicated.	T	T	T
63	1	58	NEIGHBORHOOD	Built-Up Under 25%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Under25Percent']	14	Enumerated		One and only one of fields 1-56, 1-57, 1-58 (values of Neighborhood Builtup Range Type) should be indicated.	T	T	T
64	1	59	NEIGHBORHOOD	Growth Rapid	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Rapid']	6	Enumerated		One and only one of fields 1-59, 1-60, 1-61 (values of Neighborhood Growth Pace Type) should be indicated.	T	T	T
65	1	60	NEIGHBORHOOD	Growth Stable	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Stable']	6	Enumerated		One and only one of fields 1-59, 1-60, 1-61 (values of Neighborhood Growth Pace Type) should be indicated.	T	T	T
66	1	61	NEIGHBORHOOD	Growth Slow	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Slow']	6	Enumerated		One and only one of fields 1-59, 1-60, 1-61 (values of Neighborhood Growth Pace Type) should be indicated.	T	T	T
67	1	62	NEIGHBORHOOD	Property Values Increasing	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Increasing']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-62, 1-63, 1-64 (values of Neighborhood Property Value Trend Type) must be indicated.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
68	1	63	NEIGHBORHOOD	Property Values Stable	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Stable']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-62, 1-63, 1-64 (values of Neighborhood Property Value Trend Type) must be indicated.	CR	CR	CR
69	1	64	NEIGHBORHOOD	Property Values Declining	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Declining']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-62, 1-63, 1-64 (values of Neighborhood Property Value Trend Type) must be indicated.	CR	CR	CR
70	1	65	NEIGHBORHOOD	Demand/Supply Shortage	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='Shortage']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-65, 1-66, 1-67 (values of Neighborhood Demand and Supply Type) must be indicated.	CR	CR	CR
71	1	66	NEIGHBORHOOD	Demand/Supply In Balance	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='InBalance']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-65, 1-66, 1-67 (values of Neighborhood Demand and Supply Type) must be indicated.	CR	CR	CR
72	1	67	NEIGHBORHOOD	Demand/Supply Over Supply	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='OverSupply']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-65, 1-66, 1-67 (values of Neighborhood Demand and Supply Type) must be indicated.	CR	CR	CR
73	1	68	NEIGHBORHOOD	Marketing Time Under 3 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='UnderThreeMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-68, 1-69, 1-70 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR	CR	CR
74	1	69	NEIGHBORHOOD	Marketing Time 3-6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='ThreeToSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-68, 1-69, 1-70 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR	CR	CR
75	1	70	NEIGHBORHOOD	Marketing Time Over 6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='OverSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-68, 1-69, 1-70 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR	CR	CR
76	1	71	NEIGHBORHOOD	Condominium Housing Price $ (000) Low	Neighborhood Housing Low Price Amount	The low price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_LowPriceAmount	7	Money	Whole dollars only.		T	T	T
77	1	72	NEIGHBORHOOD	Condominium Housing Price $ (000) High	Neighborhood Housing High Price Amount	The high price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_HighPriceAmount	7	Money	Whole dollars only.		T	T	T
78	1	73	NEIGHBORHOOD	Condominium Housing Price $ (000) Pred.	Neighborhood Housing Predominant Price Amount	The predominate price of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_PredominantPriceAmount	7	Money	Whole dollars only.		T	T	T
79	1	74	NEIGHBORHOOD	Condominium Housing Age (yrs) Low	Neighborhood Housing Newest Years Count	The age, in years, of the newest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_NewestYearsCount	3	Numeric	Whole numbers only.		T	T	T
80	1	75	NEIGHBORHOOD	Condominium Housing Age (yrs) High	Neighborhood Housing Oldest Years Count	The age, in years, of the oldest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_OldestYearsCount	3	Numeric	Whole numbers only.		T	T	T
81	1	76	NEIGHBORHOOD	Condominium Housing Age (yrs) Pred.	Neighborhood Housing Predominant Age Years Count	The predominate age, in years, of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_PredominantAgeYearsCount	3	Numeric	Whole numbers only.		T	T	T
82	1	77	NEIGHBORHOOD	Present Land Use % One-Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='SingleFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
83	1	78	NEIGHBORHOOD	Present Land Use % 2-4 Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='TwoToFourFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
84	1	79	NEIGHBORHOOD	Present Land Use % Multi-Family	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Apartment']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
85	1	80	NEIGHBORHOOD	Present Land Use % Commercial	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Commercial']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
86	1	82	NEIGHBORHOOD	Present Land Use % Other	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Other']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T	T	T
87	1	83	NEIGHBORHOOD	Neighborhood Boundaries	GSE Neighborhood Boundaries Description	The boundaries of the subject neighborhood. These boundries may include but are not limited to streets, legally recognized neighborhood boundaries, waterways, or other natural boundaries that define the seperation of one neighborhood from another.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/NEIGHBORHOOD_EXTENSION/NEIGHBORHOOD_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/NEIGHBORHOOD_EXTENSION_SECTION_DATA/NEIGHBORHOOD_BOUNDARIES/@GSENeighborhoodBoundariesDescription	4000	String	**UAD Instruction - Refer to Appendix D Neighborhood Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T

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88	1	84	NEIGHBORHOOD	Neighborhood Description	Neighborhood Description	A free-form text field describing the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_Description	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
89	1	85	NEIGHBORHOOD	Market Conditions (including support for the above conclusions)	Neighborhood Market Conditions Description	A free-form text field used to discuss market conditions in the neighborhood that may effect property values.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_MarketConditionsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
90	1	86	PROJECT SITE	Topography	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Topography']/@_Comment	40	String			T	T	T
91	1	87	PROJECT SITE	Size	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Size']/@_Comment	30	String			T	T	T
92	1	88	PROJECT SITE	Density	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Density']/@_Comment	30	String			T	T	T
93	1	e-5	PROJECT SITE	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A This data is referenced more than once on the form for the subject property, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
94	1	e-6	PROJECT SITE	View (View Type)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one instance of this field is required, the second instance is optional.	R	R	R
95	1	e-7	PROJECT SITE	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	19	String	**UAD Requirement - Refer to Appendix D Site Section** If a view factor not on the list materially affects the value of the subject property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR	CR	CR
96	1	90	PROJECT SITE	Specific Zoning Classification	Site Zoning Classification Identifier	Identifies the zoning classification applied to the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationIdentifier	25	String	This field should indicate the specific zoning classification of the subject property.	This field should be populated if field 1-96 (Site Zoning Compliance Type = 'NoZoning') is not indicated	T	T	T
97	1	91	PROJECT SITE	Zoning Description	Site Zoning Classification Description	A free-form text field used to describe the zoning classification of the property site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationDescription	4000	String	This field should contain a description of the zoning classification of the subject property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-96 (Site Zoning Compliance Type = 'NoZoning') is not indicated.	T	T	T

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98	1	92	PROJECT SITE	Zoning Compliance Legal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Legal']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
99	1	93	PROJECT SITE	Zoning Compliance Legal Nonconforming	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Nonconforming']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
100	1	94	PROJECT SITE	Do the zoning regulations permit rebuilding to current density? Yes	Site Zoning Permit Rebuild To Current Density Indicator	Indicates that the zoning regulations allow the property to rebuild to the current density.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningPermitRebuildToCurrentDensityIndicator='Y']	1	Boolean		If field 1-93 (Site Zoning Compliance Type = 'Nonconforming') is indicated, then one and only one of fields 1-94 and 1-95 (values of Site Zoning Permit Rebuild To Current Density Indicator) should be indicated. .	T	T	T
101	1	95	PROJECT SITE	Do the zoning regulations permit rebuilding to current density? No	Site Zoning Permit Rebuild To Current Density Indicator	Indicates that the zoning regulations allow the property to rebuild to the current density.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningPermitRebuildToCurrentDensityIndicator='N']	1	Boolean		If field 1-93 (Site Zoning Compliance Type = 'Nonconforming') is indicated, then one and only one of fields 1-94 and 1-95 (values of Site Zoning Permit Rebuild To Current Density Indicator) should be indicated.	T	T	T
102	1	96	PROJECT SITE	Zoning Compliance No Zoning	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='No Zoning']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
103	1	97	PROJECT SITE	Zoning Compliance Illegal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Illegal']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T	T	T
104	1	98	PROJECT SITE	Zoning Compliance Illegal (describe)	Site Zoning Compliance Description	A free-form text field describing any issues concerning how the site complies with zoning regulations including limitations on future development.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningComplianceDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-97 (Site Zoning Compliance Type = 'Illegal') is indicated.	T	T	T
105	1	99	PROJECT SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? Yes	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='Y']	1	Boolean		One and only one of fields 1-99, 1-100 (values of Highest and Best Use Indicator) should be indicated.	T	T	T
106	1	100	PROJECT SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? No	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='N']	1	Boolean		One and only one of fields 1-99, 1-100 (values of Highest and Best Use Indicator) should be indicated.	T	T	T
107	1	101	PROJECT SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? If No, describe	Highest Best Use Description	Specifies a use, other than the present use, that would constitute a higher and best use of the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@HighestBestUseDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-100 (Highest and Best indicator = 'N') is indicated.	T	T	T
108	1	102	PROJECT SITE	Utilities Electricity Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR	CR	CR
109	1	103	PROJECT SITE	Utilities Electricity Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR	CR	CR
110	1	104	PROJECT SITE	Utilities Electricity Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of electric service if present and not public. If no electric service is present, enter 'None' in the description field.	If field 1-103 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR

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111	1	105	PROJECT SITE	Utilities Gas Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR	CR	CR
112	1	106	PROJECT SITE	Utilities Gas Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR	CR	CR
113	1	107	PROJECT SITE	Utilities Gas Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of gas service, if present and not public. If no gas service is present, enter 'None' in the description field.	If field 1-106 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
114	1	108	PROJECT SITE	Utilities Water Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR	CR	CR
115	1	109	PROJECT SITE	Utilities Water Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR	CR	CR
116	1	110	PROJECT SITE	Utilities Water Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the water source, if not public. If no water service is present, enter 'None' in the description field.	If field 1-109 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
117	1	111	PROJECT SITE	Utilities Sanitary Sewer Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-111, 1-112 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-113 (Site Utility Non Public Description).	CR	CR	CR
118	1	112	PROJECT SITE	Utilities Sanitary Sewer Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-111, 1-112 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-113 (Site Utility Non Public Description).	CR	CR	CR
119	1	113	PROJECT SITE	Utilities Sanitary Sewer Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of the sanitary sewer service if present and not public. If no sanitary sewer service is present, enter 'None' in the description field..	If field 1-112 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR	CR	CR
120	1	114	PROJECT SITE	Off-site Improvements - Type Street	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the street type. The value 'None' should be indicated if none is present.		T	T	T
121	1	115	PROJECT SITE	Street Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
122	1	116	PROJECT SITE	Street Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
123	1	117	PROJECT SITE	Off-site Improvements - Type Alley	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the alley type. The value 'None' should be indicated if none is present.		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
124	1	118	PROJECT SITE	Alley Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-118, 1-119 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
125	1	119	PROJECT SITE	Alley Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-118, 1-119 (values of Property Off Site Improvement Ownership Type) should be indicated.	T	T	T
126	1	120	PROJECT SITE	FEMA Special Flood Hazard Area Yes	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='Y']	1	Boolean		One and only one of fields 1-120, 1-121 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T	T	T
127	1	121	PROJECT SITE	FEMA Special Flood Hazard Area No	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='N']	1	Boolean		One and only one value of fields 1-120, 1-121 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T	T	T
128	1	122	PROJECT SITE	FEMA Flood Zone	GSE NFIP Flood Zone Identifier	The FEMA Flood Zone identifier for the subject site.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSENFIPFloodZoneIdentifier	20	String		This field should be populated if a FEMA map exists for the area.	T	T	T
129	1	123	PROJECT SITE	FEMA Map #	GSE FEMA Flood Map Identifier	The FEMA map number of which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSEFEMAFloodMapIdentifier	22	String		If field 1-122 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None', this field should be populated.	T	T	T
130	1	124	PROJECT SITE	FEMA Map Date	NFIP Map Panel Date	The map effective date or the map revised date shown on the NFIP map.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/@NFIPMapPanelDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 1-122 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None' then it should be populated.	T	T	T
131	1	125	PROJECT SITE	Are the utilities and off-site improvements typical for the market area? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T	T	T
132	1	126	PROJECT SITE	Are the utilities and off-site improvements typical for the market area? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T	T	T
133	1	127	PROJECT SITE	Are the utilities and off-site improvements typical for the market area? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-126 (Property Analysis Exists Indicator = 'N' and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') is indicated, this field should be populated.	T	T	T
134	1	128	PROJECT SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-128, 1-129 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T	T	T
135	1	129	PROJECT SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-128, 1-129 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T	T	T
136	1	130	PROJECT SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions']/@_Comment	4000	String	This field should describe adverse site conditions, etc. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-128 (Property Analysis Exists Indicator = 'Y' and Property Analysis Type = 'AdverseSiteConditions') is indicated then this field should be populated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
137	1	131	PROJECT INFORMATION	Data source(s) for project information	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@DataSourceDescription	125	String			T	T	T
138	1	132	PROJECT INFORMATION	Project Description Detached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Detached']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T	T	T
139	1	133	PROJECT INFORMATION	Project Description Row or Townhouse	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='TownhouseRowhouse']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T	T	T
140	1	134	PROJECT INFORMATION	Project Description Garden	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='GardenProject']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T	T	T
141	1	135	PROJECT INFORMATION	Project Description Mid-Rise	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='MidriseProject']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T	T	T
142	1	136	PROJECT INFORMATION	Project Description High-Rise	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='HighriseProject']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T	T	T
143	1	137	PROJECT INFORMATION	Project Description Other	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Other']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T	T	T
144	1	138	PROJECT INFORMATION	Project Description Other (describe)	Project Design Type Other Description	A free-form text field used to describe the design if Other is selected as the Project Design Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Other']/@_DesignTypeOtherDescription	45	String	**UAD Instruction - Refer to Appendix D Project Information Section**	This field should be populated if and only if field 1-137 (Project Design Type = 'Other') is indicated.	T	T	T
145	1	139	PROJECT INFORMATION	# of Stories	GSE Stories Count	The number of whole or partial stories of the property.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEStoriesCount	4	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** If the project includes more than one building, this field describes the building in which the subject unit is located. **PDF Display Format:** Numeric, to two decimal places: 1.25		R	R	R
146	1	140	PROJECT INFORMATION	# of Elevators	Elevator Count	Number of elevators.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@ElevatorCount	3	Numeric	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field decribes the number of elevators in the building in which the subject unit is located. **PDF Display Format:** Whole numbers only.		T	T	T
147	1	141	PROJECT INFORMATION	Existing	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Existing']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field describes the building in which the subject unit is located.	One and only one of fields 1-141, 1-142, 1-143 (values of Building Status Type) should be indicated.	T	T	T
148	1	142	PROJECT INFORMATION	Proposed	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Proposed']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field describes the building in which the subject unit is located.	One and only one of fields 1-141, 1-142, 1-143 (values of Building Status Type) should be indicated.	T	T	T
149	1	143	PROJECT INFORMATION	Under Construction	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='UnderConstruction']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field describes the building in which the subject unit is located.	One and only one of fields 1-141, 1-142, 1-143 (values of Building Status Type) should be indicated.	T	T	T
150	1	e-8	PROJECT INFORMATION	Project Year Built	GSE Year Built Estimation Indicator	Indicates that the Year Built is estimated.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEYearBuiltEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Improvements Section** This is a yes/no field that indicates whether the year built is estimated ('Y' indicates the year built is estimated and 'N' indicates the year built is not estimated). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
151	1	144	PROJECT INFORMATION	Year Built	Property Structure Built Year	The year in which the dwelling on the property was completed.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@PropertyStructureBuiltYear	4	Date/Time	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate the subject property's year built in a four-digit format only, such as 1978 or 2002. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** yyyy		R	R	R
152	1	145	PROJECT INFORMATION	Effective Age	GSE Effective Age Description	Provide the effective age of the subject property, that can be represented as a single number or range.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_ANALYSIS/STRUCTURE_ANALYSIS_EXTENSION/STRUCTURE_ANALYSIS_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_ANALYSIS_EXTENSION_SECTION_DATA/EFFECTIVE_AGE/@GSEEffectiveAgeDescription	25	String			T	T	T
153	1	146	PROJECT INFORMATION	Project Exterior Walls	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='Walls']/@_Description	20	String	This is a free text field which should contain a description of the materials of the exterior walls.		T	T	T
154	1	147	PROJECT INFORMATION	Project Roof Surface	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='RoofSurface']/@_Description	20	String	This is a free text field which should contain a description of the materials of the roof surface.		T	T	T
155	1	148	PROJECT INFORMATION	Project Total # Parking	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@ParkingSpacesCount	20	Numeric	Whole numbers only.		T	T	T
156	1	149	PROJECT INFORMATION	Project (Parking) Ratio (spaces/units)	Project Car Storage Spaces To Units Ratio Number	Specifies the ratio of the total number of parking spaces to the number of units in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@_SpacesToUnitsRatioNumber	20	Numeric	Numeric, to two decimal places: 1.25 parking spaces per unit		T	T	T
157	1	150	PROJECT INFORMATION	Project (Parking) Type	Project Car Storage Description	Specifies the details, condition, restrictions, proximity, etc. of car storage for the entire project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@_Description	20	String			T	T	T
158	1	151	PROJECT INFORMATION	Project Guest Parking	Guest Parking Spaces Count	The total number of guest or common-area parking spaces in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@GuestParkingSpacesCount	20	Numeric	Whole numbers only.		T	T	T
159	1	152	PROJECT INFORMATION	Subject Phase # of Units	Planned Units Count	Total number of planned living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@PlannedUnitsCount	6	Numeric	Whole numbers only.		T	T	T
160	1	153	PROJECT INFORMATION	Subject Phase # of Units Completed	Completed Units Count	Total number of completed living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@CompletedUnitsCount	6	Numeric	Whole numbers only.		T	T	T
161	1	154	PROJECT INFORMATION	Subject Phase # of Units For Sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@UnitsForSaleCount	6	Numeric	Whole numbers only.		T	T	T
162	1	155	PROJECT INFORMATION	Subject Phase # of Units Sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@UnitsSoldCount	6	Numeric	Whole numbers only.		T	T	T
163	1	156	PROJECT INFORMATION	Subject Phase # of Units Rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@UnitsRentedCount	6	Numeric	Whole numbers only.		T	T	T
164	1	157	PROJECT INFORMATION	Subject Phase # of Owner Occupied Units	Owner Occupied Unit Count	The number of units occupied by their owners.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@OwnerOccupiedUnitCount	6	Numeric	Whole numbers only.		T	T	T
165	1	158	PROJECT INFORMATION	If Project Completed # of Phases	Development Stage Total Phases Count	Number of phases that exist in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@_TotalPhasesCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
166	1	159	PROJECT INFORMATION	If Project Completed # of Units	Completed Units Count	Total number of completed living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@CompletedUnitsCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
167	1	160	PROJECT INFORMATION	If Project Completed # of Units for Sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@UnitsForSaleCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
168	1	161	PROJECT INFORMATION	If Project Completed # of Units Sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@UnitsSoldCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
169	1	162	PROJECT INFORMATION	If Project Completed # of Units Rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@UnitsRentedCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
170	1	163	PROJECT INFORMATION	If Project Completed # of Owner Occupied Units	Owner Occupied Unit Count	The number of units occupied by their owners.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@OwnerOccupiedUnitCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
171	1	164	PROJECT INFORMATION	If Project Incomplete # of Planned Phases	Development Stage Total Phases Count	Number of phases that exist in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@_TotalPhasesCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
172	1	165	PROJECT INFORMATION	If Project Incomplete # of Planned Units	Planned Units Count	Total number of planned living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@PlannedUnitsCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
173	1	166	PROJECT INFORMATION	If Project Incomplete # of Units for Sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@UnitsForSaleCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
174	1	167	PROJECT INFORMATION	If Project Incomplete # of Units Sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@UnitsSoldCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
175	1	168	PROJECT INFORMATION	If Project Incomplete # of Units Rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@UnitsRentedCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
176	1	169	PROJECT INFORMATION	If Project Incomplete # of Owner Occupied Units	Owner Occupied Unit Count	The number of units occupied by their owners.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@OwnerOccupiedUnitCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T	T	T
177	1	170	PROJECT INFORMATION	Project Primary Occupancy Principle Residence	Project Primary Occupancy Type	Specifies the primary type of occupancy of the Project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_PrimaryOccupancyType='PrincipleResidence']	17	Enumerated		One and only one of fields 1-170, 1-171, 1-172 (values of Project Primary Occupancy Type) should be indicated.	T	T	T
178	1	171	PROJECT INFORMATION	Project Primary Occupancy Second Home or Recreational	Project Primary Occupancy Type	Specifies the primary type of occupancy of the Project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_PrimaryOccupancyType='SecondHome']	17	Enumerated		One and only one of fields 1-170, 1-171, 1-172 (values of Project Primary Occupancy Type) should be indicated.	T	T	T
179	1	172	PROJECT INFORMATION	Project Primary Occupancy Tenant	Project Primary Occupancy Type	Specifies the primary type of occupancy of the Project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_PrimaryOccupancyType='Tenant']	17	Enumerated		One and only one of fields 1-170, 1-171, 1-172 (values of Project Primary Occupancy Type) should be indicated.	T	T	T
180	1	173	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-173, 1-174 (values of Project Developer Controls Project Management Indicator) must be indicated.	CR	CR	CR
181	1	174	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? No	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-173, 1-174 (values of Project Developer Controls Project Management Indicator) must be indicated.	CR	CR	CR
182	1	175	PROJECT INFORMATION	Management Group Homeowners' Association	Project Management Type	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='HomeownersAssociation']	51	Enumerated	This field should be indicated only if HOA is checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T
183	1	176	PROJECT INFORMATION	Management Group Developer	Project Management Type	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Developer']	51	Enumerated	This field should be indicated only if Developer is checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T
184	1	177	PROJECT INFORMATION	Management Group Management Agent	Project Management Type	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='ManagementAgent']	51	Enumerated	This field should be indicated only if Management Agent is checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T
185	1	175, 176	PROJECT INFORMATION	Management Group Homeowners' Association and Developer	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='HomeownersAssociationAndDeveloper']	51	Enumerated	This field should be indicated if HOA and Developer are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T
186	1	175, 177	PROJECT INFORMATION	Management Group Homeowners' Association and Management Agent	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='HomeownersAssociationAndManagementAgent']	51	Enumerated	This field should be indicated if HOA and Management Agent are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
187	1	176, 177	PROJECT INFORMATION	Management Group Developer and Management Agent	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='DeveloperAndManagementAgent']	51	Enumerated	This field should be indicated if Developer and Management Agent are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T
188	1	175, 176, 177	PROJECT INFORMATION	Management Group Homeowners' Association, Developer, and Management Agent	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='HomeownersAssociationAndDeveloperAndManagementAgent']	51	Enumerated	This field should be indicated if HOA, Developer and Management Agent are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T	T	T
189	1	178	PROJECT INFORMATION	Provide name of management company	Project Management Agent Name	Used to identify the management agent's name if Management Agent is indicated in Project Management Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ManagementAgentName	200	String		If field 1-177 (Project Management Type = 'ManagementAgent') is indicated, then this field should be populated.	T	T	T
190	1	179	PROJECT INFORMATION	Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? Yes	Project Concentrated Ownership Indicator	Indicates that one person or entity holds more than ten (10) percent ownership of the project. FORM-SPECIFIC FIELD.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ConcentratedOwnershipIndicator='Y']	1	Boolean		One and only one of fields 1-179, 1-180 (values of Project Concentrated Ownership Indicator) should be indicated.	T	T	T
191	1	180	PROJECT INFORMATION	Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? No	Project Concentrated Ownership Indicator	Indicates that one person or entity holds more than ten (10) percent ownership of the project. FORM-SPECIFIC FIELD.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ConcentratedOwnershipIndicator='N']	1	Boolean		One and only one of fields 1-179, 1-180 (values of Project Concentrated Ownership Indicator) should be indicated.	T	T	T
192	1	181	PROJECT INFORMATION	Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? If Yes, describe	Project Concentrated Ownership Description	A free-form text field describing the one person or entity that holds more than ten (10) percent ownership of the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConcentratedOwnershipDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-179 (Project Concentrated Ownership Indicator = 'Y') is indicated.	T	T	T
193	1	182	PROJECT INFORMATION	Was the project created by the conversion of an existing building(s) into a condominium? Yes	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='Condominium' and @_ConversionIndicator='Y']	1	Boolean		One and only one of fields 1-182, 1-183 (values of Project Conversion Indicator) should be indicated.	T	T	T
194	1	183	PROJECT INFORMATION	Was the project created by the conversion of an existing building(s) into a condominium? No	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='Condominium' and @_ConversionIndicator='N']	1	Boolean		One and only one of fields 1-182, 1-183 (values of Project Conversion Indicator) should be indicated.	T	T	T
195	1	184	PROJECT INFORMATION	Was the project created by the conversion of an existing building(s) into a condominium? If Yes, describe the original use and the date of conversion	Project Conversion Original Use Description	A free-form text field used to describe the original use before the project was converted to its current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConversionOriginalUseDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-182 (Project Conversion Indicator = 'Y') is indicated.	T	T	T
196	1	185	PROJECT INFORMATION	Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? Yes	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='Y']	1	Boolean		One and only one of fields 1-185, 1-186 (values of Project Common Elements Completed Indicator) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
197	1	186	PROJECT INFORMATION	Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? No	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='N']	1	Boolean		One and only one of fields 1-185, 1-186 (values of Project Common Elements Completed Indicator) should be indicated.	T	T	T
198	1	187	PROJECT INFORMATION	Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? If No, describe	Project Common Elements Status Description	A free-form text field used to comment on the status of the project common elements and/or recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsStatusDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if 1-186 (Management Group Homeowners' Association and Management Agent) is populated.	T	T	T
199	1	188	PROJECT INFORMATION	Is there any commercial space in the project? Yes	Project Commercial Space Indicator	Indicates that the project contains commercial space.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommercialSpaceIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-188, 1-189 (values of Project Commercial Space Indicator) should be indicated.	CR	CR	CR
200	1	189	PROJECT INFORMATION	Is there any commercial space in the project? No	Project Commercial Space Indicator	Indicates that the project contains commercial space.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommercialSpaceIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-188, 1-189 (values of Project Commercial Space Indicator) should be indicated.	CR	CR	CR
201	1	e-32	PROJECT INFORMATION	Is there any commercial space in the project? If Yes, describe and indicate the overall percentage of the commercial space.	GSE Project Commercial Space Percent	The overall percentage of commercial space in the project in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_EXTENSION/PROJECT_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROJECT_EXTENSION_SECTION_DATA/PROJECT_COMMERCIAL/@GSEProjectCommercialSpacePercent	2	Numeric	**UAD Requirement - Refer to Appendix D Project Information Section** **PDF Display Format:** In percentage points (e.g. a value of 25 means 25%) **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field must be populated if field 1-188 (Project Commercial Space Indicator = 'Y') is indicated.	CR	CR	CR
202	1	190	PROJECT INFORMATION	Is there any commercial space in the project? If Yes, describe and indicate the overall percentage of the commercial space.	Commercial Space Description	A free-form text field describing the commercial space.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@CommercialSpaceDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field should be populated if field 1-188 (Project Commercial Space Indicator = 'Y') is indicated.	T	T	T
203	2	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
204	2	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
205	2	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
206	2	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
207	2	5	PROJECT INFORMATION	Describe the condition of the project and quality of construction.	Project Condition And Quality Description	A free-form text field used to describe the condition of the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConditionAndQualityDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
208	2	6	PROJECT INFORMATION	Describe the common elements and recreational facilities.	Project Common Elements Description	A free-form text field used to describe project common elements and recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-173 (Project Developer Controls Project Management Indicator = 'Y') is indicated.	T	T	T
209	2	7	PROJECT INFORMATION	Are any common elements leased to or by the Homeowners' Association? Yes	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='Y']	1	Boolean		One and only one of fields 2-7, 2-8 (values of Project Common Elements Leased Indicator) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
210	2	8	PROJECT INFORMATION	Are any common elements leased to or by the Homeowners' Association? No	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='N']	1	Boolean		One and only one of fields 2-7, 2-8 (values of Project Common Elements Leased Indicator) should be indicated.	T	T	T
211	2	9	PROJECT INFORMATION	If yes, describe the rental terms and options.	Project Common Elements Lease Terms Description	A free-form text field used to describe the project management leasing status of project common elements.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsLeaseTermsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-7 (Project Common Elements Leased Indicator = 'Y') is indicated. This is a free text field which should describe the rental terms and options.	T	T	T
212	2	10	PROJECT INFORMATION	Is the project subject to ground rent? Yes	Project Analysis Ground Rent Indicator	Indicates that the project is subject to ground rents.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_GroundRentIndicator='Y']	1	Boolean		One and only one of fields 2-10, 2-11 (values of Project Analysis Ground Rent Indicator) should be indicated.	T	T	T
213	2	11	PROJECT INFORMATION	Is the project subject to ground rent? No	Project Analysis Ground Rent Indicator	Indicates that the project is subject to ground rents.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_GroundRentIndicator='N']	1	Boolean		One and only one of fields 2-10, 2-11 (values of Project Analysis Ground Rent Indicator) should be indicated.	T	T	T
214	2	12	PROJECT INFORMATION	Is the project subject to ground rent? If Yes, $ per year	Project Analysis Ground Rent Amount	Identifies the annual ground rent amount for the project unit.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_GroundRentAmount	12	Money	**PDF Display Format:** Whole numbers only.	This field should be populated if field 2-10 (Project Analysis Ground Rent Indicator = 'Y') is indicated.	T	T	T
215	2	13	PROJECT INFORMATION	Is the project subject to ground rent? (describe terms and conditions)	Project Analysis Ground Rent Description	A free-form text field describing the ground rent.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_GroundRentDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-10 (Project Analysis Ground Rent Indicator = 'Y') is indicated.	T	T	T
216	2	14	PROJECT INFORMATION	Are the parking facilities adequate for the project size and type? Yes	Adequate Indicator	Indicates that this feature is adequate for normal needs.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE[@AdequateIndicator='Y']	1	Boolean		One and only one of fields 2-14, 2-15 (values of Adequate Indicator) should be indicated.	T	T	T
217	2	15	PROJECT INFORMATION	Are the parking facilities adequate for the project size and type? No	Adequate Indicator	Indicates that this feature is adequate for normal needs.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE[@AdequateIndicator='N']	1	Boolean		One and only one of fields 2-14, 2-15 (values of Adequate Indicator) should be indicated.	T	T	T
218	2	16	PROJECT INFORMATION	Are the parking facilities adequate for the project size and type? If No, describe and comment on the effect on value and marketability.	Project Car Storage Adequacy Effect On Marketability Description	A free-form text field describing the effect of the adequacy or inadequacy of parking on the marketability of the project or a unit thereof.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@_AdequacyEffectOnMarketabilityDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-15 (Adequate Indicator = 'N') is indicated.	T	T	T
219	2	17	PROJECT ANALYSIS	I did analyze the condominium project budget for the current year.	Project Analysis Budget Analyzed Indicator	Indicates that the appraiser analyzed the project's budget.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_BudgetAnalyzedIndicator='Y']	1	Boolean		One and only one of fields 2-17, 2-18 (values of Project Analysis Budget Analyzed Indicator) should be indicated.	T	T	T
220	2	18	PROJECT ANALYSIS	I did not analyze the condominium project budget for the current year.	Project Analysis Budget Analyzed Indicator	Indicates that the appraiser analyzed the project's budget.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_BudgetAnalyzedIndicator='N']	1	Boolean		One and only one of fields 2-17, 2-18 (values of Project Analysis Budget Analyzed Indicator) should be indicated.	T	T	T
221	2	19	PROJECT ANALYSIS	Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.	Project Analysis Budget Analysis Comment	A free-form text field describing the results of analyzing the project budget.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_BudgetAnalysisComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
222	2	20	PROJECT ANALYSIS	Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes	Project Analysis Additional Facilities Fee Indicator	Indicates that the project does impose an additional fee beyond the standard project fee.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_AdditionalFacilitiesFeeIndicator='Y']	1	Boolean		One and only one of fields 2-20, 2-21 (values of Project Analysis Additional Facilities Fee Indicator) should be indicated.	T	T	T
223	2	21	PROJECT ANALYSIS	Are there any other fees (other than regular HOA charges) for the use of the project facilities? No	Project Analysis Additional Facilities Fee Indicator	Indicates that the project does impose an additional fee beyond the standard project fee.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_AdditionalFacilitiesFeeIndicator='N']	1	Boolean		One and only one of fields 2-20, 2-21 (values of Project Analysis Additional Facilities Fee Indicator) should be indicated.	T	T	T

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224	2	22	PROJECT ANALYSIS	Are there any other fees (other than regular HOA charges) for the use of the project facilities? If Yes, report the charges and describe.	Project Analysis Additional Facilities Fee Description	A free-form text field describing the conditions, extent, and terms of the additional fee not included in the standard project fee (e.g. HOA fee).	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_AdditionalFacilitiesFeeDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-20 (Project Analysis Additional Facilities Fee Indicator = 'Y') is indicated a description should be populated.	T	T	T
225	2	23	PROJECT ANALYSIS	Compared to other competitive projects of similar quality and design, the subject unit charge appears High	Project Analysis Competitive Project Comparison Type	Specifies the type of competition the project faces.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_CompetitiveProjectComparisonType='High']	7	Enumerated		One and only one of fields 2-23, 2-24, 2-25 (values of Project Analysis Competitive Project Comparison Type) should be indicated.	T	T	T
226	2	24	PROJECT ANALYSIS	Compared to other competitive projects of similar quality and design, the subject unit charge appears Average	Project Analysis Competitive Project Comparison Type	Specifies the type of competition the project faces.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_CompetitiveProjectComparisonType='Average']	7	Enumerated		One and only one of fields 2-23, 2-24, 2-25 (values of Project Analysis Competitive Project Comparison Type) should be indicated.	T	T	T
227	2	25	PROJECT ANALYSIS	Compared to other competitive projects of similar quality and design, the subject unit charge appears Low	Project Analysis Competitive Project Comparison Type	Specifies the type of competition the project faces.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_CompetitiveProjectComparisonType='Low']	7	Enumerated		One and only one of fields 2-23, 2-24, 2-25 (values of Project Analysis Competitive Project Comparison Type) should be indicated.	T	T	T
228	2	26	PROJECT ANALYSIS	If High or Low, describe	Project Analysis Competitive Project Comparison Description	A free-form text field describing the differences, relative values, and effect of competitive projects.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_CompetitiveProjectComparisonDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-23 (Project Analysis Competitive Project Comparison Type = 'High') or field 2-25 (Project Analysis Competitive Project Comparison Type = 'Low') is indicated this field should be populated.	T	T	T
229	2	27	PROJECT ANALYSIS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? Yes	Project Analysis Special Characteristics Indicator	Indicates that the project has special, atypical, or unusual characteristics.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_SpecialCharacteristicsIndicator='Y']	1	Boolean		One and only one of fields 2-27, 2-28 (values of Project Analysis Special Characteristics Indicator) should be indicated.	T	T	T
230	2	28	PROJECT ANALYSIS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? No	Project Analysis Special Characteristics Indicator	Indicates that the project has special, atypical, or unusual characteristics.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_SpecialCharacteristicsIndicator='N']	1	Boolean		One and only one of fields 2-27, 2-28 (values of Project Analysis Special Characteristics Indicator) should be indicated.	T	T	T
231	2	29	PROJECT ANALYSIS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? If Yes, describe and explain the effect on value and marketability	Project Analysis Special Characteristics Description	A free-form text field describing any special, atypical, or unusual characteristics of the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_SpecialCharacteristicsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-27 (Project Analysis Special Characteristics Indicator = 'Y') is indicated this field should be populated.	T	T	T
232	2	30	UNIT DESCRIPTION	Unit Charge $ per month	Unit Charge Amount	The amount the unit is charged every period described by Period Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/@_Amount	10	Money	If none, enter zero (0).		T	T	T
233	2	31	UNIT DESCRIPTION	per month X 12 = $ per year	Unit Charge Amount	The amount the unit is charged every period described by Period Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Annually']/@_Amount	10	Money	If none, enter zero (0).		T	T	T
234	2	32	UNIT DESCRIPTION	Annual assessment charge per year per square feet of gross living area = $	Unit Charge Per Square Foot Amount	Assessment charge per square feet of gross living area of the unit. This is generally used for analysis of unit charges in a multiple unit project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Annually']/@_PerSquareFootAmount	10	Money	If none, enter zero (0).		T	T	T
235	2	33	UNIT DESCRIPTION	Utilities included in the unit monthly assessment None	Unit Charge No Utilities Included In Assessment Indicator	Indicates that no utilities are included in the Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly' and @_NoUtilitiesIncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 (Unit Charge No Utilities Included In Assessment Indicator = 'Y') or at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 should be indicated.	T	T	T
236	2	34	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Heat	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Heating' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T

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237	2	35	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Air Conditioning	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Cooling' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
238	2	36	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Electricity	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Electricity' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
239	2	37	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Gas	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Gas' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
240	2	38	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Water	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Water' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
241	2	39	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Sewer	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Sewer' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
242	2	40	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Cable	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Cable' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
243	2	41	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Other	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Other' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T	T	T
244	2	42	UNIT DESCRIPTION	Utilities included in the unit monthly assessment Other (describe)	Unit Charge Utility Type Other Description	A free-form text field used to describe a utility if Other is selected as the Unit Charge Utility Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Other']/@_TypeOtherDescription	150	String		If field 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and Unit Charge Utility Type = 'Other') is indicated this field should be populated.	T	T	T
245	2	43	UNIT DESCRIPTION	Floor #	Floor Identifier	A free-form text field identifying the floor of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@FloorIdentifier	25	String	Must indicate the unit floor #.		T	T	T
246	2	44	UNIT DESCRIPTION	# of Levels	Level Count	The number of structure levels.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@LevelCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Whole numbers only. Must indicate the number of levels in the unit.		R	R	R
247	2	45	UNIT DESCRIPTION	Heating Type	Heating Unit Description	A free-form text field used to describe the heating type (i.e. central, forced, wall, etc) description.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING/@_UnitDescription	7	String	**UAD Instruction - Refer to Appendix D Improvements Section** This data point is structured differently on the 1004/70, because there are no heating checkboxes. If no heat source, enter 'None'.		T	T	T
248	2	46	UNIT DESCRIPTION	Heating Fuel	Heating Fuel Description	A free-form text field used to describe the fuel used by the heating unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING/@_FuelDescription	7	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the fuel used for heating, if any. If no heating, then 'None' should be indicated.		T	T	T
249	2	47	UNIT DESCRIPTION	Cooling Central AC	Cooling Centralized Indicator	Indicates that the structure has a central cooling unit indicator.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_CentralizedIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates central cooling, a value of 'N' indicates the box is not checked.	At least one of fields 2-47 (Cooling Centralized Indicator = 'Y'), 2-48 (Cooling Individual Indicator = 'Y'), 2-49 (Cooling Other Indicator = 'Y') should be indicated. If field 2-50 (Cooling Unit Description) indicates 'None' then fields 2-47 and 2-48 should not be indicated.	T	T	T

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250	2	48	UNIT DESCRIPTION	Cooling Individual AC	Cooling Individual Indicator	Indicates that the structure or unit has individual cooling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_IndividualIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates individual cooling units, a value of 'N' indicates the box is not checked.	At least one of fields 2-47 (Cooling Centralized Indicator = 'Y'), 2-48 (Cooling Individual Indicator = 'Y'), 2-49 (Cooling Other Indicator = 'Y') should be indicated. If field 2-50 (Cooling Unit Description) indicates 'None' then fields 2-47 and 2-48 should not be indicated.	T	T	T
251	2	49	UNIT DESCRIPTION	Cooling Other	Cooling Other Indicator	Indicates that the structure or unit has a cooling configuration other than Centralized or Individual. The details may be found in Cooling Unit Description.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_OtherIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates other cooling, a value of 'N' indicates the box is not checked.	At least one of field 2-47 (Cooling Centralized Indicator = 'Y'), 2-48 (Cooling Individual Indicator = 'Y'), 2-49 (Cooling Other Indicator = 'Y') should be indicated. If field 2-50 (Cooling Unit Description) indicates 'None' then fields 2-47 and 2-48 should not be indicated.	T	T	T
252	2	50	UNIT DESCRIPTION	Cooling Other (describe)	Cooling Unit Description	A free-form text field describing the primary cooling unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_UnitDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the cooling method used, if 'Other' is indicated. If no cooling, 'None' should be indicated.	This field should be populated if field 2-49 (Cooling Other Indicator = 'Y') is indicated.	T	T	T
253	2	51	UNIT DESCRIPTION	Interior Floors	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='Floors']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the floors.		T	T	T
254	2	52	UNIT DESCRIPTION	Interior Walls	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='Walls']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the interior walls.		T	T	T
255	2	53	UNIT DESCRIPTION	Interior Trim/Finish	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='TrimAndFinish']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of the trim/finish.		T	T	T
256	2	54	UNIT DESCRIPTION	Interior Bath Wainscot	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='BathroomWainscot']/@_ConditionDescription	20	String	This field should contain a description of the materials and condition of any bathroom wainscot.		T	T	T
257	2	55	UNIT DESCRIPTION	Interior Doors	Interior Feature Condition Description	A free-form text field used to describe the material used and condition of an interior feature specified by Interior Feature Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/INTERIOR_FEATURE[@_Type='Doors']/@_ConditionDescription	26	String	This field should contain a description of the materials and condition of the Interior Doors.		T	T	T
258	2	56	UNIT DESCRIPTION	Amenities Fireplace(s)	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates fireplace(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 2-57 (Amenity Count) is greater than zero.	T	T	T
259	2	57	UNIT DESCRIPTION	Amenities Fireplace(s) #	Amenity Count	The number of the amenities specified by Amenity Type that are present in the property. For example two fireplaces.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_Count	2	Numeric	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) should be entered.		T	T	T
260	2	58	UNIT DESCRIPTION	Amenities Woodstove(s)	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates woodstove(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 2-59 (Amenity Count) is greater than zero.	T	T	T
261	2	59	UNIT DESCRIPTION	Amenities Woodstove(s) #	Amenity Count	The number of the amenities specified by Amenity Type that are present in the property. For example two fireplaces.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_Count	2	String	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) should be entered.		T	T	T
262	2	60	UNIT DESCRIPTION	Amenities Deck/Patio	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Deck']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a deck/patio exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 2-61 (Amenity Detailed Description) is not equal to 'None'.	T	T	T
263	2	61	UNIT DESCRIPTION	Amenities Deck/Patio Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Deck']/@_DetailedDescription	16	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the patio/deck. If there is no patio or deck, indicate 'None'.		T	T	T
264	2	62	UNIT DESCRIPTION	Amenities Porch/Balcony	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a porch/balcony exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 2-63 is not equal to 'None'.	T	T	T

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265	2	63	UNIT DESCRIPTION	Amenities Porch/Balcony Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_DetailedDescription	12	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the porch. If no porch indicate 'None'.		T	T	T
266	2	64	UNIT DESCRIPTION	Amenities Other	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates an other amenity exists, a value of 'N' indicates the box is not checked.	This field should have a value of 'Y' if the value indicated in field 2-65 (Amenity Type Other Description) is not equal to 'None'.	T	T	T
267	2	65	UNIT DESCRIPTION	Amenities Other Description	Amenity Type Other Description	A free-form text field used to describe the amenity if Other is selected as the Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_TypeOtherDescription	20	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the other amenities. If there are no other amenities indicate 'None'.		T	T	T
268	2	66	UNIT DESCRIPTION	Applicances Refrigerator	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Refrigerator']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a refrigerator. A value of 'N' indicates the box was not checked.		T	T	T
269	2	67	UNIT DESCRIPTION	Applicances Range/Oven	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='RangeOven']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a range/oven. A value of 'N' indicates the box was not checked.		T	T	T
270	2	68	UNIT DESCRIPTION	Applicances Disp	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Disposal']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a disposal. A value of 'N' indicates the box was not checked.		T	T	T
271	2	69	UNIT DESCRIPTION	Applicances Microwave	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Microwave']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a microwave. A value of 'N' indicates the box was not checked.		T	T	T
272	2	70	UNIT DESCRIPTION	Applicances Dishwasher	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Dishwasher']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a dishwasher. A value of 'N' indicates the box was not checked.		T	T	T
273	2	71	UNIT DESCRIPTION	Applicances Washer/Dryer	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='WasherDryer']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a washer/dryer. A value of 'N' indicates the box was not checked.		T	T	T
274	2	72	UNIT DESCRIPTION	Car Storage None	Car Storage Exists Indicator	Indicates if there is any car storage available for a residence such as a garage, carport or driveway.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@_ExistsIndicator	1	Boolean	A value of 'N' indicates there is no car storage. A value of 'Y' indicates the box was not checked.	If field 2-72 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 2-72 is not indicated, then at least one of fields 2-73, 2-74, 2-75 should be indicated.	T	T	T
275	2	73	UNIT DESCRIPTION	Car Storage Garage	Car Storage Location Type	Specifies the location and type of the Car Storage Location.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Garage']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that there is a garage. A value of 'N' indicates the box was not checked.	If field 2-72 (Car Storage Exists Indicator = 'N') is indicated than none of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type), 2-77, 2-78 (values of Parking Space Assignment Type), 2-76 (Parking Spaces Count), 2-79 (Parking Spaces Identifier) should be indicated. If field 2-72 is not indicated then at least one of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
276	2	74	UNIT DESCRIPTION	Car Storage Covered	Car Storage Location Type	Specifies the location and type of the Car Storage Location.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Covered']	7	Enumerated	A separate car storage location element must be populated for each box that is checked.	If field 2-72 (Car Storage Exists Indicator = 'N') is indicated than none of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type), fields 2-77, 2-78 (values of Parking Space Assignment Type), field 2-76 (Parking Spaces Count), field 2-79 (Parking Spaces Identifier) should be indicated. If field 2-72 is not indicated then at least one of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated.	T	T	T
277	2	75	UNIT DESCRIPTION	Car Storage Open	Car Storage Location Type	Specifies the location and type of the Car Storage Location.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Open']	7	Enumerated	A separate car storage location element must be populated for each box that is checked.	If field 2-72 (Car Storage Exists Indicator = 'N') is indicated than none of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type), fields 2-77, 2-78 (values of Parking Space Assignment Type), field 2-76 (Parking Spaces Count), field 2-79 (Parking Spaces Identifier) should be indicated. If field 2-72 is not indicated then at least one of fields 2-73, 2-74, 2-75 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be	T	T	T
278	2	76	UNIT DESCRIPTION	# of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R	R	R
279	2	77	UNIT DESCRIPTION	Car Storage Assigned	Parking Space Assignment Type	Specifies the type of arrangement between the project and the assigned car storage for the subject unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@ParkingSpaceAssignmentType='Assigned']	8	Enumerated			T	T	T
280	2	78	UNIT DESCRIPTION	Car Storage Owned	Parking Space Assignment Type	Specifies the type of arrangement between the project and the assigned car storage for the subject unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@ParkingSpaceAssignmentType='Owned']	8	Enumerated			T	T	T
281	2	79	UNIT DESCRIPTION	Parking Space #	Parking Space Identifier	The identification of the parking space or spaces assigned to the subject unit (e.g., space numbers).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@ParkingSpaceIdentifier	7	String		This field should be populated if either of fields 2-77, 2-78 (values of Parking Space Assignment Type) is indicated.	T	T	T
282	2	80	UNIT DESCRIPTION	Finished area **above** grade contains Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R	R	R
283	2	81	UNIT DESCRIPTION	Finished area **above** grade contains Bedrooms	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R	R	R
284	2	82	UNIT DESCRIPTION	Finished area **above** grade contains Bath(s)	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bathrooms Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R	R	R

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285	2	83	UNIT DESCRIPTION	Square Feet of Gross Living Area Above Grade	Gross Living Area Square Feet Count	The total area of all inhabitable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@GrossLivingAreaSquareFeetCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvments Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole Numbers only.		R	R	R
286	2	84	UNIT DESCRIPTION	Are the heating and cooling for the individual units separately metered? Yes	Structure Heating Cooling Metered Separately Indicator	Indicates that individual units are capable of measuring and billing their heating and cooling utility use separately.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@_HeatingCoolingMeteredSeparatelyIndicator='Y']	1	Boolean		One and only one of fields 2-84, 2-85 (values of Structure Heating Cooling Metered Separately Indicator) should be indicated.	T	T	T
287	2	85	UNIT DESCRIPTION	Are the heating and cooling for the individual units separately metered? No	Structure Heating Cooling Metered Separately Indicator	Indicates that individual units are capable of measuring and billing their heating and cooling utility use separately.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@_HeatingCoolingMeteredSeparatelyIndicator='N']	1	Boolean		One and only one of fields 2-84, 2-85 (values of Structure Heating Cooling Metered Separately Indicator) should be indicated.	T	T	T
288	2	86	UNIT DESCRIPTION	Are the heating and cooling for the individual units separately metered? If No, describe and comment on compatibility to other projects in the market area.	Structure Heating Cooling Metered Separately Description	A free-form text field used to detail how the Heating and Cooling utility use is metered separately per unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@_HeatingCoolingMeteredSeparatelyDescription	4000	String	This field should contain a description of comparability to other projects in the market area. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-85 (Structure Heating Cooling Metered Separately Indicator = 'N') is indicated, this field should be populated.	T	T	T
289	2	87	UNIT DESCRIPTION	Additional features (special energy efficient items, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdditionalFeatures']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
290	2	e-9	UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** **<u>Allowable Values</u>** C1 C2 C3 C4 C5 C6 Note: This data appears in more than one place for the subject (field 3-32) on the appraisal form and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
291	2	e-10	UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Update Last Fifteen Year Indicator	Indicates whether updates in any area are observed and have taken place in the last fifteen years.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/OVERALL_CONDITION_RATING_EXTENSION/OVERALL_CONDITION_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/OVERALL_CONDITION_RATING_EXTENSION_SECTION_DATA/OVERALL_CONDITION_RATING/@GSEUpdateLastFifteenYearIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate whether any material work was completed on the kitchen or bathrooms of the residence within the last 15 years. If no such updates have occurred, this field must take a value of 'N' and the text "No updates in the prior 15 years" should print; otherwise this field must take a value of 'Y' and no corresponding text should print. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
292	2	e-11	UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Improvement Area Type	The area of the subject property structure to be noted regarding updating or remodeling.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CONDITION_DETAIL_EXTENSION/CONDITION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/CONDITION_DETAIL_EXTENSION_SECTION_DATA/CONDITION_DETAIL[@_SequenceIdentifier='1..2']/@GSEImprovementAreaType	9	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** This field must occur two times, and must take the following allowable values in the order presented: Kitchen Bathrooms **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field e-10 (GSE Update Last Fifteen Year Indicator) indicates improvements occurred in the last 15 years.	CR	CR	CR

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293	2	e-12	UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Improvement Description Type	The level of work completed on the subject property.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CONDITION_DETAIL_EXTENSION/CONDITION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/CONDITION_DETAIL_EXTENSION_SECTION_DATA/CONDITION_DETAIL[@_SequenceIdentifier='1..2']/@GSEImprovementDescriptionType	10	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** NotUpdated — not updated Updated — updated Remodeled — remodeled **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required once for each occurrence of field e-11 (GSE Improvement Area Type).	CR	CR	CR
294	2	e-13	UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	GSE Estimate Year Of Improvement Type	The time period associated with the updating or remoding of the property described by GSE Improvement Area Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CONDITION_DETAIL_EXTENSION/CONDITION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/CONDITION_DETAIL_EXTENSION_SECTION_DATA/CONDITION_DETAIL[@_SequenceIdentifier='1..2']/@GSEEstimateYearOfImprovementType	23	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** LessThanOneYearAgo — less than one year ago OneToFiveYearsAgo — one to five years ago SixToTenYearsAgo — six to ten years ago ElevenToFifteenYearsAgo — eleven to fifteen years ago Unknown — timeframe unknown **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field e-12 (GSE Improvement Description Type) has a value of 'updated' or 'remodeled'.	CR	CR	CR
295	2	88	UNIT DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PropertyCondition']/@_Comment	4000	String	**UAD Requirement - Refer to Appendix D Improvements Section** This field must contain additional comments about the condition of the property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R	R	R
296	2	89	UNIT DESCRIPTION	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 2-89, 2-90 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
297	2	90	UNIT DESCRIPTION	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 2-89, 2-90 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
298	2	91	UNIT DESCRIPTION	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency']/@_Comment	4000	String	This field should contain a description of physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-89 (Property Analysis Type = 'PhysicalDeficiency' and Property Analysis Exists Indicator = 'Y') is indicated.	T	T	T
299	2	92	UNIT DESCRIPTION	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 2-92, 2-93 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
300	2	93	UNIT DESCRIPTION	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 2-92, 2-93 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T	T	T
301	2	94	UNIT DESCRIPTION	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood']/@_Comment	4000	String	This field should contain a description if the property does not generally conform to the neighborhood (functional utility, style, condition, use, construction, use, etc). Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-93 (Property Analysis Type = 'ConformsToNeighborhood' and Property Analysis Exists Indicator = 'N') is indicated.	T	T	T
302	2	95	PRIOR SALE HISTORY	I did research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='Y']	1	Boolean		One and only one of fields 2-95, 2-96 (values of Sales History Researched Indicator) should be indicated.	T	T	T
303	2	96	PRIOR SALE HISTORY	I did not research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='N']	1	Boolean		One and only one of fields 2-95, 2-96 (values of Sales History Researched Indicator) should be indicated.	T	T	T

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304	2	97	PRIOR SALE HISTORY	I did not research the sale or transfer history of the subject property and comparable sales. If not, explain.	Sales History Not Researched Comment	A free-form text field used to describe or comment on why the sales or transfer history research of the subject property and comparable sales was not performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@SalesHistoryNotResearchedComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-96 (Sales History Researched Indicator = 'N') is indicated, this field should be populated.	T	T	T
305	2	98	PRIOR SALE HISTORY	My research Did reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-98, 2-99 (values of Subject Has Prior Sales Indicator) must be indicated.	CR	CR	CR
306	2	99	PRIOR SALE HISTORY	My research Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-98, 2-99 (values of Subject Has Prior Sales Indicator) must be indicated.	CR	CR	CR
307	2	100	PRIOR SALE HISTORY	Subject Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT/@DataSourceDescription	150	String	This field should indicate the data sources for the subject prior sale history.		T	T	T
308	2	101	PRIOR SALE HISTORY	My research Did reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-101, 2-102 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR	CR	CR
309	2	102	PRIOR SALE HISTORY	My research Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-101, 2-102 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR	CR	CR
310	2	103	PRIOR SALE HISTORY	Comparable Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE/@DataSourceDescription	150	String	This field should indicate the data sources for the comparables' prior sale history.		T	T	T
311	2	104	PRIOR SALE HISTORY	Date of Prior Sale/Transfer SUBJECT	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName ='UNIFORM APPRAISAL DATASET']/ PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 2-98 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR
312	2	105	PRIOR SALE HISTORY	Price of Prior Sale/Transfer SUBJECT	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@PropertySalesAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	This field is required if field 2-98 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR
313	2	106	PRIOR SALE HISTORY	Data Source(s) SUBJECT	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the subject property. **PDF Display Format (when the source is an MLS listing):** MLS Organization # Listing		R	R	R
314	2	107	PRIOR SALE HISTORY	Effective Date of Data Source(s) SUBJECT	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
315	2	108	PRIOR SALE HISTORY	Date of Prior Sale/Transfer COMPARABLE	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName ='UNIFORM APPRAISAL DATASET']/ PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	At least one instance of this field is required (i.e. for at least one comp) if field 2-101 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR

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316	2	109	PRIOR SALE HISTORY	Price of Prior Sale/Transfer COMPARABLE	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@PropertySalesAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	At least one instance of this field is required (i.e. for at least one comp) if field 2-101 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR	CR	CR
317	2	110	PRIOR SALE HISTORY	Data Source(s) COMPARABLE	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the comparable. **PDF Display Format (when the source is an MLS listing):** MLS Organization # Listing		R	R	R
318	2	111	PRIOR SALE HISTORY	Effective Date of Data Source(s) COMPARABLE	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
319	2	112	PRIOR SALE HISTORY	Analysis of prior sale or transfer history of the subject property and comparable sales.	GSE Prior Sale Comment	Analysis of the prior sale(s) of the subject and comparable sales.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
320	3	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
321	3	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
322	3	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
323	3	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
324	3	5	SALES COMPARISON APPROACH	Number of Comparable Listings	Comparable Listings Researched Count	Specifies the total number of comparable property listings researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T	T	T
325	3	6	SALES COMPARISON APPROACH	Comparable Listings Price Range Low	Comparable Listings Price Range Low Amount	Specifies the low listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
326	3	7	SALES COMPARISON APPROACH	Comparable Listings Price Range High	Comparable Listings Price Range High Amount	Specifies the high listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
327	3	8	SALES COMPARISON APPROACH	Number of Comparable Sales	Comparable Sales Researched Count	Specifies the total number of comparable property sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T	T	T
328	3	9	SALES COMPARISON APPROACH	Comparable Sales Price Range Low	Comparable Sales Price Range Low Amount	Specifies the low sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T
329	3	10	SALES COMPARISON APPROACH	Comparable Sales Price Range High	Comparable Sales Price Range High Amount	Specifies the high sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
330	3	11	SALES COMPARISON APPROACH	Address and (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	42	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) This data is referenced more than once on the form, and must be represented consistently to the extent that the available space permits.		R	R	R
331	3	12a	SALES COMPARISON APPROACH	Unit #	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@UnitIdentifier	30	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: ·Address unit designator and number. This data is referenced more than once on the form (fields 1-7, 3-12a, 6-20a) and must be represented consistently.		R	R	R
332	3	12b	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-8, 3-12b, 6-20b) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
333	3	12c	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
334	3	12d	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-10, 2-12d 6-20d) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
335	3	13	SALES COMPARISON APPROACH	Project Name and	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_Name	60	String	**UAD Requirement - Refer to Appendix D Subject Section** This data is referenced more than once on the form (fields 1-18, 3-13) and must be represented consistently to the extent the available space permits.		R	R	R
336	3	14	SALES COMPARISON APPROACH	Phase	Project Phase Identifier	The current phase number of a multi-phase development project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_PhaseIdentifier	20	String	The legal phase number of the subject unit. This data is referenced more than once on the form (fields 1-19, 3-14), and must be represented consistently.		T	T	T
337	3	15	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR	CR	CR
338	3	16	SALES COMPARISON APPROACH	Sale Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.	This field should be populated if field 3-15 (Property Sales Amount) is populated.	T	T	T
339	3	e-14	SALES COMPARISON APPROACH	Location	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for printing and parsing instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
340	3	e-15	SALES COMPARISON APPROACH	Location	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** Residential: Res Industrial: Ind Commercial: Comm BusyRoad: BsyRd WaterFront: WtrFr GolfCourse: GlfCse AdjacentToPark: AdjPrk AdjacentToPowerLines: AdjPwr Landfill: Lndfl PublicTransportation: PubTrn Other: * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R
341	3	e-16	SALES COMPARISON APPROACH	Location	GSE Location Type Other Description	Text entry when 'Other' is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select 'Other' and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR	CR	CR
342	3	23	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T	T	T
343	3	24	SALES COMPARISON APPROACH	HOA Mo. Assessment	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='MonthlyFacilityFee']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Subject Section** This field must indicate the HOA assessment and must be consistent with the HOA fee in field 1-26.		R	R	R
344	3	25	SALES COMPARISON APPROACH	Common Elements	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='CommonElements']/@_Description	20	String	This field should indicate the common elements in the subject project.		T	T	T
345	3	26	SALES COMPARISON APPROACH	and Rec. Facilities	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='RecreationFacilities']/@_Description	20	String	This field should indicate the recreational facilities in the subject project.		T	T	T
346	3	27	SALES COMPARISON APPROACH	Floor Location	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='FloorLocation']/@_Description	20	String	This field should indicate the floor on which the unit is located.		T	T	T
347	3	e-5	SALES COMPARISON APPROACH View (Overall Rating)		GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** Neutral: N Beneficial: B Adverse: A This data is referenced more than once on the form in the Site Section, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
348	3	e-6	SALES COMPARISON APPROACH	View (View Type)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. This data is referenced more than once on the form in the Site Section, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R
349	3	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR	CR	CR
350	3	29	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T	T	T
351	3	30	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5 Q6		R	R	R
352	3	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates if the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
353	3	31	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
354	3	32	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** C1 C2 C3 C4 C5 C6 This data is referenced more than once on the form for the subject property, and must be represented consistently.		R	R	R
355	3	33	SALES COMPARISON APPROACH	Above Grade Room Count Total	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only. **PDF Display Format:** Whole numbers only.		R	R	R
356	3	34	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only. **PDF Display Format:** Whole numbers only.		R	R	R
357	3	35	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathrooms Only. **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R	R	R
358	3	36	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area sq. ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only. Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** 5-digit maximum, whole numbers only.		R	R	R
359	3	e-18	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Area)	GSE Below Grade Total Square Feet Number	The total area of property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
360	3	e-19	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Finish Square Footage)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
361	3	e-20	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Exit Type)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** WalkOut wo WalkUp wu InteriorOnly in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
362	3	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Rec Room Count)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
363	3	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bedroom Count)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
364	3	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bathroom Count)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **PDF Display Format:** Full Bath Count.Half Bath Count n.n **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
365	3	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Other Room Count)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
366	3	39	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T	T	T
367	3	40	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T	T	T
368	3	41	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R	R	R
369	3	42	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R	R	R
370	3	43	SALES COMPARISON APPROACH	Porch/Patio/Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T	T	T

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371	3	44	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_TypeOtherDescription	35	String			T	T	T
372	3	45	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_Description	20	String		Should be populated if field 3-44 (Sale Price Adjustment Type Other Description) is populated.	T	T	T
373	3	46	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_TypeOtherDescription	35	String			T	T	T
374	3	47	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_Description	20	String		Should be populated if field 3-46 (Sale Price Adjustment Type Other Description) is populated.	T	T	T
375	3	48	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_TypeOtherDescription	35	String			T	T	T
376	3	49	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_Description	20	String		Should be populated if field 3-48 (Sale Price Adjustment Type Other Description) is populated.	T	T	T
377	3	50	SALES COMPARISON APPROACH	Address and (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyStreetAddress	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator)		R	R	R
378	3	51a	SALES COMPARISON APPROACH	Unit # (Line 2)	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@UnitIdentifier	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: • Address unit designator and number.		R	R	R
379	3	51b	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyCity	40	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
380	3	51c	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyState	2	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
381	3	51d	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyPostalCode	10	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
382	3	52	SALES COMPARISON APPROACH	Project Name and	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@ProjectName	35	String	**UAD Requirement - Refer to Appendix D Subject Section** This field should include the comparable property project name.		R	R	R
383	3	53	SALES COMPARISON APPROACH	Phase	Project Phase Identifier	The current phase number of a multi-phase development project.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@ProjectPhaseIdentifier	35	String	This field should include the subject project phase number. If none, enter 'None'.		T	T	T
384	3	54	SALES COMPARISON APPROACH	Proximity to Subject	Proximity To Subject Description	A free-form text field used to describe the proximity of a comparable property to the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@ProximityToSubjectDescription	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Proximity to Subject - Numeric to 2 decimal places + 'miles' + Directional: example: 1.75 miles NW		R	R	R
385	3	55	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.		R	R	R
386	3	56	SALES COMPARISON APPROACH	Sales Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.		T	T	T

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387	3	e-25	SALES COMPARISON APPROACH	Data Source(s)	GSE Data Source Description	A data source used for information about the sale and characteristics of the comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDataSourceDescription	27	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must include the data source(s) utilized for each comparable sale. When using a MLS as the data source, the MLS organization acronym or representation followed by '#' and then the listing identification (numbers and letters) must be reported. **Refer to Appendix E for PDF Rendering and Parsing Instructions**		R	R	R
388	3	e-2	SALES COMPARISON APPROACH	Data Source(s)	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must provide a whole number or "Unk" if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
389	3	58	SALES COMPARISON APPROACH	Verification Source(s)	Data Source Verification Description	A free-form text field used to describe or comment on methods or other sources used to verify the accuracy of the data source referenced in Data Source Description.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@DataSourceVerificationDescription	35	String			T	T	T
390	3	59	SALES COMPARISON APPROACH	Sale or Financing (Line 1)	GSE Sale Type	The type of sale associated with the subject or comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** **Comp Grid / Page 1** REOSale / REO / REO sale ShortSale / Short / Short sale CourtOrderedSale / CrtOrd / Court ordered sale EstateSale / Estate / Estate sale RelocationSale / Relo / Relocation sale NonArmsLengthSale / NonArm / Non-arms length sale ArmsLengthSale / ArmLth / Arms length sale Listing / Listing / * *Does not apply to subject property. **Refer to Appendix E for printing and parsing instructions.**		R	R	R
391	3	60	SALES COMPARISON APPROACH	Sale or Financing Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='SalesConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-60 and fields (3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
392	3	e-26	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type	The type of financing associated with the comparable transaction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** FHA / FHA VA / VA Conventional / Conv Cash / Cash Seller / Seller RuralHousing / RH Other / * *See field e-27 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR	CR	CR
393	3	e-27	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type Other Description	Text entry for financing type if "Other" is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingTypeOtherDescription	11	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free-text field that must contain the appraiser's description of the financing type if 'Other' is indicated. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-26 (GSE Financing Type) is 'Other'.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
394	3	e-28	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Concession Amount	The total known amount of the sales or financing concessions for the comparable sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEConcessionAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only. The total amount of concessions, if any. If there are no sales or financing concessions, a zero (0) must be entered. **Refer to Appendix E for printing and parsing instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR	CR	CR
395	3	62	SALES COMPARISON APPROACH	Concessions Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FinancingConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-62 and fields (3-60, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
396	3	e-29	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Listing Status Type	Indicates the status for the comparable listing or sale presented.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEListingStatusType	11	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the listing status of the comparable. **Allowable Values / PDF Allowable Values** Active — Active Expired — e Withdrawn — w Contract — c SettledSale — s **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
397	3	e-30	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Short Date Description	The MMYY of the associated comparable status.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DATE_EXTENSION/COMPARISON_DATE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DATE_EXTENSION_SECTION_DATA/OFFERING_DISPOSITION/@GSEShortDateDescription	5	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the month and year of the event indicated by field e-29. No intent to collect time or day in this field. If the value of field e-29 is 'SettledSale', then the second instance of this field must indicate the month and year of the contract date. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** mm/yy	This field is required if the value of field e-29 (GSE Listing Status Type) is not 'Active'. If the value of field e-29 is 'SettledSale' and the value of field e-31 is 'N', then a second instance is required.	CR	CR	CR
398	3	e-31	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Contract Date Unknown Indicator	Indicates if the contract date is unavailable for a comparable settled sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEContractDateUnknownIndicator	3	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** For settled sales, this field indicates whether or not the contract date is unknown ('Y' indicates unknown, 'N' indicates known). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-29 (GSE Listing Status Type) is 'SettledSale'.	CR	CR	CR
399	3	64	SALES COMPARISON APPROACH	Date of Sale/Time Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DateOfSale']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-64 and fields (3-60, 3-62, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
400	3	e-14	SALES COMPARISON APPROACH	Location (Overall Rating)	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
401	3	e-15	SALES COMPARISON APPROACH	Location (Location Type)	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Residential — Res Industrial — Ind Commercial — Comm BusyRoad — BsyRd WaterFront — WtrFr GolfCourse — GlfCse AdjacentToPark — AdjPrk AdjacentToPowerLines — AdjPwr Landfill — Lndfl PublicTransportation — PubTrn Other — * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R
402	3	e-16	SALES COMPARISON APPROACH	Location (Location Type)	GSE Location Type Other Description	Text entry when “Other” is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select “Other” and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is ‘Other’.	CR	CR	CR
403	3	66	SALES COMPARISON APPROACH	Location Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Location']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-66 and fields (3-60, 3-62, 3-64, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
404	3	67	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T	T	T
405	3	68	SALES COMPARISON APPROACH	Leasehold/Fee Simple Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-68 and fields (3-60, 3-62, 3-64, 3-66, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
406	3	69	SALES COMPARISON APPROACH	HOA Mo. Assessment	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='MonthlyFacilityFee']/@_Description	20	String	This field should indicate the HOA Assessment for the comparable property.		T	T	T
407	3	70	SALES COMPARISON APPROACH	HOA Mo. Assessment Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='MonthlyFacilityFee']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-70 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
408	3	71	SALES COMPARISON APPROACH	Common Elements	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CommonElements']/@_Description	20	String	This field should indicate the common elements of the comparable project.		T	T	T
409	3	72	SALES COMPARISON APPROACH	Common Elements Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CommonElements']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-72 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
410	3	73	SALES COMPARISON APPROACH	and Rec. Facilities	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='RecreationFacilities']/@_Description	20	String	This field should indicate the recreational facilities of the comparable project.		T	T	T
411	3	74	SALES COMPARISON APPROACH	and Rec. Facilities Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='RecreationFacilities']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-74 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
412	3	75	SALES COMPARISON APPROACH	Floor Location	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FloorLocation']/@_Description	20	String	This field should indicate the floor on which the unit is located.		T	T	T
413	3	76	SALES COMPARISON APPROACH	Floor Location Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FloorLocation']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-76 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
414	3	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
415	3	e-6	SALES COMPARISON APPROACH	View (View Type)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R	R	R
416	3	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	19	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select "other" and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR	CR	CR
417	3	78	SALES COMPARISON APPROACH	View Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='View']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-78 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
418	3	79	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T	T	T
419	3	80	SALES COMPARISON APPROACH	Design (Style) Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-80 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
420	3	81	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5 Q6		R	R	R
421	3	82	SALES COMPARISON APPROACH	Quality of Construction Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Quality']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-82 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
422	3	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates whether the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
423	3	83	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
424	3	84	SALES COMPARISON APPROACH	Actual Age Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-84 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
425	3	85	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the overall condition of the property. **Allowable Values** C1 C2 C3 C4 C5 C6		R	R	R
426	3	86	SALES COMPARISON APPROACH	Condition Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Condition']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-86 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
427	3	87	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine1']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-87 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
428	3	88	SALES COMPARISON APPROACH	Above Grade Room Count Total Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R	R	R
429	3	89	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R	R	R
430	3	90	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathroom Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R	R	R
431	3	91	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine2']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-91 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
432	3	92	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area Sq.Ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole numbers only		R	R	R
433	3	93	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area Sq.Ft. Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-93 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
434	3	e-18	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Total Square Feet Number	The total area of the property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Square footage, numeric, to 5-digits: 12345		R	R	R
435	3	e-19	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Square footage, numeric, to 5-digits: 12345	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
436	3	e-20	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** WalkOut wo WalkUp wu InteriorOnly in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR	CR	CR
437	3	95	SALES COMPARISON APPROACH	Basement & Finished Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-95 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
438	3	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
439	3	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
440	3	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Full Bath Count.Half Bath Count n.n	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
441	3	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR	CR	CR
442	3	97	SALES COMPARISON APPROACH	Rooms Below Grade Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementFinish']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-97 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
443	3	98	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T	T	T
444	3	99	SALES COMPARISON APPROACH	Functional Utility Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-99 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
445	3	100	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T	T	T
446	3	101	SALES COMPARISON APPROACH	Heating/Cooling Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-101 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
447	3	102	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D - Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R	R	R
448	3	103	SALES COMPARISON APPROACH	Energy Efficient Items Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-103 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
449	3	104	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R	R	R
450	3	105	SALES COMPARISON APPROACH	Garage/Carport Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-105 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
451	3	106	SALES COMPARISON APPROACH	Porch/Patio/Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T	T	T
452	3	107	SALES COMPARISON APPROACH	Porch/Patio/Deck Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-107 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
453	3	108	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureDescription	20	String		If field 3-44 is populated, then this field should be populated.	T	T	T
454	3	109	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature AdjustmentAmount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-109 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-111) must add up to Net Adjustment field 3-116.	CR	CR	CR
455	3	110	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureDescription	20	String		If field 3-46 is populated, then this field should be populated.	T	T	T
456	3	111	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature AdjustmentAmount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-111 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109) must add up to Net Adjustment field 3-116.	CR	CR	CR
471	3	124	RECONCILIATION	Indicated Value by: Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** This data is referenced more than once on the form, and must be represented consistently. **PDF Display Format:** Whole dollars only.		R	R	R
472	3	125	RECONCILIATION	Income Approach (if developed) $	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form, and should be represented consistently. **PDF Display Format:** Whole dollars only.	Should be populated if there is an indicated value in field 3-122.	T	T	T
473	3	126	RECONCILIATION	Comment Area	Valuation Reconciliation Summary Comment	A free-form text field used to describe or reconcile the different property valuation methods used to arrive at the final property valuation.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_SummaryComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T	T	T
474	3	127	RECONCILIATION	The appraisal is made “as is”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='AsIs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section**	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR	CR	CR
475	3	128	RECONCILIATION	The appraisal is made “subject to completion”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToCompletion']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR	CR	CR
476	3	129	RECONCILIATION	The appraisal is made “subject to the following repairs”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToRepairs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconcilliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR	CR	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
477	3	130	RECONCILIATION	The appraisal is made “subject to the following required inspection”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type=‘SubjectToInspections’]	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR	CR	CR
478	3	131	RECONCILIATION	Comment Area	Valuation Reconciliation Conditions Comment	A free-form text field used to summarize and clarify the conditions of the subject property upon which its valuation is based.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_Conditions Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If any of fields 3-128, 3-129, 3-130 (values of Valuation Reconciliation Condition of Appraisal Type) are indicated, this field should be populated.	T	T	T
479	3	132	RECONCILIATION	Market Value	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **PDF Display Format:** Whole numbers only.		R	R	R
480	3	133	RECONCILIATION	As of (Effective Date)	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
481	4	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
482	4	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
483	4	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
484	4	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
485	5	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
486	5	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
487	5	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
488	5	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
489	6	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
490	6	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T	T	T
491	6	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
492	6	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T	T	T
493	6	5	APPRAISER CERTIFICATION	Appraiser Name	Appraiser Name	The name of the party that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_Name	55	String			T	T	T
494	6	6	APPRAISER CERTIFICATION	Appraiser Company Name	Appraiser Company Name	The name of the appraisal company that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_CompanyName	50	String			T	T	T
495	6	7	APPRAISER CERTIFICATION	Appraiser Company Address	Appraiser Street Address	The street address of the appraiser.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_StreetAddress	50	String	Should conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		T	T	T
496	6	8a	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser City	The city in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_City	70	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T	T	T
497	6	8b	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser State	The state in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T	T	T
498	6	8c	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser Postal Code	The postal code (zip code in US) of the address of the appraiser. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4 code **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T	T	T
499	6	9	APPRAISER CERTIFICATION	Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String	This field should contain the entire telephone number, including area code.		T	T	T
500	6	10	APPRAISER CERTIFICATION	Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	55	String	Free text – should contain the appraiser's email address.		T	T	T
501	6	11	APPRAISER CERTIFICATION	Appraiser Date of Signature and Report	Appraiser Report Signed Date	Indicates the date the appraiser signed the appraisal report.	/VALUATION_RESPONSE/REPORT/@AppraiserReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		T	T	T
502	6	12	APPRAISER CERTIFICATION	Appraiser Effective Date of Appraisal	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** Note: This data is referenced more than once on the form (field 3-133) and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
503	6	13	APPRAISER CERTIFICATION	Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	At least one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR	CR	CR
504	6	14	APPRAISER CERTIFICATION	Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='License']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	At least one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR	CR	CR
505	6	15	APPRAISER CERTIFICATION	Appraiser or Other (describe)	Appraiser License Type Other Description	A free form text field used to capture additional information when Other is selected for Appraisal License Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_TypeOtherDescription	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	Required if field 6-16 is populated.	CR	CR	CR
506	6	16	APPRAISER CERTIFICATION	Appraiser State #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_Identifier	20	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	At least one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR	CR	CR
507	6	17	APPRAISER CERTIFICATION	Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation		T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
508	6	18	APPRAISER CERTIFICATION	Appraiser Expiration Date of Certifiction or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_ExpirationDate	12	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R	R	R
509	6	19	APPRAISER CERTIFICATION	ADDRESS OF PROPERTY APPRAISED	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	45	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). Note: This data is referenced more than once on the form and must be represented consistently. The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator)		R	R	R
510	6	20a	APPRAISER CERTIFICATION	Unit #	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@UnitIdentifier	12	String	**UAD Requirement - See Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: ·Address unit designator and number. This data is referenced more than once on the form (fields 1-7, 3-12a, 6-20a), and must be represented consistently.		R	R	R
511	6	20b	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-7, 2-12b, 6-20b) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
512	6	20c	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory Representation This data is referenced more than once on the form (fields 1-8, 2-12c, 6-20c), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
513	6	20d	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12d, 6-20d) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R	R	R
514	6	21	APPRAISER CERTIFICATION	APPRAISED VALUE OF SUBJECT PROPERTY $	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement – Refer to Appendix D Reconciliation Section** **PDF Display Format:** Numeric, whole numbers only. Note: This data is referenced more than once on the form (field 2-134) and must be represented consistently.		R	R	R
515	6	22	APPRAISER CERTIFICATION	LENDER/CLIENT Name	GSE Management Company Name	The appraisal management company associated with the appraisal report.	/VALUATION_RESPONSE/PARTIES/MANAGEMENT_COMPANY_EXTENSION/MANAGEMENT_COMPANY_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/MANAGEMENT_COMPANY_EXTENSION_SECTION_DATA/MANAGEMENT_COMPANY/@GSEManagementCompanyName	48	String	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** This field must contain either the name of the management company involved or the text 'No AMC'.		R	R	R
516	6	23	APPRAISER CERTIFICATION	LENDER/CLIENT Company Name	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	This field contains the lender/client company name. This data is referenced more than once on the form (refer to field 1-37) and must be represented consistently, to the extent the available space permits. The printed version of this field must appear completely in at least one location on the form, but may be truncated in the other location.		T	T	T
517	6	24	APPRAISER CERTIFICATION	LENDER/CLIENT Company Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This address information is treated differently from other address fields on the appraisal form in order to accomodate lender requirements.		T	T	T
518	6	26	APPRAISER CERTIFICATION	LENDER/CLIENT Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/LENDER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	25	String			T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
519	6	27	APPRAISER CERTIFICATION	Supervisory Appraiser Name	Supervisor Name	Name of the person who is responsible for reviewing or supervising the work or project.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_Name	25	String		This field should be populated if there is a supervisory appraiser.	T	T	T
520	6	28	APPRAISER CERTIFICATION	Supervisory Appraiser Company Name	Supervisor Company Name	Name of the company with which the supervisor is associated.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_CompanyName	25	String	This is a free text field which should contain the supervisory appraiser's company name.	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
521	6	29	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address	Supervisor Street Address	The street address of the supervisor.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_StreetAddress	45	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
522	6	30a	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor City	The city in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_City	45	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
523	6	30b	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor State	The state in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
524	6	30c	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor Postal Code	The postal code (zip code in US) of the address of the supervisor. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
525	6	31	APPRAISER CERTIFICATION	Supervisory Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
526	6	32	APPRAISER CERTIFICATION	Supervisory Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
527	6	33	APPRAISER CERTIFICATION	Supervisory Appraiser Date of Signature	Supervisor Report Signed Date	Indicates the date the supervisor signed the report.	/VALUATION_RESPONSE/REPORT/@SupervisorReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
528	6	34	APPRAISER CERTIFICATION	Supervisory Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be populated.	CR	CR	CR
529	6	35	APPRAISER CERTIFICATION	Supervisory Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='License']/@_Identifier	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be populated.	CR	CR	CR
530	6	36	APPRAISER CERTIFICATION	Supervisory Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated.	T	T	T
531	6	37	APPRAISER CERTIFICATION	Supervisory Appraiser Expiration Date of Certification or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_ExpirationDate	10	Date/Time	**UAD Requirement – Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-27 (Supervisor Name) is populated.	CR	CR	CR
532	6	38	APPRAISER CERTIFICATION	Did not inspect subject property	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, 6-41 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T	T	T
533	6	39	APPRAISER CERTIFICATION	Did inspect exterior of subject property from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, 6-41 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T	T	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
534	6	40	APPRAISER CERTIFICATION	Date of Inspection from street	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	Note: fields 6-40 and 6-42 populate the same MISMO container. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 6-39 (Appraisal Inspection Property Type = 'Subject' and Appraisal Inspection Type = 'ExteriorOnly') is indicated this field should be populated.	T	T	T
535	6	41	APPRAISER CERTIFICATION	Did inspect interior and exterior of subject property	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorAndInterior']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, 6-41 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T	T	T
536	6	42	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorAndInterior']/@InspectionDate	10	Date/Time	Note: fields 6-40 and 6-42 populate the same MISMO container. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 6-41 (Appraisal Inspection Property Type = 'Subject' and Appraisal Inspection Type = 'ExteriorAndInterior') is indicated this field should be populated.	T	T	T
537	6	43	APPRAISER CERTIFICATION	Did not inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-43, 6-44 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T	T	T
538	6	44	APPRAISER CERTIFICATION	Did inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-43, 6-44 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T	T	T
539	6	45	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-44 (Appraisal Inspection Property Type = 'Comparable' and Appraisal Inspection Typ= 'ExteriorOnly') is indicated.	T	T	T
540	All	226	FOOTER	BLANK	Appraisal Report Content Identifier	An additional identifier that is used for uniquely identifying appraisal forms or addendums. This may be an internal systems identifier.	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentIdentifier	19	String	This field occurs on every page of the form and must be consistent. The only allowable value for this string is: UAD Version 9/2011 **PDF Display:** UAD Version 9/2011		R	R	R
541	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LatitudeNumber	30	String	The latitude of the subject property		T	T	T
542	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LongitudeNumber	30	String	The longitude of the subject property		T	T	T
543	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LatitudeNumber	30	String	The latitude of the comparable property		T	T	T
544	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LongitudeNumber	30	String	The longitude of the comparable property		T	T	T
545	3	227	RECONCILIATION	Appraisal Assignment Type Subject Property Data Collection Date Subject Property Data Collection Method Subject Property Data Collection Workforce	AppraisalReportContentName	Indicates the name or title of an appraisal report form or addendum. (e.g., Extra Comparable 4-5-6).	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentName	150	String	**UAD Requirement - Refer to "Desktop & Hybrid Reference Tab" worksheet in Appendix B** The field captures the enumerated concatenated values for Desktop and Hybrid Appraisals.		T	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality 1073/465	Data Field Conditionality 1073 Hybrid/465H	Data Field Conditionality 1073 Desktop/465D
546	N/A	N/A	N/A	N/A	AppraisalReportContentIsPrimaryFormIndicator	Indicates whether appraisal form is the primary form in the report.	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentIsPrimaryFormIndicator	1	Boolean	**UAD Requirement - Refer to "Desktop & Hybrid Reference Tab" worksheet in Appendix B** The “AppraisalReportContentIsPrimaryFormIndicator” is a “Y”/ “N” indicator which can be repeated for multiple instances but should only have one value of “Y” in the XML. When “Y” is indicated, the forms vendor must allow for enumerated values for the data point “AppraisalReportContentName”.		T	R	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
1	N/A	N/A	N/A	N/A	Appraisal Form Type	Specifies the appraisal form used to report the valuation.	/VALUATION_RESPONSE/REPORT/@AppraisalFormType	10	Enumerated	The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Value** FNM1004 FNM1073 FNM1075 FNM2055 Note: the values shown above are Fannie Mae form numbers. The comparable forms are: Fannie Mae 1004/ Freddie Mac 70 Fannie Mae 2055/ Freddie Mac 2055 Fannie Mae 1073/ Freddie Mac 465 Fannie Mae 1075/ Freddie Mac 466		R
2	N/A	N/A	N/A	N/A	Embedded File	N/A	/VALUATION_RESPONSE/REPORT/EMBEDDED_FILE/DOCUMENT	N/A	N/A	All addenda must be included in a single embedded file. The embedded file must be in Portable Document Format (.pdf) with Base64 encoding.		R
3	1	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
4	1	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
5	1	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
6	1	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
7	1	6	SUBJECT	Property Address	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	60	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) This data is referenced more than once on the form (fields 1-6, 3-11, 6-19), and must be represented consistently.		R
8	1	7	SUBJECT	Unit #	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@UnitIdentifier	12	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: ·Address unit designator and number This data is referenced more than once on the form (fields 1-7, 3-12a, 6-20a), and must be represented consistently.		R
9	1	8	SUBJECT	City	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (field 1-8, 3-12b, 6-20b) and must be represented consistently.		R
10	1	9	SUBJECT	State	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-9, 3-12c, 6-20c), and must be represented consistently.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
11	1	10	SUBJECT	Zip Code	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-10, 2-12d, 6-20d) and must be represented consistently.		R
12	1	11	SUBJECT	Borrower	GSE Borrower Name	The unparsed name(s) of person(s) or non-person entities that are the borrower(s).	/VALUATION_RESPONSE/PARTIES/BORROWER/BORROWER_EXTENSION/BORROWER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/BORROWER_EXTENSION_SECTION_DATA/BORROWER_NAME/@GSEBorrowerName	50	String			T
13	1	12	SUBJECT	Owner of Public Record	GSE Property Owner Name	The unparsed name(s) of the subject property owner(s).	/VALUATION_RESPONSE/PROPERTY/_OWNER/PROPERTY_OWNER_EXTENSION/PROPERTY_OWNER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_OWNER_EXTENSION_SECTION_DATA/PROPERTY_OWNER/@GSEPropertyOwnerName	45	String			T
14	1	13	SUBJECT	County	Property County	The county in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_County	30	String	**UAD Instruction - Refer to Appendix D Subject Section** If the subject property is not located in any county (e.g. the subject property is located in an independent city), enter the name of the local municipality or district in which the property is located.		T
15	1	14	SUBJECT	Legal Description	Property Legal Description Text Description	A free-form text field used to capture the legal description of the property for the type specified in Property Legal Description Type.	/VALUATION_RESPONSE/PROPERTY/_LEGAL_DESCRIPTION[@_Type='Other' and @_TypeOtherDescription='LongLegal']/@_TextDescription	150	String			T
16	1	15	SUBJECT	Assessor's Parcel #	GSE Assessors Parcel Identifier	The identifier or identifiers that describes the location of the property as related to county, state or municipal tax records.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/PROPERTY_IDENTIFICATION_EXTENSION/PROPERTY_IDENTIFICATION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_IDENTIFICATION_EXTENSION_SECTION_DATA/PARCEL_IDENTIFIER/@GSEAssessorsParcelIdentifier	60	String	**UAD Instruction - Refer to Appendix D Subject Section** If no parcel number is available, enter 'None'. If more than one parcel number is applicable, each should be listed and separated by a semicolon.		T
17	1	16	SUBJECT	Tax Year	Property Tax Year Identifier	The sole or start year of the subject property's tax year for the information.	/VALUATION_RESPONSE/PROPERTY/_TAX/@_YearIdentifier	4	String	**UAD Instruction - Refer to Appendix D Subject Section** Should be in a four digit year format. **Data Format:** yyyy	The form field 1-17 (GSE Property Tax Total Tax Amount) is greater than 0.	T
18	1	17	SUBJECT	R.E. Taxes $	GSE Property Tax Total Tax Amount	The total of all of the property's real estate taxes for this year excluding any special assessments, across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid.	/VALUATION_RESPONSE/PROPERTY/_TAX/PROPERTY_TAX_EXTENSION/PROPERTY_TAX_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_TAX_EXTENSION_SECTION_DATA/PROPERTY_TAX_AMOUNT/@GSEPropertyTaxTotalTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only.		T
19	1	18	SUBJECT	Project Name	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_Name	60	String	**UAD Requirement - Refer to Appendix D Subject Section** This data is referenced more than once on the form (fields 1-18, 3-13) and must be represented consistently to the extent the available space permits.		R
20	1	19	SUBJECT	Phase #	Project Phase Identifier	The current phase number of a multi-phase development project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_PhaseIdentifier	10	String	The legal phase number of the subject unit. This data is referenced more than once on the form (fields 1-19, 3-14), and should be represented consistently.		T
21	1	20	SUBJECT	Map Reference	Map Reference Identifier	A reference to a regionally specific map document that assists in locating a property. May refer to locally available published map products (e.g. Thomas Map in CA) or a county tax map.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@MapReferenceIdentifier	30	String			T
22	1	21	SUBJECT	Census Tract	Census Tract Identifier	Identifies census tract as defined by the U.S. Census Bureau where subject property is located.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@CensusTractIdentifier	25	String			T
23	1	22	SUBJECT	Occupant Owner	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='OwnerOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-22, 1-23, 1-24 (values of Property Current Occupancy Type) must be indicated.	CR
24	1	23	SUBJECT	Occupant Tenant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='TenantOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-22, 1-23, 1-24 (values of Property Current Occupancy Type) must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
25	1	24	SUBJECT	Occupant Vacant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='Vacant']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-22, 1-23, 1-24 (values of Property Current Occupancy Type) must be indicated.	CR
26	1	25	SUBJECT	Special Assessments $	Property Tax Total Special Tax Amount	The total of all of the property's special real estate taxes for this tax year (Property Tax Year Identifier) across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid. (see Property Tax Special).	/VALUATION_RESPONSE/PROPERTY/_TAX/@_TotalSpecialTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only. If there are no special assessments applicable to the subject property, the appraiser should enter zero (0) in this data field.		T
27	1	26	SUBJECT	HOA $	Project Per Unit Fee Amount	The amount charged to each unit by the project management.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Subject Section** Whole dollars only. If there are no mandatory HOA fees applicable to the subject property, appraiser must enter zero (0) in this data field.		R
28	1	27	SUBJECT	HOA $ per year	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Annually']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-26 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-27, 1-28 (values of Project Per Unit Fee Period Type) must be indicated.	CR
29	1	28	SUBJECT	HOA $ per month	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Monthly']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-26 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-27, 1-28 (values of Project Per Unit Fee Period Type) must be indicated.	CR
30	1	29	SUBJECT	Property Rights Appraised Fee Simple	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='FeeSimple']	9	Enumerated		One and only one of fields 1-29, 1-30, 1-31 (values of Property Rights Type) should be indicated.	T
31	1	30	SUBJECT	Property Rights Appraised Leasehold	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Leasehold']	9	Enumerated		One and only one of fields 1-29, 1-30, 1-31 (values of Property Rights Type) should be indicated.	T
32	1	31	SUBJECT	Property Rights Appraised Other	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Other']	9	Enumerated		One and only one of fields 1-29, 1-30, 1-31 (values of Property Rights Type) should be indicated.	T
33	1	32	SUBJECT	Property Rights Appraised Other (describe)	Property Rights Type Other Description	A free form text field used to collect additional information when Other is selected for Property Rights Type.	/VALUATION_RESPONSE/PROPERTY/@_RightsTypeOtherDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-31 (Property Rights Type = 'Other') is indicated.	T
34	1	33	SUBJECT	Assignment Type Purchase Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Purchase']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-33, 1-34, 1-35 (Values of Appraisal Purpose Type) must be indicated.	CR
35	1	34	SUBJECT	Assignment Type Refinance Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Refinance']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-33, 1-34, 1-35 (Values of Appraisal Purpose Type) must be indicated.	CR
36	1	35	SUBJECT	Assignment Type Other	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Other']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-33, 1-34, 1-35 (Values of Appraisal Purpose Type) must be indicated.	CR
37	1	36	SUBJECT	Assignment Type Other (describe)	Appraisal Purpose Type Other Description	A free form text field used to collect additional information when Other is selected for Appraisal Purpose Type.	/VALUATION_RESPONSE/REPORT/@AppraisalPurposeTypeOtherDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field is required if field 1-35 (Appraisal Purpose Type = 'Other') is indicated.	CR
38	1	37	SUBJECT	Lender/Client	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	**UAD Requirement - Refer to Appendix D Subject Section** This field contains the name of the lender.		R
39	1	38	SUBJECT	Lender/Client Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This data is referenced more than once on the form (field 6-24) and must be represented consistently to the extent the available space permits. The printed version of this field must appear completely in this location on the form, but may be truncated in the other locations.		T
40	1	39	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-39, 1-40 (values of Listed Within Previous Year Indicator) must be indicated.	CR
41	1	40	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? No	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-39, 1-40 (values of Listed Within Previous Year Indicator) must be indicated.	CR
42	1	e-2	SUBJECT	Report data source(s) used, offering price(s), and date(s).	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Subject Section** Must provide a whole number or 'Unk' if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-39 is indicated, this field must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
43	1	41	SUBJECT	Report data source(s) used, offering price(s), and date(s).	Listed Within Previous Year Description	A free-form text describing the offering prices, dates, and data sources of the previous twelve (12) months of listing.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY/@ListedWithinPreviousYearDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** If there are no current or prior offerings in the 12 months prior to the effective date of the appraisal, then this field must indicate the data sources used to establish this fact. Any relevant additional comments must also go in this field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R
44	1	42	CONTRACT	I did analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-42, 1-43 (values of Sales Contract Reviewed Indicator) must be indicated.	CR
45	1	43	CONTRACT	I did not analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-42, 1-43 (values of Sales Contract Reviewed Indicator) must be indicated.	CR
46	1	e-3	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	GSE Sale Type	The type of sale associated with the subject or comparable property transaction.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONTRACT_EXTENSION/SALES_CONTRACT_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONTRACT_EXTENSION_SECTION_DATA/SALES_TRANSACTION/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Contract Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** **Comp Grid / Page 1** REOSale / REO / REO sale ShortSale / Short / Short sale CourtOrderedSale / CrtOrd / Court ordered sale EstateSale / Estate / Estate sale RelocationSale / Relo / Relocation sale NonArmsLengthSale / NonArm / Non-arms length sale ArmsLengthSale / ArmLth / Arms length sale **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field must be populated if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
47	1	44	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	Sales Contract Review Comment	A free-form text field describing the sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_ReviewComment	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field must be populated if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
48	1	45	CONTRACT	Contract Price $	Sales Contract Amount	The amount of money the contract is for.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only.	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
49	1	46	CONTRACT	Date of Contract	Sales Contract Date	The effective date of the sales contract (e.g. the date of sale).	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Date	10	Date/Time	**UAD Requirement - Refer to Appendix D Contract Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
50	1	47	CONTRACT	Is the property seller the owner of public record? Yes	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-47, 1-48 must be indicated.	CR
51	1	48	CONTRACT	Is the property seller the owner of public record? No	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-47, 1-48 must be indicated.	CR
52	1	49	CONTRACT	Contract Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@DataSourceDescription	25	String		This field should be populated if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	T
53	1	50	CONTRACT	Is there any financial assistance (loan charges, sales concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-50, 1-51 (values of Sales Concession Indicator) must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
54	1	51	CONTRACT	Is there any financial assistance (loan charges, sales concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? No	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-50, 1-51 (values of Sales Concession Indicator) must be indicated.	CR
55	1	52a	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Amount	The dollar amount of the value of sales concessions granted by an interested party including such items as furniture, carpeting, decorator allowances, automobiles, vacations, securities, giveaways or other sales incentives.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionAmount	10	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-50 is indicated, and e-4 has a value of 'N', then this field is required.	CR
56	1	e-4	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	GSE Undefined Concession Amount Indicator	Indicates whether there is a known sales or financing concessions with an unknown dollar amount.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONCESSION_EXTENSION/SALES_CONCESSION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONCESSION_EXTENSION_SECTION_DATA/SALES_CONCESSION/@GSEUndefinedConcessionAmountIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section** **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-50 is indicated.	CR
57	1	52b	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Description	A free-form text field used to describe sales concessions granted by an interested party.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionDescription	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point. Separate with a semicolon. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-50 is indicated.	CR
58	1	53	NEIGHBORHOOD	Location Urban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Urban']	8	Enumerated		One and only one of fields 1-53, 1-54, 1-55 (values of Property Neighborhood Location Type) should be indicated.	T
59	1	54	NEIGHBORHOOD	Location Suburban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Suburban']	8	Enumerated		One and only one of fields 1-53, 1-54, 1-55 (values of Property Neighborhood Location Type) should be indicated.	T
60	1	55	NEIGHBORHOOD	Location Rural	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Rural']	8	Enumerated		One and only one of fields 1-53, 1-54, 1-55 (values of Property Neighborhood Location Type) should be indicated.	T
61	1	56	NEIGHBORHOOD	Built-Up Over 75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Over75Percent']	14	Enumerated		One and only one of fields 1-56, 1-57, 1-58 (values of Neighborhood Builtup Range Type) should be indicated.	T
62	1	57	NEIGHBORHOOD	Built-Up 25-75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='25To75Percent']	14	Enumerated		One and only one of fields 1-56, 1-57, 1-58 (values of Neighborhood Builtup Range Type) should be indicated.	T
63	1	58	NEIGHBORHOOD	Built-Up Under 25%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Under25Percent']	14	Enumerated		One and only one of fields 1-56, 1-57, 1-58 (values of Neighborhood Builtup Range Type) should be indicated.	T
64	1	59	NEIGHBORHOOD	Growth Rapid	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Rapid']	6	Enumerated		One and only one of fields 1-59, 1-60, 1-61 (values of Neighborhood Growth Pace Type) should be indicated.	T
65	1	60	NEIGHBORHOOD	Growth Stable	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Stable']	6	Enumerated		One and only one of fields 1-59, 1-60, 1-61 (values of Neighborhood Growth Pace Type) should be indicated.	T
66	1	61	NEIGHBORHOOD	Growth Slow	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Slow']	6	Enumerated		One and only one of fields 1-59, 1-60, 1-61 (values of Neighborhood Growth Pace Type) should be indicated.	T
67	1	62	NEIGHBORHOOD	Property Values Increasing	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Increasing']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-62, 1-63, 1-64 (values of Neighborhood Property Value Trend Type) must be indicated.	CR
68	1	63	NEIGHBORHOOD	Property Values Stable	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Stable']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-62, 1-63, 1-64 (values of Neighborhood Property Value Trend Type) must be indicated.	CR
69	1	64	NEIGHBORHOOD	Property Values Declining	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Declining']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-62, 1-63, 1-64 (values of Neighborhood Property Value Trend Type) must be indicated.	CR
70	1	65	NEIGHBORHOOD	Demand/Supply Shortage	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='Shortage']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-65, 1-66, 1-67 (values of Neighborhood Demand and Supply Type) must be indicated.	CR
71	1	66	NEIGHBORHOOD	Demand/Supply In Balance	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='InBalance']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-65, 1-66, 1-67 (values of Neighborhood Demand and Supply Type) must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
72	1	67	NEIGHBORHOOD	Demand/Supply Over Supply	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='OverSupply']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-65, 1-66, 1-67 (values of Neighborhood Demand and Supply Type) must be indicated.	CR
73	1	68	NEIGHBORHOOD	Marketing Time Under 3 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='UnderThreeMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-68, 1-69, 1-70 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR
74	1	69	NEIGHBORHOOD	Marketing Time 3-6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='ThreeToSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-68, 1-69, 1-70 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR
75	1	70	NEIGHBORHOOD	Marketing Time Over 6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='OverSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-68, 1-69, 1-70 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR
76	1	71	NEIGHBORHOOD	Condominium Housing Price $ (000) Low	Neighborhood Housing Low Price Amount	The low price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_LowPriceAmount	7	Money	Whole dollars only.		T
77	1	72	NEIGHBORHOOD	Condominium Housing Price $ (000) High	Neighborhood Housing High Price Amount	The high price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_HighPriceAmount	7	Money	Whole dollars only.		T
78	1	73	NEIGHBORHOOD	Condominium Housing Price $ (000) Pred.	Neighborhood Housing Predominant Price Amount	The predominant price of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_PredominantPriceAmount	7	Money	Whole dollars only.		T
79	1	74	NEIGHBORHOOD	Condominium Housing Age (yrs) Low	Neighborhood Housing Newest Years Count	The age, in years, of the newest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_NewestYearsCount	3	Numeric	Whole numbers only.		T
80	1	75	NEIGHBORHOOD	Condominium Housing Age (yrs) High	Neighborhood Housing Oldest Years Count	The age, in years, of the oldest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_OldestYearsCount	3	Numeric	Whole numbers only.		T
81	1	76	NEIGHBORHOOD	Condominium Housing Age (yrs) Pred.	Neighborhood Housing Predominant Age Years Count	The predominant age, in years, of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='Condominium']/@_PredominantAgeYearsCount	3	Numeric	Whole numbers only.		T
82	1	77	NEIGHBORHOOD	Present Land Use % One-Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='SingleFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
83	1	78	NEIGHBORHOOD	Present Land Use % 2-4 Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='TwoToFourFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
84	1	79	NEIGHBORHOOD	Present Land Use % Multi-Family	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Apartment']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
85	1	80	NEIGHBORHOOD	Present Land Use % Commercial	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Commercial']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
86	1	82	NEIGHBORHOOD	Present Land Use % Other	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Other']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
87	1	83	NEIGHBORHOOD	Neighborhood Boundaries	GSE Neighborhood Boundaries Description	The boundaries of the subject neighborhood. These boundries may include but are not limited to streets, legally recognized neighborhood boundaries, waterways, or other natural boundaries that define the seperation of one neighborhood from another.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/NEIGHBORHOOD_EXTENSION/NEIGHBORHOOD_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/NEIGHBORHOOD_EXTENSION_SECTION_DATA/NEIGHBORHOOD_BOUNDARIES/@GSENeighborhoodBoundariesDescription	4000	String	**UAD Instruction - Refer to Appendix D Neighborhood Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
88	1	84	NEIGHBORHOOD	Neighborhood Description	Neighborhood Description	A free-form text field describing the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_Description	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
89	1	85	NEIGHBORHOOD	Market Conditions (including support for the above conclusions)	Neighborhood Market Conditions Description	A free-form text field used to discuss market conditions in the neighborhood that may effect property values.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_MarketConditionsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
90	1	86	PROJECT SITE	Topography	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Topography']/@_Comment	40	String			T
91	1	87	PROJECT SITE	Size	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Size']/@_Comment	30	String			T
92	1	88	PROJECT SITE	Density	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Density']/@_Comment	30	String			T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
93	1	e-5	PROJECT SITE	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values PDF Display** Neutral N Beneficial B Adverse A This data is referenced more than once on the form for the subject property, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
94	1	e-6	PROJECT SITE	View (View Type)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values PDF Display** WaterView Wtr PastoralView Pstrl WoodsView Woods ParkView Prk GolfCourseView Glfvw CityViewSkylineView CtySky MountainView Mtn ResidentialView Res CityStreetView CtyStr IndustrialView Ind PowerLines PwrLn LimitedSight LtdSght Other * *See field e-7 directly below. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
95	1	e-7	PROJECT SITE	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	19	String	**UAD Requirement - Refer to Appendix D Site Section** If a view factor not on the list materially affects the value of the subject property, the appraiser must select “other” and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR
96	1	90	PROJECT SITE	Specific Zoning Classification	Site Zoning Classification Identifier	Identifies the zoning classification applied to the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationIdentifier	25	String	This field should indicate the specific zoning classification of the subject property.	This field should be populated if field 1-96 (Site Zoning Compliance Type = 'NoZoning') is not indicated	T
97	1	91	PROJECT SITE	Zoning Description	Site Zoning Classification Description	A free-form text field used to describe the zoning classification of the property site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationDescription	4000	String	This field should contain a description of the zoning classification of the subject property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-96 (Site Zoning Compliance Type = 'NoZoning') is not indicated.	T
98	1	92	PROJECT SITE	Zoning Compliance Legal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Legal']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T
99	1	93	PROJECT SITE	Zoning Compliance Legal Nonconforming	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Nonconforming']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
100	1	94	PROJECT SITE	Do the zoning regulations permit rebuilding to current density? Yes	Site Zoning Permit Rebuild To Current Density Indicator	Indicates that the zoning regulations allow the property to rebuild to the current density.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningPermitRebuildToCurrentDensityIndicator='Y']	1	Boolean		If field 1-93 (Site Zoning Compliance Type = 'Nonconforming') is indicated, then one and only one of fields 1-94 and 1-95 (values of Site Zoning Permit Rebuild To Current Density Indicator) should be indicated. .	T
101	1	95	PROJECT SITE	Do the zoning regulations permit rebuilding to current density? No	Site Zoning Permit Rebuild To Current Density Indicator	Indicates that the zoning regulations allow the property to rebuild to the current density.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningPermitRebuildToCurrentDensityIndicator='N']	1	Boolean		If field 1-93 (Site Zoning Compliance Type = 'Nonconforming') is indicated, then one and only one of fields 1-94 and 1-95 (values of Site Zoning Permit Rebuild To Current Density Indicator) should be indicated.	T
102	1	96	PROJECT SITE	Zoning Compliance No Zoning	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='No Zoning']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T
103	1	97	PROJECT SITE	Zoning Compliance Illegal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Illegal']	13	Enumerated		One and only one of fields 1-92, 1-93, 1-96, 1-97 (values of Site Zoning Compliance Type) should be indicated.	T
104	1	98	PROJECT SITE	Zoning Compliance Illegal (describe)	Site Zoning Compliance Description	A free-form text field describing any issues concerning how the site complies with zoning regulations including limitations on future development.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningComplianceDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-97 (Site Zoning Compliance Type = 'Illegal') is indicated.	T
105	1	99	PROJECT SITE	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='Y']	1	Boolean		One and only one of fields 1-99, 1-100 (values of Highest and Best Use Indicator) should be indicated.	T
106	1	100	PROJECT SITE	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? No	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='N']	1	Boolean		One and only one of fields 1-99, 1-100 (values of Highest and Best Use Indicator) should be indicated.	T
107	1	101	PROJECT SITE	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? If No, describe	Highest Best Use Description	Specifies a use, other than the present use, that would constitute a higher and best use of the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@HighestBestUseDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-100 (Highest and Best indicator = 'N') is indicated.	T
108	1	102	PROJECT SITE	Utilities Electricity Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR
109	1	103	PROJECT SITE	Utilities Electricity Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR
110	1	104	PROJECT SITE	Utilities Electricity Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of electric service if present and not public. If no electric service is present, enter 'None' in the description field.	If field 1-103 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR
111	1	105	PROJECT SITE	Utilities Gas Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR
112	1	106	PROJECT SITE	Utilities Gas Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
113	1	107	PROJECT SITE	Utilities Gas Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of gas service if present and not public. If no gas service is present, enter 'None' in the description field.	If field 1-106 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR
114	1	108	PROJECT SITE	Utilities Water Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR
115	1	109	PROJECT SITE	Utilities Water Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR
116	1	110	PROJECT SITE	Utilities Water Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the water source if present and not public. If no water service is present, enter 'None' in the description field.	If field 1-109 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR
117	1	111	PROJECT SITE	Utilities Sanitary Sewer Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-111, 1-112 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-113 (Site Utility Non Public Description).	CR
118	1	112	PROJECT SITE	Utilities Sanitary Sewer Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, enter 'None' in the description field.	If utilities are present, at least one of fields 1-111, 1-112 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-113 (Site Utility Non Public Description).	CR
119	1	113	PROJECT SITE	Utilities Sanitary Sewer Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the sanitary sewer service if present and not public. If no sanitary sewer service is present, enter 'None' in the description field..	If field 1-112 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR
120	1	114	PROJECT SITE	Off-site Improvements - Type Street	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the street type. The value 'None' should be indicated if none is present.		T
121	1	115	PROJECT SITE	Street Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Type) should be indicated.	T
122	1	116	PROJECT SITE	Street Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Type) should be indicated.	T
123	1	117	PROJECT SITE	Off-site Improvements - Type Alley	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the alley type. The value 'None' should be indicated if none is present.		T
124	1	118	PROJECT SITE	Alley Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-118, 1-119 (values of Property Off Site Improvement Ownership Typ)e should be indicated.	T
125	1	119	PROJECT SITE	Alley Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-118, 1-119 (values of Property Off Site Improvement Ownership Typ)e should be indicated.	T
126	1	120	PROJECT SITE	FEMA Special Flood Hazard Area Yes	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='Y']	1	Boolean		One and only one of fields 1-120, 1-121 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
127	1	121	PROJECT SITE	FEMA Special Flood Hazard Area No	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='N']	1	Boolean		One and only one value of fields 1-120, 1-121 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T
128	1	122	PROJECT SITE	FEMA Flood Zone	GSE NFIP Flood Zone Identifier	The FEMA Flood Zone identifier for the subject site.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSENFIPFloodZoneIdentifier	20	String		This field should be populated if a FEMA map exists for the area.	T
129	1	123	PROJECT SITE	FEMA Map #	GSE FEMA Flood Map Identifier	The FEMA map number of which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSEFEMAFloodMapIdentifier	22	String		If field 1-122 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None', this field should be populated.	T
130	1	124	PROJECT SITE	FEMA Map Date	NFIP Map Panel Date	The map effective date or the map revised date shown on the NFIP map.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/@NFIPMapPanelDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 1-122 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None' then it should be populated.	T
131	1	125	PROJECT SITE	Are the utilities and off-site improvements typical for the market area? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T
132	1	126	PROJECT SITE	Are the utilities and off-site improvements typical for the market area? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T
133	1	127	PROJECT SITE	Are the utilities and off-site improvements typical for the market area? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-126 (Property Analysis Exists Indicator = 'N' and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') is indicated, this field should be populated.	T
134	1	128	PROJECT SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-128, 1-129 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T
135	1	129	PROJECT SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-128, 1-129 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T
136	1	130	PROJECT SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions']/@_Comment	4000	String	This field should describe adverse site conditions, etc. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-128 (Property Analysis Exists Indicator = 'Y' and Property Analysis Type = 'AdverseSiteConditions') is indicated then this field should be populated.	T
137	1	131	PROJECT INFORMATION	Data source(s) for project information	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@DataSourceDescription	125	String			T
138	1	132	PROJECT INFORMATION	Project Description Detached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Detached']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T
139	1	133	PROJECT INFORMATION	Project Description Row or Townhouse	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='TownhouseRowhouse']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T
140	1	134	PROJECT INFORMATION	Project Description Garden	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='GardenProject']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T
141	1	135	PROJECT INFORMATION	Project Description Mid-Rise	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='MidriseProject']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T
142	1	136	PROJECT INFORMATION	Project Description High-Rise	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='HighriseProject']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
143	1	137	PROJECT INFORMATION	Project Description Other	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Other']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one design type, this field indicates the design type that applies to the subject unit, and the appraiser may indicate the other design types in the addendum.	One and only one selection from fields 1-132, 1-133, 1-134, 1-135, 1-136, 1-137 (values of Project Design Type) should be indicated.	T
144	1	138	PROJECT INFORMATION	Project Description Other (describe)	Project Design Type Other Description	A free-form text field used to describe the design if Other is selected as the Project Design Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Other']/@_DesignTypeOtherDescription	45	String	**UAD Instruction - Refer to Appendix D Project Information Section**	This field should be populated if and only if field 1-137 (Project Design Type = 'Other') is indicated.	T
145	1	139	PROJECT INFORMATION	# of Stories	GSE Stories Count	The number of whole or partial stories of the property.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEStoriesCount	4	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** If the project includes more than one building, this field describes the building in which the subject unit is located. **PDF Display Format:** Numeric, to two decimal places: 1.25		R
146	1	140	PROJECT INFORMATION	# of Elevators	Elevator Count	Number of elevators.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@ElevatorCount	3	Numeric	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field decribes the number of elevators in the building in which the subject unit is located. **PDF Display Format:** Whole numbers only.		T
147	1	141	PROJECT INFORMATION	Existing	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Existing']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field describes the building in which the subject unit is located.	One and only one of fields 1-141, 1-142, 1-143 (values of Building Status Type) should be indicated.	T
148	1	142	PROJECT INFORMATION	Proposed	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Proposed']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field describes the building in which the subject unit is located.	One and only one of fields 1-141, 1-142, 1-143 (values of Building Status Type) should be indicated.	T
149	1	143	PROJECT INFORMATION	Under Construction	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='UnderConstruction']	17	Enumerated	**UAD Instruction - Refer to Appendix D Project Information Section** If the project includes more than one building, this field describes the building in which the subject unit is located.	One and only one of fields 1-141, 1-142, 1-143 (values of Building Status Type) should be indicated.	T
150	1	e-8	PROJECT INFORMATION	Project Year Built	GSE Year Built Estimation Indicator	Indicates that the Year Built is estimated.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEYearBuiltEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Improvements Section** This is a yes/no field that indicates whether the year built is estimated ('Y' indicates the year built is estimated and 'N' indicates the year built is not estimated). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
151	1	144	PROJECT INFORMATION	Year Built	Property Structure Built Year	The year in which the dwelling on the property was completed.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@PropertyStructureBuiltYear	4	Date/Time	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate the subject property's year built in a four-digit format only, such as 1978 or 2002. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** yyyy		R
152	1	145	PROJECT INFORMATION	Effective Age	GSE Effective Age Description	Provide the effective age of the subject property, that can be represented as a single number or range.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_ANALYSIS/STRUCTURE_ANALYSIS_EXTENSION/STRUCTURE_ANALYSIS_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_ANALYSIS_EXTENSION_SECTION_DATA/EFFECTIVE_AGE/@GSEEffectiveAgeDescription	25	String			T
153	1	146	PROJECT INFORMATION	Project Exterior Walls	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='Walls']/@_Description	20	String	This is a free text field which should contain a description of the materials of the exterior walls.		T
154	1	147	PROJECT INFORMATION	Project Roof Surface	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='RoofSurface']/@_Description	20	String	This is a free text field which should contain a description of the materials of the roof surface.		T
155	1	148	PROJECT INFORMATION	Project Total # Parking	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@ParkingSpacesCount	20	Numeric	Whole numbers only.		T
156	1	149	PROJECT INFORMATION	Project (Parking) Ratio (spaces/units)	Project Car Storage Spaces To Units Ratio Number	Specifies the ratio of the total number of parking spaces to the number of units in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@_SpacesToUnitsRatioNumber	20	Numeric	Numeric, to two decimal places: 1.25 parking spaces per unit		T
157	1	150	PROJECT INFORMATION	Project (Parking) Type	Project Car Storage Description	Specifies the details, condition, restrictions, proximity, etc. of car storage for the entire project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@_Description	20	String			T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
158	1	151	PROJECT INFORMATION	Project Guest Parking	Guest Parking Spaces Count	The total number of guest or common-area parking spaces in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@GuestParkingSpacesCount	20	Numeric	Whole numbers only.		T
159	1	152	PROJECT INFORMATION	Subject Phase # of Units	Planned Units Count	Total number of planned living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@PlannedUnitsCount	6	Numeric	Whole numbers only.		T
160	1	153	PROJECT INFORMATION	Subject Phase # of Units Completed	Completed Units Count	Total number of completed living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@CompletedUnitsCount	6	Numeric	Whole numbers only.		T
161	1	154	PROJECT INFORMATION	Subject Phase # of Units For Sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@UnitsForSaleCount	6	Numeric	Whole numbers only.		T
162	1	155	PROJECT INFORMATION	Subject Phase # of Units Sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@UnitsSoldCount	6	Numeric	Whole numbers only.		T
163	1	156	PROJECT INFORMATION	Subject Phase # of Units Rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@UnitsRentedCount	6	Numeric	Whole numbers only.		T
164	1	157	PROJECT INFORMATION	Subject Phase # of Owner Occupied Units	Owner Occupied Unit Count	The number of units occupied by their owners.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='SubjectPhase']/@OwnerOccupiedUnitCount	6	Numeric	Whole numbers only.		T
165	1	158	PROJECT INFORMATION	If Project Completed # of Phases	Development Stage Total Phases Count	Number of phases that exist in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@_TotalPhasesCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
166	1	159	PROJECT INFORMATION	If Project Completed # of Units	Completed Units Count	Total number of completed living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@CompletedUnitsCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
167	1	160	PROJECT INFORMATION	If Project Completed # of Units for Sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@UnitsForSaleCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
168	1	161	PROJECT INFORMATION	If Project Completed # of Units Sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@UnitsSoldCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
169	1	162	PROJECT INFORMATION	If Project Completed # of Units Rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@UnitsRentedCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
170	1	163	PROJECT INFORMATION	If Project Completed # of Owner Occupied Units	Owner Occupied Unit Count	The number of units occupied by their owners.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Complete']/@OwnerOccupiedUnitCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
171	1	164	PROJECT INFORMATION	If Project Incomplete # of Planned Phases	Development Stage Total Phases Count	Number of phases that exist in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@_TotalPhasesCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
172	1	165	PROJECT INFORMATION	If Project Incomplete # of Planned Units	Planned Units Count	Total number of planned living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@PlannedUnitsCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
173	1	166	PROJECT INFORMATION	If Project Incomplete # of Units for Sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@UnitsForSaleCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
174	1	167	PROJECT INFORMATION	If Project Incomplete # of Units Sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@UnitsSoldCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
175	1	168	PROJECT INFORMATION	If Project Incomplete # of Units Rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@UnitsRentedCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
176	1	169	PROJECT INFORMATION	If Project Incomplete # of Owner Occupied Units	Owner Occupied Unit Count	The number of units occupied by their owners.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE[@_Type='Incomplete']/@OwnerOccupiedUnitCount	6	Numeric	Whole numbers only.	Either all of fields 1-158, 1-159, 1-160, 1-161, 1-162, 1-163 (Development Stage Type = 'Complete') or all of fields 1-164, 1-165, 1-166, 1-167, 1-168, 1-169 (Development Stage Type = 'Incomplete') should be populated. One and only one of these two sets of fields should be populated, and the other set of fields should be left blank.	T
177	1	170	PROJECT INFORMATION	Project Primary Occupancy Principle Residence	Project Primary Occupancy Type	Specifies the primary type of occupancy of the Project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_PrimaryOccupancyType='PrincipleResidence']	17	Enumerated		One and only one of fields 1-170, 1-171, 1-172 (values of Project Primary Occupancy Type) should be indicated.	T
178	1	171	PROJECT INFORMATION	Project Primary Occupancy Second Home or Recreational	Project Primary Occupancy Type	Specifies the primary type of occupancy of the Project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_PrimaryOccupancyType='SecondHome']	17	Enumerated		One and only one of fields 1-170, 1-171, 1-172 (values of Project Primary Occupancy Type) should be indicated.	T
179	1	172	PROJECT INFORMATION	Project Primary Occupancy Tenant	Project Primary Occupancy Type	Specifies the primary type of occupancy of the Project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_PrimaryOccupancyType='Tenant']	17	Enumerated		One and only one of fields 1-170, 1-171, 1-172 (values of Project Primary Occupancy Type) should be indicated.	T
180	1	173	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-173, 1-174 (values of Project Developer Controls Project Management Indicator) must be indicated.	CR
181	1	174	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? No	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-173, 1-174 (values of Project Developer Controls Project Management Indicator) must be indicated.	CR
182	1	175	PROJECT INFORMATION	Management Group Homeowners' Association	Project Management Type	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='HomeownersAssociation']	51	Enumerated	This field should be indicated only if HOA is checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
183	1	176	PROJECT INFORMATION	Management Group Developer	Project Management Type	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Developer']	51	Enumerated	This field should be indicated only if Developer is checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T
184	1	177	PROJECT INFORMATION	Management Group Management Agent	Project Management Type	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='ManagementAgent']	51	Enumerated	This field should be indicated only if Management Agent is checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T
185	1	175, 176	PROJECT INFORMATION	Management Group Homeowners' Association and Developer	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='HomeownersAssociationAndDeveloper']	51	Enumerated	This field should be indicated if HOA and Developer are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T
186	1	175, 177	PROJECT INFORMATION	Management Group Homeowners' Association and Management Agent	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='HomeownersAssociationAndManagementAgent']	51	Enumerated	This field should be indicated if HOA and Management Agent are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T
187	1	176, 177	PROJECT INFORMATION	Management Group Developer and Management Agent	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='DeveloperAndManagementAgent']	51	Enumerated	This field should be indicated if Developer and Management Agent are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T
188	1	175, 176, 177	PROJECT INFORMATION	Management Group Homeowners' Association, Developer, and Management Agent	Project Management Type Other Description	Identifies type of management associated with the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ManagementType='Other' and @_ManagementTypeOtherDescription='HomeownersAssociationAndDeveloperAndManagementAgent']	51	Enumerated	This field should be indicated if HOA, Developer and Management Agent are checked.	At least one of fields 1-175, 1-176, 1-177 (values of Project Management Type and sometimes values of Project Management Type Other Description) should be indicated.	T
189	1	178	PROJECT INFORMATION	Provide name of management company	Project Management Agent Name	Used to identify the management agent's name if Management Agent is indicated in Project Management Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ManagementAgentName	200	String		If field 1-177 (Project Management Type = 'ManagementAgent') is indicated, then this field should be populated.	T
190	1	179	PROJECT INFORMATION	Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? Yes	Project Concentrated Ownership Indicator	Indicates that one person or entity holds more than ten (10) percent ownership of the project. FORM-SPECIFIC FIELD.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ConcentratedOwnershipIndicator='Y']	1	Boolean		One and only one of fields 1-179, 1-180 (values of Project Concentrated Ownership Indicator) should be indicated.	T
191	1	180	PROJECT INFORMATION	Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? No	Project Concentrated Ownership Indicator	Indicates that one person or entity holds more than ten (10) percent ownership of the project. FORM-SPECIFIC FIELD.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ConcentratedOwnershipIndicator='N']	1	Boolean		One and only one of fields 1-179, 1-180 (values of Project Concentrated Ownership Indicator) should be indicated.	T
192	1	181	PROJECT INFORMATION	Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? If Yes, describe	Project Concentrated Ownership Description	A free-form text field describing the one person or entity that holds more than ten (10) percent ownership of the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConcentratedOwnershipDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-179 (Project Concentrated Ownership Indicator = 'Y') is indicated.	T
193	1	182	PROJECT INFORMATION	Was the project created by the conversion of an existing building(s) into a condominium? Yes	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='Condominium' and @_ConversionIndicator='Y']	1	Boolean		One and only one of fields 1-182, 1-183 (values of Project Conversion Indicator) should be indicated.	T
194	1	183	PROJECT INFORMATION	Was the project created by the conversion of an existing building(s) into a condominium? No	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='Condominium' and @_ConversionIndicator='N']	1	Boolean		One and only one of fields 1-182, 1-183 (values of Project Conversion Indicator) should be indicated.	T
195	1	184	PROJECT INFORMATION	Was the project created by the conversion of an existing building(s) into a condominium? If Yes, describe the original use and the date of conversion.	Project Conversion Original Use Description	A free-form text field used to describe the original use before the project was converted to its current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConversionOriginalUseDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-182 (Project Conversion Indicator = 'Y') is indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
196	1	185	PROJECT INFORMATION	Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? Yes	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='Y']	1	Boolean		One and only one of fields 1-185, 1-186 (values of Project Common Elements Completed Indicator) should be indicated.	T
197	1	186	PROJECT INFORMATION	Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? No	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='N']	1	Boolean		One and only one of fields 1-185, 1-186 (values of Project Common Elements Completed Indicator) should be indicated.	T
198	1	187	PROJECT INFORMATION	Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? If No, describe	Project Common Elements Status Description	A free-form text field used to comment on the status of the project common elements and/or recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsStatusDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if 1-186 (Management Group Homeowners' Association and Management Agent) is populated.	T
199	1	188	PROJECT INFORMATION	Is there any commercial space in the project? Yes	Project Commercial Space Indicator	Indicates that the project contains commercial space.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommercialSpaceIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-188, 1-189 (values of Project Commercial Space Indicator) should be indicated.	CR
200	1	189	PROJECT INFORMATION	Is there any commercial space in the project? No	Project Commercial Space Indicator	Indicates that the project contains commercial space.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommercialSpaceIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Project Information Section**	One and only one of fields 1-188, 1-189 (values of Project Commercial Space Indicator) should be indicated.	CR
201	1	e-32	PROJECT INFORMATION	Is there any commercial space in the project? If Yes, describe and indicate the overall percentage of the commercial space.	GSE Project Commercial Space Percent	The overall percentage of commercial space in the project in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_EXTENSION/PROJECT_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROJECT_EXTENSION_SECTION_DATA/PROJECT_COMMERCIAL/@GSEProjectCommercialSpacePercent	2	Numeric	**UAD Requirement - Refer to Appendix D Project Information Section** **PDF Display Format:** In percentage points (e.g. a value of 25 means 25%) **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field must be populated if field 1-188 (Project Commercial Space Indicator = 'Y') is indicated.	CR
202	1	190	PROJECT INFORMATION	Is there any commercial space in the project? If Yes, describe and indicate the overall percentage of the commercial space.	Commercial Space Description	A free-form text field describing the commercial space.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@CommercialSpaceDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field should be populated if field 1-188 (Project Commercial Space Indicator = 'Y') is indicated.	T
203	2	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
204	2	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
205	2	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
206	2	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
207	2	5	PROJECT INFORMATION	Describe the condition of the project and quality of construction.	Project Condition And Quality Description	A free-form text field used to describe the condition of the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConditionAndQualityDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
208	2	6	PROJECT INFORMATION	Describe the common elements and recreational facilities.	Project Common Elements Description	A free-form text field used to describe project common elements and recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-173 (Project Developer Controls Project Management Indicator = 'Y') is indicated.	T
209	2	7	PROJECT INFORMATION	Are any common elements leased to or by the Homeowners' Association? Yes	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='Y']	1	Boolean		One and only one of fields 2-7, 2-8 (values of Project Common Elements Leased Indicator) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
210	2	8	PROJECT INFORMATION	Are any common elements leased to or by the Homeowners' Association? No	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='N']	1	Boolean		One and only one of fields 2-7, 2-8 (values of Project Common Elements Leased Indicator) should be indicated.	T
211	2	9	PROJECT INFORMATION	If yes, describe the rental terms and options.	Project Common Elements Lease Terms Description	A free-form text field used to describe the project management leasing status of project common elements.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsLeaseTermsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-7 (Project Common Elements Leased Indicator = 'Y') is indicated. This is a free text field which should describe the rental terms and options.	T
212	2	10	PROJECT INFORMATION	Is the project subject to ground rent? Yes	Project Analysis Ground Rent Indicator	Indicates that the project is subject to ground rents.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_GroundRentIndicator='Y']	1	Boolean		One and only one of fields 2-10, 2-11 (values of Project Analysis Ground Rent Indicator) should be indicated.	T
213	2	11	PROJECT INFORMATION	Is the project subject to ground rent? No	Project Analysis Ground Rent Indicator	Indicates that the project is subject to ground rents.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_GroundRentIndicator='N']	1	Boolean		One and only one of fields 2-10, 2-11 (values of Project Analysis Ground Rent Indicator) should be indicated.	T
214	2	12	PROJECT INFORMATION	Is the project subject to ground rent? If Yes, $ per year	Project Analysis Ground Rent Amount	Identifies the annual ground rent amount for the project unit.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_GroundRentAmount	12	Money	**PDF Display Format:** Whole numbers only.	This field should be populated if field 2-10 (Project Analysis Ground Rent Indicator = 'Y') is indicated.	T
215	2	13	PROJECT INFORMATION	Is the project subject to ground rent? (describe terms and conditions)	Project Analysis Ground Rent Description	A free-form text field describing the ground rent.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_GroundRentDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-10 (Project Analysis Ground Rent Indicator = 'Y') is indicated.	T
216	2	14	PROJECT INFORMATION	Are the parking facilities adequate for the project size and type? Yes	Adequate Indicator	Indicates that this feature is adequate for normal needs.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE[@AdequateIndicator='Y']	1	Boolean		One and only one of fields 2-14, 2-15 (values of Adequate Indicator) should be indicated.	T
217	2	15	PROJECT INFORMATION	Are the parking facilities adequate for the project size and type? No	Adequate Indicator	Indicates that this feature is adequate for normal needs.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE[@AdequateIndicator='N']	1	Boolean		One and only one of fields 2-14, 2-15 (values of Adequate Indicator) should be indicated.	T
218	2	16	PROJECT INFORMATION	Are the parking facilities adequate for the project size and type? If No, describe and comment on the effect on value and marketability.	Project Car Storage Adequacy Effect On Marketability Description	A free-form text field describing the effect of the adequacy or inadequacy of parking on the marketability of the project or a unit thereof.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_CAR_STORAGE/@_AdequacyEffectOnMarketabilityDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-15 (Adequate Indicator = 'N') is indicated.	T
219	2	17	PROJECT ANALYSIS	I did analyze the condominium project budget for the current year.	Project Analysis Budget Analyzed Indicator	Indicates that the appraiser analyzed the project's budget.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_BudgetAnalyzedIndicator='Y']	1	Boolean		One and only one of fields 2-17, 2-18 (values of Project Analysis Budget Analyzed Indicator) should be indicated.	T
220	2	18	PROJECT ANALYSIS	I did not analyze the condominium project budget for the current year.	Project Analysis Budget Analyzed Indicator	Indicates that the appraiser analyzed the project's budget.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_BudgetAnalyzedIndicator='N']	1	Boolean		One and only one of fields 2-17, 2-18 (values of Project Analysis Budget Analyzed Indicator) should be indicated.	T
221	2	19	PROJECT ANALYSIS	Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.	Project Analysis Budget Analysis Comment	A free-form text field describing the results of analyzing the project budget.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_BudgetAnalysisComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
222	2	20	PROJECT ANALYSIS	Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes	Project Analysis Additional Facilities Fee Indicator	Indicates that the project does impose an additional fee beyond the standard project fee.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_AdditionalFacilitiesFeeIndicator='Y']	1	Boolean		One and only one of fields 2-20, 2-21 (values of Project Analysis Additional Facilities Fee Indicator) should be indicated.	T
223	2	21	PROJECT ANALYSIS	Are there any other fees (other than regular HOA charges) for the use of the project facilities? No	Project Analysis Additional Facilities Fee Indicator	Indicates that the project does impose an additional fee beyond the standard project fee.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_AdditionalFacilitiesFeeIndicator='N']	1	Boolean		One and only one of fields 2-20, 2-21 (values of Project Analysis Additional Facilities Fee Indicator) should be indicated.	T
224	2	22	PROJECT ANALYSIS	Are there any other fees (other than regular HOA charges) for the use of the project facilities? If Yes, report the charges and describe.	Project Analysis Additional Facilities Fee Description	A free-form text field describing the conditions, extent, and terms of the additional fee not included in the standard project fee (e.g. HOA fee).	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_AdditionalFacilitiesFeeDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-20 (Project Analysis Additional Facilities Fee Indicator = 'Y') is indicated a description should be populated.	T
225	2	23	PROJECT ANALYSIS	Compared to other competitive projects of similar quality and design, the subject unit charge appears High	Project Analysis Competitive Project Comparison Type	Specifies the type of competition the project faces.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_CompetitiveProjectComparisonType='High']	7	Enumerated		One and only one of fields 2-23, 2-24, 2-25 (values of Project Analysis Competitive Project Comparison Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
226	2	24	PROJECT ANALYSIS	Compared to other competitive projects of similar quality and design, the subject unit charge appears Average	Project Analysis Competitive Project Comparison Type	Specifies the type of competition the project faces.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_CompetitiveProjectComparisonType='Average']	7	Enumerated		One and only one of fields 2-23, 2-24, 2-25 (values of Project Analysis Competitive Project Comparison Type) should be indicated.	T
227	2	25	PROJECT ANALYSIS	Compared to other competitive projects of similar quality and design, the subject unit charge appears Low	Project Analysis Competitive Project Comparison Type	Specifies the type of competition the project faces.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_CompetitiveProjectComparisonType='Low']	7	Enumerated		One and only one of fields 2-23, 2-24, 2-25 (values of Project Analysis Competitive Project Comparison Type) should be indicated.	T
228	2	26	PROJECT ANALYSIS	If High or Low, describe	Project Analysis Competitive Project Comparison Description	A free-form text field describing the differences, relative values, and effect of competitive projects.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_CompetitiveProjectComparisonDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-23 (Project Analysis Competitive Project Comparison Type = 'High') or field 2-25 (Project Analysis Competitive Project Comparison Type = 'Low') is indicated this field should be populated.	T
229	2	27	PROJECT ANALYSIS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? Yes	Project Analysis Special Characteristics Indicator	Indicates that the project has special, atypical, or unusual characteristics.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_SpecialCharacteristicsIndicator='Y']	1	Boolean		One and only one of fields 2-27, 2-28 (values of Project Analysis Special Characteristics Indicator) should be indicated.	T
230	2	28	PROJECT ANALYSIS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? No	Project Analysis Special Characteristics Indicator	Indicates that the project has special, atypical, or unusual characteristics.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS[@_SpecialCharacteristicsIndicator='N']	1	Boolean		One and only one of fields 2-27, 2-28 (values of Project Analysis Special Characteristics Indicator) should be indicated.	T
231	2	29	PROJECT ANALYSIS	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? If Yes, describe and explain the effect on value and marketability.	Project Analysis Special Characteristics Description	A free-form text field describing any special, atypical, or unusual characteristics of the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/@_SpecialCharacteristicsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-27 (Project Analysis Special Characteristics Indicator = 'Y') is indicated this field should be populated.	T
232	2	30	UNIT IMPROVEMENTS	Unit Charge $ per month	Unit Charge Amount	The amount the unit is charged every period described by Period Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/@_Amount	10	Money	If none, enter zero (0).		T
233	2	31	UNIT IMPROVEMENTS	per month X 12 = $ per year	Unit Charge Amount	The amount the unit is charged every period described by Period Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Annually']/@_Amount	10	Money	If none, enter zero (0).		T
234	2	32	UNIT IMPROVEMENTS	Annual assessment charge per year per square feet of gross living area = $	Unit Charge Per Square Foot Amount	Assessment charge per square feet of gross living area of the unit. This is generally used for analysis of unit charges in a multiple unit project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Annually']/@_PerSquareFootAmount	10	Money	If none, enter zero (0).		T
235	2	33	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment None	Unit Charge No Utilities Included In Assessment Indicator	Indicates that no utilities are included in the Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly' and @_NoUtilitiesIncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 (Unit Charge No Utilities Included In Assessment Indicator = 'Y') or at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 should be indicated.	T
236	2	34	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Heat	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Heating' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
237	2	35	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Air Conditioning	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Cooling' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
238	2	36	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Electricity	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Electricity' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
239	2	37	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Gas	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Gas' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
240	2	38	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Water	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Water' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
241	2	39	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Sewer	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Sewer' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
242	2	40	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Cable	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Cable' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
243	2	41	UNIT IMPROVEMENTS	Utilities included in the unit monthly assessment Other	Unit Charge Utility Included In Assessment Indicator	Indicates that the utility specified in Unit Charge Utility Type is included in the fee reported in Unit Charge Amount.	/VALUATION_RESPONSE/PROPERTY/PROJECT/PROJECT_ANALYSIS/UNIT_CHARGE[@_PeriodType='Monthly']/UNIT_CHARGE_UTILITY[@_Type='Other' and @_IncludedInAssessmentIndicator='Y']	1	Boolean		Either field 2-33 or, at least one of fields 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41 (Unit Charge Utility Included In Assessment Indicator = 'Y' and values of Unit Charge Utility Type) should be indicated.	T
244	2	42	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Appraisal Files	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='PreviousAppraisalFile']	25	Enumerated		At least one of fields 2-42, 2-43, 2-44, 2-45, 2-46 and 2-47 should be populated.	T
245	2	43	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property MLS	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='MultipleListingService']	25	Enumerated		At least one of fields 2-42, 2-43, 2-44, 2-45, 2-46 and 2-47 should be populated.	T
246	2	44	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Assessment and Tax Records	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='AssessmentAndTaxRecords']	25	Enumerated		At least one of fields 2-42, 2-43, 2-44, 2-45, 2-46 and 2-47 should be populated.	T
247	2	45	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Prior Inspection	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='PriorInspection']	25	Enumerated		At least one of fields 2-42, 2-43, 2-44, 2-45, 2-46 and 2-47 should be populated.	T
248	2	46	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Property Owner	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='PropertyOwner']	25	Enumerated		At least one of fields 2-42, 2-43, 2-44, 2-45, 2-46 and 2-47 should be populated.	T
249	2	47	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Other	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='Other']	25	Enumerated		At least one of fields 2-42, 2-43, 2-44, 2-45, 2-46 and 2-47 should be populated.	T
250	2	48	UNIT IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Other (describe)	Data Source Type Other Description	A free-form text field used to describe the data source type if Other is selected as the Structure Data Source Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE/@DataSourceTypeOtherDescription	35	String		If field 2-47 is indicated then this field should be populated.	T
251	2	49	UNIT IMPROVEMENTS	Data Source(s) for Gross Living Area	Gross Living Area Square Feet Data Source Description	A free-from text field describing where the value of Gross Living Area Square Feet Count came from.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@GrossLivingAreaSquareFeetDataSourceDescription	35	String			T
252	2	50	UNIT IMPROVEMENTS	Floor #	Floor Identifier	A free-form text field identifying the floor of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@FloorIdentifier	25	String	Must indicate the unit floor #.		T
253	2	51	UNIT IMPROVEMENTS	# of Levels	Level Count	The number of structure levels.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@LevelCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Whole numbers only. Must indicate the number of levels in the unit.		R
254	2	52	UNIT IMPROVEMENTS	Heating Type	Heating Unit Description	A free-form text field used to describe the heating type (i.e. central, forced, wall, etc) description.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING/@_UnitDescription	7	String	**UAD Instruction - Refer to Appendix D Improvements Section** This data point is structured differently on the 1004/70, because there are no heating checkboxes. If no heat source, enter 'None'.		T
255	2	53	UNIT IMPROVEMENTS	Heating Fuel	Heating Fuel Description	A free-form text field used to describe the fuel used by the heating unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING/@_FuelDescription	7	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the fuel used for heating, if any. If no heating, then 'None' should be indicated.		T
256	2	54	UNIT IMPROVEMENTS	Cooling Central AC	Cooling Centralized Indicator	Indicates that the structure has a central cooling unit indicator.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_CentralizedIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates central cooling, a value of 'N' indicates the box is not checked.	At least one of fields 2-54 (Cooling Centralized Indicator = 'Y'), 2-55 (Cooling Individual Indicator = 'Y'), 2-56 (Cooling Other Indicator = 'Y') should be indicated. If field 2-57 (Cooling Unit Description) indicates 'None' then fields 2-54 and 2-55 should not be indicated.	T
257	2	55	UNIT IMPROVEMENTS	Cooling Individual AC	Cooling Individual Indicator	Indicates that the structure or unit has individual cooling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_IndividualIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates individual cooling units, a value of 'N' indicates the box is not checked.	At least one of fields 2-54 (Cooling Centralized Indicator = 'Y'), 2-55 (Cooling Individual Indicator = 'Y'), 2-56 (Cooling Other Indicator = 'Y') should be indicated. If field 2-57 (Cooling Unit Description) indicates 'None' then fields 2-54 and 2-55 should not be indicated.	T
258	2	56	UNIT IMPROVEMENTS	Cooling Other	Cooling Other Indicator	Indicates that the structure or unit has a cooling configuration other than Centralized or Individual. The details may be found in Cooling Unit Description.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_OtherIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates other cooling, a value of 'N' indicates the box is not checked.	At least one of fields 2-54 (Cooling Centralized Indicator = 'Y'), 2-55 (Cooling Individual Indicator = 'Y'), 2-56 (Cooling Other Indicator = 'Y') should be indicated. If field 2-57 (Cooling Unit Description) indicates 'None' then fields 2-54 and 2-55 should not be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
259	2	57	UNIT IMPROVEMENTS	Cooling Other (describe)	Cooling Unit Description	A free-form text field describing the primary cooling unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_UnitDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the cooling method used, if 'Other' is indicated. If no cooling, 'None' should be indicated.	This field should be populated if field 2-56 (Cooling Other Indicator = 'Y') is indicated.	T
260	2	58	UNIT IMPROVEMENTS	Amenities Fireplace(s)	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates fireplace(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 2-59 (Amenity Count) is greater than zero.	T
261	2	59	UNIT IMPROVEMENTS	Amenities Fireplace(s) #	Amenity Count	The number of the amenities specified by Amenity Type that are present in the property. For example two fireplaces.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_Count	2	Numeric	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) should be entered.		T
262	2	60	UNIT IMPROVEMENTS	Amenities Woodstove(s)	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates woodstove(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 2-61 (Amenity Count) is greater than zero.	T
263	2	61	UNIT IMPROVEMENTS	Amenities Woodstove(s) #	Amenity Count	The number of the amenities specified by Amenity Type that are present in the property. For example two fireplaces.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_Count	2	String	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) should be entered.		T
264	2	62	UNIT IMPROVEMENTS	Amenities Deck/Patio	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Deck']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a deck/patio exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 2-63 (Amenity Detailed Description) is not equal to 'None'.	T
265	2	63	UNIT IMPROVEMENTS	Amenities Deck/Patio Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Deck']/@_DetailedDescription	16	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the patio/deck. If there is no patio or deck, indicate 'None'.		T
266	2	64	UNIT IMPROVEMENTS	Amenities Porch/Balcony	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a porch/balcony exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 2-65 is not equal to 'None'.	T
267	2	65	UNIT IMPROVEMENTS	Amenities Porch/Balcony Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_DetailedDescription	12	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the porch. If no porch indicate 'None'.		T
268	2	66	UNIT IMPROVEMENTS	Amenities Other	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates an other amenity exists, a value of 'N' indicates the box is not checked.	This field should have a value of 'Y' if the value indicated in field 2-67 (Amenity Type Other Description) is not equal to 'None'.	T
269	2	67	UNIT IMPROVEMENTS	Amenities Other Description	Amenity Type Other Description	A free-form text field used to describe the amenity if Other is selected as the Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_TypeOtherDescription	20	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the other amenities. If there are no other amenities indicate 'None'.		T
270	2	68	UNIT IMPROVEMENTS	Applicances Refrigerator	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Refrigerator']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a refrigerator. A value of 'N' indicates the box was not checked.		T
271	2	69	UNIT IMPROVEMENTS	Applicances Range/Oven	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='RangeOven']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a range/oven. A value of 'N' indicates the box was not checked.		T
272	2	70	UNIT IMPROVEMENTS	Applicances Disp	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Disposal']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a disposal. A value of 'N' indicates the box was not checked.		T
273	2	71	UNIT IMPROVEMENTS	Applicances Microwave	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Microwave']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a microwave. A value of 'N' indicates the box was not checked.		T
274	2	72	UNIT IMPROVEMENTS	Applicances Dishwasher	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Dishwasher']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a dishwasher. A value of 'N' indicates the box was not checked.		T
275	2	73	UNIT IMPROVEMENTS	Applicances Washer/Dryer	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='WasherDryer']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a washer/dryer. A value of 'N' indicates the box was not checked.		T
276	2	74	UNIT IMPROVEMENTS	Car Storage None	Car Storage Exists Indicator	Indicates if there is any car storage available for a residence such as a garage, carport or driveway.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@_ExistsIndicator	1	Boolean	A value of 'N' indicates there is no car storage. A value of 'Y' indicates the box was not checked.	If field 2-74 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 2-74 is not indicated, then at least one of fields 2-75, 2-76, 2-77 should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
277	2	75	UNIT IMPROVEMENTS	Car Storage Garage	Car Storage Location Type	Specifies the location and type of the Car Storage Location.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Garage']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that there is a garage. A value of 'N' indicates the box was not checked.	If field 2-74 (Car Storage Exists Indicator = 'N') is indicated than none of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type), 2-79, 2-80 (values of Parking Space Assignment Type), 2-78 (Parking Spaces Count), 2-81 (Parking Spaces Identifier) should be indicated. If field 2-74 is not indicated then at least one of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated.	T
278	2	76	UNIT IMPROVEMENTS	Car Storage Covered	Car Storage Location Type	Specifies the location and type of the Car Storage Location.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Covered']	7	Enumerated	A separate car storage location element must be populated for each box that is checked.	If field 2-74 (Car Storage Exists Indicator = 'N') is indicated than none of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type), fields 2-79, 2-80 (values of Parking Space Assignment Type), field 2-78 (Parking Spaces Count), field 2-81 (Parking Spaces Identifier) should be indicated. If field 2-74 is not indicated then at least one of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated.	T
279	2	77	UNIT IMPROVEMENTS	Car Storage Open	Car Storage Location Type	Specifies the location and type of the Car Storage Location.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Open']	7	Enumerated	A separate car storage location element must be populated for each box that is checked.	If field 2-74 (Car Storage Exists Indicator = 'N') is indicated than none of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type), fields 2-79, 2-80 (values of Parking Space Assignment Type), field 2-78 (Parking Spaces Count), field 2-81 (Parking Spaces Identifier) should be indicated. If field 2-74 is not indicated then at least one of fields 2-75, 2-76, 2-77 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated.	T
280	2	78	UNIT IMPROVEMENTS	# of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R
281	2	79	UNIT IMPROVEMENTS	Car Storage Assigned	Parking Space Assignment Type	Specifies the type of arrangement between the project and the assigned car storage for the subject unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@ParkingSpaceAssignmentType='Assigned']	8	Enumerated			T
282	2	80	UNIT IMPROVEMENTS	Car Storage Owned	Parking Space Assignment Type	Specifies the type of arrangement between the project and the assigned car storage for the subject unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@ParkingSpaceAssignmentType='Owned']	8	Enumerated			T
283	2	81	UNIT IMPROVEMENTS	Parking Space #	Parking Space Identifier	The identification of the parking space or spaces assigned to the subject unit (e.g., space numbers).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@ParkingSpaceIdentifier	7	String		This field should be populated if either of fields 2-79, 2-80 (values of Parking Space Assignment Type) is indicated.	T
284	2	82	UNIT IMPROVEMENTS	Finished area **above** grade contains Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R
285	2	83	UNIT IMPROVEMENTS	Finished area **above** grade contains Bedrooms	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
286	2	84	UNIT IMPROVEMENTS	Finished area **above** grade contains Bath(s)	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bathrooms Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R
287	2	85	UNIT IMPROVEMENTS	Square Feet of Gross Living Area Above Grade	Gross Living Area Square Feet Count	The total area of all inhabitable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@GrossLivingAreaSquareFeetCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvments Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole Numbers only.		R
288	2	86	UNIT IMPROVEMENTS	Are the heating and cooling for the individual units separately metered? Yes	Structure Heating Cooling Metered Separately Indicator	Indicates that individual units are capable of measuring and billing their heating and cooling utility use separately.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@_HeatingCoolingMeteredSeparatelyIndicator='Y']	1	Boolean		One and only one of fields 2-86, 2-87 (values of Structure Heating Cooling Metered Separately Indicator) should be indicated.	T
289	2	87	UNIT IMPROVEMENTS	Are the heating and cooling for the individual units separately metered? No	Structure Heating Cooling Metered Separately Indicator	Indicates that individual units are capable of measuring and billing their heating and cooling utility use separately.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@_HeatingCoolingMeteredSeparatelyIndicator='N']	1	Boolean		One and only one of fields 2-86, 2-87 (values of Structure Heating Cooling Metered Separately Indicator) should be indicated.	T
290	2	88	UNIT IMPROVEMENTS	Are the heating and cooling for the individual units separately metered? If No, describe and comment on compatibility to other projects in the market area.	Structure Heating Cooling Metered Separately Description	A free-form text field used to detail how the Heating and Cooling utility use is metered separately per unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@_HeatingCoolingMeteredSeparatelyDescription	4000	String	This field should contain a description of comparability to other projects in the market area. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-87 (Structure Heating Cooling Metered Separately Indicator = 'N') is indicated, this field should be populated.	T
291	2	89	UNIT IMPROVEMENTS	Additional features (special energy efficient items, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdditionalFeatures']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
292	2	e-9	UNIT IMPROVEMENTS	Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.)	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** **<u>Allowable Values</u>** C1 C2 C3 C4 C5 C6 Note: This data appears in more than one place for the subject (field 3-32) on the appraisal form and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
293	2	90	UNIT IMPROVEMENTS	Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PropertyCondition']/@_Comment	4000	String	**UAD Requirement - Refer to Appendix D Improvements Section** This field must contain additional comments about the condition of the property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R
294	2	91	UNIT IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 2-91, 2-92 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T

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295	2	92	UNIT IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 2-91, 2-92 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T
296	2	93	UNIT IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency']/@_Comment	4000	String	This field should contain a description of physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-91 (Property Analysis Type = 'PhysicalDeficiency' and Property Analysis Exists Indicator = 'Y') is indicated.	T
297	2	94	UNIT IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 2-94, 2-95 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T
298	2	95	UNIT IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 2-94, 2-95 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T
299	2	96	UNIT IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood']/@_Comment	4000	String	This field should contain a description if the property does not generally conform to the neighborhood (functional utility, style, condition, use, construction, use, etc). Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 2-95 (Property Analysis Type = 'ConformsToNeighborhood' and Property Analysis Exists Indicator = 'N') is indicated.	T
300	2	97	PRIOR SALE HISTORY	I did research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='Y']	1	Boolean		One and only one of fields 2-97, 2-98 (values of Sales History Researched Indicator) should be indicated.	T
301	2	98	PRIOR SALE HISTORY	I did not research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='N']	1	Boolean		One and only one of fields 2-97, 2-98 (values of Sales History Researched Indicator) should be indicated.	T
302	2	99	PRIOR SALE HISTORY	I did not research the sale or transfer history of the subject property and comparable sales. If not, explain.	Sales History Not Researched Comment	A free-form text field used to describe or comment on why the sales or transfer history research of the subject property and comparable sales was not performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@SalesHistoryNotResearchedComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-98 (Sales History Researched Indicator = 'N') is indicated, this field should be populated.	T
303	2	100	PRIOR SALE HISTORY	My research Did reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-100, 2-101 (values of Subject Has Prior Sales Indicator) must be indicated.	CR
304	2	101	PRIOR SALE HISTORY	My research Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-100, 2-101 (values of Subject Has Prior Sales Indicator) must be indicated.	CR
305	2	102	PRIOR SALE HISTORY	Subject Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT/@DataSourceDescription	150	String	This field should indicate the data sources for the subject prior sale history.		T
306	2	103	PRIOR SALE HISTORY	My research Did reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-103, 2-104 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR
307	2	104	PRIOR SALE HISTORY	My research Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-103, 2-104 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR
308	2	105	PRIOR SALE HISTORY	Comparable Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE/@DataSourceDescription	150	String	This field should indicate the data sources for the comparables' prior sale history.		T
309	2	106	PRIOR SALE HISTORY	Date of Prior Sale/Transfer SUBJECT	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 2-100 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR
310	2	107	PRIOR SALE HISTORY	Price of Prior Sale/Transfer SUBJECT	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@PropertySalesAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	This field is required if field 2-100 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
311	2	108	PRIOR SALE HISTORY	Data Source(s) SUBJECT	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the subject property. **PDF Display Format (when the source is an MLS listing):** MLS Organization # Listing		R
312	2	109	PRIOR SALE HISTORY	Effective Date of Data Source(s) SUBJECT	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R
313	2	110	PRIOR SALE HISTORY	Date of Prior Sale/Transfer COMPARABLE	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET ']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	At least one instance of this field is required (i.e. for at least one comp) if field 2-102 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR
314	2	111	PRIOR SALE HISTORY	Price of Prior Sale/Transfer COMPARABLE	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@PropertySalesAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	At least one instance of this field is required (i.e. for at least one comp) if field 2-102 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR
315	2	112	PRIOR SALE HISTORY	Data Source(s) COMPARABLE	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the comparable. **PDF Display Format (when the source is an MLS listing):** MLS Organization # Listing		R
316	2	113	PRIOR SALE HISTORY	Effective Date of Data Source(s) COMPARABLE	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R
317	2	114	PRIOR SALE HISTORY	Analysis of prior sale or transfer history of the subject property and comparable sales.	GSE Prior Sale Comment	Analysis of the prior sale(s) of the subject and comparable sales.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
318	3	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
319	3	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
320	3	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
321	3	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
322	3	5	SALES COMPARISON APPROACH	Number of Comparable Listings	Comparable Listings Researched Count	Specifies the total number of comparable property listings researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
323	3	6	SALES COMPARISON APPROACH	Comparable Listings Price Range Low	Comparable Listings Price Range Low Amount	Specifies the low listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
324	3	7	SALES COMPARISON APPROACH	Comparable Listings Price Range High	Comparable Listings Price Range High Amount	Specifies the high listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
325	3	8	SALES COMPARISON APPROACH	Number of Comparable Sales	Comparable Sales Researched Count	Specifies the total number of comparable property sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T
326	3	9	SALES COMPARISON APPROACH	Comparable Sales Price Range Low	Comparable Sales Price Range Low Amount	Specifies the low sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
327	3	10	SALES COMPARISON APPROACH	Comparable Sales Price Range High	Comparable Sales Price Range High Amount	Specifies the high sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
328	3	11	SALES COMPARISON APPROACH	Address and (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	42	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) This data is referenced more than once on the form (fields 1-6, 3-11, 6-19), and must be represented consistently to the extent that the available space permits.		R
329	3	12a	SALES COMPARISON APPROACH	Unit #	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@UnitIdentifier	30	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: ·Address unit designator and number. This data is referenced more than once on the form (fields 1-7, 3-12a, 6-20a) and must be represented consistently.		R
330	3	12b	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-8, 3-12b, 6-20b) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
331	3	12c	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
332	3	12d	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-10, 2-12d 6-20d) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
333	3	13	SALES COMPARISON APPROACH	Project Name and	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_Name	60	String	**UAD Requirement - Refer to Appendix D Subject Section** This data is referenced more than once on the form (fields 1-18, 3-13) and must be represented consistently to the extent the available space permits.		R
334	3	14	SALES COMPARISON APPROACH	Phase	Project Phase Identifier	The current phase number of a multi-phase development project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_PhaseIdentifier	20	String	The legal phase number of the subject unit. This data is referenced more than once on the form (fields 1-19, 3-14), and must be represented consistently.		T
335	3	15	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
336	3	16	SALES COMPARISON APPROACH	Sale Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.	This field should be populated if field 3-15 (Property Sales Amount) is populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
337	3	e-14	SALES COMPARISON APPROACH	Location	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
338	3	e-15	SALES COMPARISON APPROACH	Location	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Residential — Res Industrial — Ind Commercial — Comm BusyRoad — BsyRd WaterFront — WtrFr GolfCourse — GlfCse AdjacentToPark — AdjPrk AdjacentToPowerLines — AdjPwr Landfill — Lndfl PublicTransportation — PubTrn Other — * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
339	3	e-16	SALES COMPARISON APPROACH	Location	GSE Location Type Other Description	Text entry when 'Other' is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select 'Other' and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR
340	3	23	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T
341	3	24	SALES COMPARISON APPROACH	HOA Mo. Assessment	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='MonthlyFacilityFee']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Subject Section** This field must indicate the HOA assessment and must be consistent with the HOA fee in field 1-26.		R
342	3	25	SALES COMPARISON APPROACH	Common Elements	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='CommonElements']/@_Description	20	String	This field should indicate the common elements in the subject project.		T
343	3	26	SALES COMPARISON APPROACH	and Rec. Facilities	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='RecreationFacilities']/@_Description	20	String	This field should indicate the recreational facilities in the subject project.		T
344	3	27	SALES COMPARISON APPROACH	Floor Location	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='FloorLocation']/@_Description	20	String	This field should indicate the floor on which the unit is located.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
345	3	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** Neutral N Beneficial B Adverse A This data is referenced more than once on the form in the Site Section, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
346	3	e-6	SALES COMPARISON APPROACH	View (View Type)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** WaterView Wtr PastoralView Pstrl WoodsView Woods ParkView Prk GolfCourseView Glfvw CityViewSkylineView CtySky MountainView Mtn ResidentialView Res CityStreetView CtyStr IndustrialView Ind PowerLines PwrLn LimitedSight LtdSght Other * *See field e-7 directly below. This data is referenced more than once on the form in the Site Section, and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
347	3	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR
348	3	29	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T
349	3	30	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5 Q6		R
350	3	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates if the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
351	3	31	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
352	3	32	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** C1 C2 C3 C4 C5 C6 This data is referenced more than once on the form for the subject property, and must be represented consistently.		R
353	3	33	SALES COMPARISON APPROACH	Above Grade Room Count Total	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only. **PDF Display Format:** Whole numbers only.		R
354	3	34	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only. **PDF Display Format:** Whole numbers only.		R
355	3	35	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathrooms Only. **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R
356	3	36	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area sq. ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only. Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** 5-digit maximum, whole numbers only.		R
357	3	e-18	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Area)	GSE Below Grade Total Square Feet Number	The total area of property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
358	3	e-19	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Finish Square Footage)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
359	3	e-20	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Exit Type)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** WalkOut wo WalkUp wu InteriorOnly in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
360	3	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Rec Room Count)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
361	3	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bedroom Count)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
362	3	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bathroom Count)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **PDF Display Format:** Full Bath Count.Half Bath Count n.n **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
363	3	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Other Room Count)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
364	3	39	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T
365	3	40	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T
366	3	41	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R
367	3	42	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R
368	3	43	SALES COMPARISON APPROACH	Porch/Patio/Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T
369	3	44	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_TypeOtherDescription	35	String			T
370	3	45	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_Description	20	String		Should be populated if field 3-44 (Sale Price Adjustment Type Other Description) is populated.	T
371	3	46	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_TypeOtherDescription	35	String			T
372	3	47	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_Description	20	String		Should be populated if field 3-46 (Sale Price Adjustment Type Other Description) is populated.	T
373	3	48	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_TypeOtherDescription	35	String			T
374	3	49	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_Description	20	String		Should be populated if field 3-48 (Sale Price Adjustment Type Other Description) is populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
375	3	50	SALES COMPARISON APPROACH	Address and (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyStreetAddress	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator)		R
376	3	51a	SALES COMPARISON APPROACH	Unit # (Line 2)	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@UnitIdentifier	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address element must be included in this field: • Address unit designator and number.		R
377	3	51b	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyCity	40	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
378	3	51c	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyState	2	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
379	3	51d	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyPostalCode	10	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
380	3	52	SALES COMPARISON APPROACH	Project Name and	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@ProjectName	35	String	**UAD Requirement - Refer to Appendix D Subject Section** This field should include the comparable property project name.		R
381	3	53	SALES COMPARISON APPROACH	Phase	Project Phase Identifier	The current phase number of a multi-phase development project.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@ProjectPhaseIdentifier	35	String	This field should include the comparable property project phase number. If none, enter 'None'.		T
382	3	54	SALES COMPARISON APPROACH	Proximity to Subject	Proximity To Subject Description	A free-form text field used to describe the proximity of a comparable property to the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@ProximityToSubjectDescription	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Proximity to Subject - Numeric to 2 decimal places + 'miles' + Directional: example: 1.75 miles NW		R
383	3	55	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.		R
384	3	56	SALES COMPARISON APPROACH	Sales Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.		T
385	3	e-25	SALES COMPARISON APPROACH	Data Source(s)	GSE Data Source Description	A data source used for information about the sale and characteristics of the comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDataSourceDescription	27	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must include the data source(s) utilized for each comparable sale. When using a MLS as the data source, the MLS organization acronym or representation followed by '#' and then the the listing identification (numbers and letters) must be reported. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
386	3	e-2	SALES COMPARISON APPROACH	Data Source(s)	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must provide a whole number or 'Unk' if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
387	3	58	SALES COMPARISON APPROACH	Verification Source(s)	Data Source Verification Description	A free-form text field used to describe or comment on methods or other sources used to verify the accuracy of the data source referenced in Data Source Description.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@DataSourceVerificationDescription	35	String			T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
388	3	59	SALES COMPARISON APPROACH	Sale or Financing (Line 1)	GSE Sale Type	The type of sale associated with the subject or comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** **Comp Grid / Page 1** REOSale / REO / REO sale ShortSale / Short / Short sale CourtOrderedSale / CrtOrd / Court ordered sale EstateSale / Estate / Estate sale RelocationSale / Relo / Relocation sale NonArmsLengthSale / NonArm / Non-arms length sale ArmsLengthSale / ArmLth / Arms length sale Listing / Listing / * *Does not apply to subject property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
389	3	60	SALES COMPARISON APPROACH	Sale or Financing Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='SalesConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-60 and fields (3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
390	3	e-26	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type	The type of financing associated with the comparable transaction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** FHA / FHA VA / VA Conventional / Conv Cash / Cash Seller / Seller RuralHousing / RH Other / * *See field e-27 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**.	If the value of field e-29 is 'SettledSale', this field is required.	CR
391	3	e-27	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type Other Description	Text entry for financing type if "Other" is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingTypeOtherDescription	11	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free-text field that must contain the appraiser's description of the financing type if 'Other' is indicated. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-26 (GSE Financing Type) is 'Other'.	CR
392	3	e-28	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Concession Amount	The total known amount of the sales or financing concessions for the comparable sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEConcessionAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only. The total amount of concessions, if any. If there are no sales or financing concessions, a zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR
393	3	62	SALES COMPARISON APPROACH	Concessions Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FinancingConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-62 and fields (3-60, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
394	3	e-29	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Listing Status Type	Indicates the status for the comparable listing or sale presented.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEListingStatusType	11	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the listing status of the comparable. **Allowable Values / PDF Allowable Values** Active: Active Expired: e Withdrawn: w Contract: c SettledSale: s **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
395	3	e-30	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Short Date Description	The MMYY of the associated comparable status.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DATE_EXTENSION/COMPARISON_DATE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DATE_EXTENSION_SECTION_DATA/OFFERING_DISPOSITION/@GSEShortDateDescription	5	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the month and year of the event indicated by field e-29. No intent to collect time or day in this field. If the value of field e-29 is 'SettledSale', then the second instance of this field must indicate the month and year of the contract date. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** mm/yy	This field is required if the value of field e-29 (GSE Listing Status Type) is not 'Active'. If the value of field e-29 is 'SettledSale' and the value of field e-31 is 'N', then a second instance is required.	CR
396	3	e-31	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Contract Date Unknown Indicator	Indicates if the contract date is unavailable for a comparable settled sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEContractDateUnknownIndicator	3	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** For settled sales, this field indicates whether or not the contract date is unknown ('Y' indicates unknown, 'N' indicates known). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-29 (GSE Listing Status Type) is 'SettledSale'.	CR
397	3	64	SALES COMPARISON APPROACH	Date of Sale/Time Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DateOfSale']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-64 and fields (3-60, 3-62, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
398	3	e-14	SALES COMPARISON APPROACH	Location (Overall Rating)	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** Neutral: N Beneficial: B Adverse: A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
399	3	e-15	SALES COMPARISON APPROACH	Location (Location Type)	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** Residential: Res Industrial: Ind Commercial: Comm BusyRoad: BsyRd WaterFront: WtrFr GolfCourse: GlfCse AdjacentToPark: AdjPrk AdjacentToPowerLines: AdjPwr Landfill: Lndfl PublicTransportation: PubTrn Other: * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
400	3	e-16	SALES COMPARISON APPROACH	Location (Location Type)	GSE Location Type Other Description	Text entry when “Other” is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select “Other” and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
401	3	66	SALES COMPARISON APPROACH	Location Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Location']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-66 and fields (3-60, 3-62, 3-64, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
402	3	67	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T
403	3	68	SALES COMPARISON APPROACH	Leasehold/Fee Simple Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-68 and fields (3-60, 3-62, 3-64, 3-66, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
404	3	69	SALES COMPARISON APPROACH	HOA Mo. Assessment	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='MonthlyFacilityFee']/@_Description	20	String	This field should indicate the HOA Assessment for the comparable property.		T
405	3	70	SALES COMPARISON APPROACH	HOA Mo. Assessment Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='MonthlyFacilityFee']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-70 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
406	3	71	SALES COMPARISON APPROACH	Common Elements	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CommonElements']/@_Description	20	String	This field should indicate the common elements of the comparable project.		T
407	3	72	SALES COMPARISON APPROACH	Common Elements Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CommonElements']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-72 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
408	3	73	SALES COMPARISON APPROACH	and Rec. Facilities	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='RecreationFacilities']/@_Description	20	String	This field should indicate the recreational facilities of the comparable project.		T
409	3	74	SALES COMPARISON APPROACH	and Rec. Facilities Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='RecreationFacilities']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-74 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
410	3	75	SALES COMPARISON APPROACH	Floor Location	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FloorLocation']/@_Description	20	String	This field should indicate the floor on which the unit is located.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
411	3	76	SALES COMPARISON APPROACH	Floor Location Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FloorLocation']/@_Amount	10	Money	**UAD Requirement - See Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-76 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
412	3	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** Neutral N Beneficial B Adverse A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
413	3	e-6	SALES COMPARISON APPROACH	View (View Type)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** **PDF Display** WaterView Wtr PastoralView Pstrl WoodsView Woods ParkView Prk GolfCourseView Glfvw CityViewSkylineView CtySky MountainView Mtn ResidentialView Res CityStreetView CtyStr IndustrialView Ind PowerLines PwrLn LimitedSight LtdSght Other * *See field e-7 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
414	3	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	19	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select "other" and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR
415	3	78	SALES COMPARISON APPROACH	View Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='View']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-78 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
416	3	79	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T
417	3	80	SALES COMPARISON APPROACH	Design (Style) Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-80 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
418	3	81	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5 Q6		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
419	3	82	SALES COMPARISON APPROACH	Quality of Construction Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Quality']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-82 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
420	3	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates whether the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
421	3	83	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
422	3	84	SALES COMPARISON APPROACH	Actual Age Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-84 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
423	3	85	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the overall condition of the property. **Allowable Values** C1 C2 C3 C4 C5 C6		R
424	3	86	SALES COMPARISON APPROACH	Condition Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Condition']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-86 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
425	3	87	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine1']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-87 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
426	3	88	SALES COMPARISON APPROACH	Above Grade Room Count Total Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R
427	3	89	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R
428	3	90	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathroom Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R
429	3	91	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine2']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-91 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
430	3	92	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area Sq.Ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole numbers only		R
431	3	93	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area Sq.Ft. Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-93 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
432	3	e-18	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Total Square Feet Number	The total area of the property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Square footage, numeric, to 5-digits: 12345		R
433	3	e-19	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Square footage, numeric, to 5-digits: 12345	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
434	3	e-20	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** — **PDF Display** WalkOut — wo WalkUp — wu InteriorOnly — in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
435	3	95	SALES COMPARISON APPROACH	Basement & Finished Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-95 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
436	3	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
437	3	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
438	3	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Full Bath Count.Half Bath Count n.n	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
439	3	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1-digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
440	3	97	SALES COMPARISON APPROACH	Rooms Below Grade Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementFinish']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-97 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
441	3	98	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T
442	3	99	SALES COMPARISON APPROACH	Functional Utility Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-99 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
443	3	100	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T
444	3	101	SALES COMPARISON APPROACH	Heating/Cooling Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-101 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
445	3	102	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D - Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R
446	3	103	SALES COMPARISON APPROACH	Energy Efficient Items Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-103 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
447	3	104	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R
448	3	105	SALES COMPARISON APPROACH	Garage/Carport Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-105 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
449	3	106	SALES COMPARISON APPROACH	Porch/Patio/Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T
450	3	107	SALES COMPARISON APPROACH	Porch/Patio/Deck Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-107 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
451	3	108	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureDescription	20	String		If field 3-44 is populated, then this field should be populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
452	3	109	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature AdjustmentAmount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-109 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-111) must add up to Net Adjustment field 3-116.	CR
453	3	110	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureDescription	20	String		If field 3-46 is populated, then this field should be populated.	T
454	3	111	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature AdjustmentAmount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-111 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109) must add up to Net Adjustment field 3-116.	CR
455	3	112	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='3']/@PropertyFeatureDescription	20	String		If field 3-48 is populated, then this field should be populated.	T
456	3	113	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='3']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 3-113 and fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111) must add up to Net Adjustment field 3-116.	CR
457	3	114	SALES COMPARISON APPROACH	Adjusted Sales Price Positive	Sales Price Total Adjustment Positive Indicator	Indicates whether the total adjustments made to the property sales price during the application of the Sales Comparison approach were positive. This field is specific to the appraisal forms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N' and @SalesPriceTotalAdjustmentPositiveIndicator='Y']	1	Boolean	A value of 'Y' indicates the Positive box has been checked and the net adjustment is positive, a value of 'N' indicates the Negative box has been checked and the net adjustment is negative.	If the value of field 3-116 (Sale Price Total Adjustment Amount) is non-zero, one and only one of fields 3-114 or 3-115 values of (Sales Price Total Adjustment Positive Indicator) should be indicated.	T
458	3	115	SALES COMPARISON APPROACH	Adjusted Sales Price Negative	Sales Price Total Adjustment Positive Indicator	Indicates whether the total adjustments made to the property sales price during the application of the Sales Comparison approach were positive. This field is specific to the appraisal forms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N' and @SalesPriceTotalAdjustmentPositiveIndicator='N']	1	Boolean	A value of 'Y' indicates the Positive box has been checked and the net adjustment is positive, a value of 'N' indicates the Negative box has been checked and the net adjustment is negative.	If the value of field 3-116 (Sale Price Total Adjustment Amount) is non-zero, one and only one of fields 3-114 or 3-115 values of (Sales Price Total Adjustment Positive Indicator) should be indicated.	T
459	3	116	SALES COMPARISON APPROACH	Net Adjustment	Sale Price Total Adjustment Amount	The dollar value of the total adjustments made to a comparable property sales price during the application of the Sales Comparison approach to determine the market value of the subject property. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalePriceTotalAdjustmentAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field should contain the total net adjustment, i.e. the sum of all positive and negative adjustments. **PDF Display Format:** Whole numbers only. If there is no net adjustment, a value of zero (0) must be entered.	All the fields (3-60, 3-62, 3-64, 3-66, 3-68, 3-70, 3-72, 3-74, 3-76, 3-78, 3-80, 3-82, 3-84, 3-86, 3-87, 3-91, 3-93, 3-95, 3-97, 3-99, 3-101, 3-103, 3-105, 3-107, 3-109, 3-111, 3-113) must add up to this Net Adjustment amount.	R
460	3	116A	SALES COMPARISON APPROACH	Net Adjustment Percentage	Sale Price Total Adjustment Net Percent	The percentage of the net sales price adjustments to the sales price of a property during the application of the sales comparison approach to property valuation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalePriceTotalAdjustmentNetPercent	6	Numeric	**PDF Display Format:** In percentage points (e.g. a value of 25.10 represents 25.10%), up to 2 decimal places.		T
461	3	116B	SALES COMPARISON APPROACH	Gross Adjustment Percentage	Sales Price Total Adjustment Gross Percent	The percentage of the gross sales price adjustments (i.e. sum of the absolute adjustment values) to the sales price of a property during the application of the sales comparison approach for property valuation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPriceTotalAdjustmentGrossPercent	6	Numeric	**PDF Display Format:** In percentage points (e.g. a value of 25.10 represents 25.10%), up to 2 decimal places.		T
462	3	117	SALES COMPARISON APPROACH	Adjusted Sale Price of Comparables	Adjusted Sales Price Amount	The sales price of a property after it has been adjusted during the application of the Sales Comparison approach for property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@AdjustedSalesPriceAmount	12	Money	**PDF Display Format:** Whole dollars only.		T
463	3	118	SALES COMPARISON APPROACH	Summary of Sales Comparison Approach	Sales Comparison Comment	A free-form text field used to describe or comment on the on the Sales Comparison approach in valuating the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
464	3	119	SALES COMPARISON APPROACH	Indicated Value by Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This data is referenced more than once on the form, and must be represented consistently. **PDF Display Format:** Whole dollars only.		R
465	3	120	INCOME	Estimated Monthly Market Rent $	Estimated Market Monthly Rent Amount	The estimated dollar value of the market monthly rent for a living unit or residence.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@EstimatedMarketMonthlyRentAmount	12	Money	**PDF Display Format:** Whole numbers only.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
466	3	121	INCOME	Gross Rent Multiplier	Gross Rent Multiplier Factor	Specifies the Gross Rent Multiplier for the subject property. (e.g. Actual Sales Price divided by Actual Gross Monthly Rent = Gross Rent Multiplier (GRM))	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@GrossRentMultiplierFactor	9	Numeric	**PDF Display Format:** Whole numbers only.		T
467	3	122	INCOME	Indicated Value of Income Approach	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form (field 3-125), and must be represented consistently. **PDF Display Format:** Whole numbers only.		T
468	3	123	INCOME	Summary of Income Approach (including support for market rent and GRM)	Income Analysis Comment	A free-form text field used to describe or comment on the use of the Income Approach in valuing a property.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
469	3	124	RECONCILIATION	Indicated Value by: Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** This data is referenced more than once on the form, and must be represented consistently. **PDF Display Format:** Whole dollars only.		R
470	3	125	RECONCILIATION	Income Approach (if developed) $	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form, and should be represented consistently. **PDF Display Format:** Whole dollars only.	Should be populated if there is an indicated value in field 3-122.	T
471	3	126	RECONCILIATION	Comment Area	Valuation Reconciliation Summary Comment	A free-form text field used to describe or reconcile the different property valuation methods used to arrive at the final property valuation.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_SummaryComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
472	3	127	RECONCILIATION	The appraisal is made “as is”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='AsIs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section**	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR
473	3	128	RECONCILIATION	The appraisal is made “subject to completion”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToCompletion']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR
474	3	129	RECONCILIATION	The appraisal is made “subject to the following repairs”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToRepairs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconcilliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR
475	3	130	RECONCILIATION	The appraisal is made “subject to the following required inspection”	Valuation Reconciliation Condition Of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='SubjectToInspections']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 3-127 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 3-128, 3-129 , 3-130 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 3-127 is indicated, then none of fields 3-128, 3-129 , 3-130 may be indicated.	CR
476	3	131	RECONCILIATION	Comment Area	Valuation Reconciliation Conditions Comment	A free-form text field used to summarize and clarify the conditions of the subject property upon which its valuation is based.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_Conditions Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If any of fields 3-128, 3-129, 3-130 (values of Valuation Reconciliation Condition of Appraisal Type) are indicated, this field should be populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
477	3	132	RECONCILIATION	Market Value	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **PDF Display Format:** Whole numbers only.		R
478	3	133	RECONCILIATION	As of (Effective Date)	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R
479	4	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
480	4	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
481	4	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
482	4	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
483	5	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
484	5	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
485	5	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
486	5	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
487	6	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
488	6	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
489	6	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
490	6	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
491	6	5	APPRAISER CERTIFICATION	Appraiser Name	Appraiser Name	The name of the party that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_Name	55	String			T
492	6	6	APPRAISER CERTIFICATION	Appraiser Company Name	Appraiser Company Name	The name of the appraisal company that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_CompanyName	50	String			T
493	6	7	APPRAISER CERTIFICATION	Appraiser Company Address	Appraiser Street Address	The street address of the appraiser.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_StreetAddress	50	String	Should conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
494	6	8a	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser City	The city in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_City	70	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T
495	6	8b	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser State	The state in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T
496	6	8c	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser Postal Code	The postal code (zip code in US) of the address of the appraiser. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4 code **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T
497	6	9	APPRAISER CERTIFICATION	Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String	This field should contain the entire telephone number, including area code.		T
498	6	10	APPRAISER CERTIFICATION	Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	55	String	Free text – should contain the appraiser's email address.		T
499	6	11	APPRAISER CERTIFICATION	Appraiser Date of Signature and Report	Appraiser Report Signed Date	Indicates the date the appraiser signed the appraisal report.	/VALUATION_RESPONSE/REPORT/@AppraiserReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		T
500	6	12	APPRAISER CERTIFICATION	Appraiser Effective Date of Appraisal	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** Note: This data is referenced more than once on the form (field 3-133) and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R
501	6	13	APPRAISER CERTIFICATION	Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR
502	6	14	APPRAISER CERTIFICATION	Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='License']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR
503	6	15	APPRAISER CERTIFICATION	Appraiser or Other	Appraiser License Type Other Description	A free form text field used to capture additional information when Other is selected for Appraisal License Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_TypeOtherDescription	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If the word 'trainee' is present this field is required.	CR
504	6	17	APPRAISER CERTIFICATION	Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation		T
505	6	18	APPRAISER CERTIFICATION	Appraiser Expiration Date of Certifiction or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_ExpirationDate	12	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required unless the value of field (6-15) is 'trainee' and fields 6-13 and 6-14 are not populated.	CR
506	6	19	APPRAISER CERTIFICATION	ADDRESS OF PROPERTY APPRAISED	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	45	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). Note: This data is referenced more than once on the form (fields 1-6, 3-11, 6-19) and must be represented consistently. The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator)		R
507	6	20a	APPRAISER CERTIFICATION	Unit #	Unit Identifier	The identification of the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/_UNIT/@UnitIdentifier	12	String	**UAD Requirement - See Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: ·Address unit designator and number. This data is referenced more than once on the form (fields 1-7, 3-12a, 6-20a), and must be represented consistently.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
508	6	20b	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-7, 2-12b, 6-20b) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
509	6	20c	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory Representation This data is referenced more than once on the form (fields 1-8, 2-12c, 6-20c), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
510	6	20d	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12d, 6-20d) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
511	6	21	APPRAISER CERTIFICATION	APPRAISED VALUE OF SUBJECT PROPERTY $	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement – Refer to Appendix D Reconciliation Section** **PDF Display Format:** Numeric, whole numbers only. Note: This data is referenced more than once on the form (field 3-132) and must be represented consistently.		R
512	6	22	APPRAISER CERTIFICATION	LENDER/CLIENT Name	GSE Management Company Name	The appraisal management company associated with the appraisal report.	/VALUATION_RESPONSE/PARTIES/MANAGEMENT_COMPANY_EXTENSION/MANAGEMENT_COMPANY_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/MANAGEMENT_COMPANY_EXTENSION_SECTION_DATA/MANAGEMENT_COMPANY/@GSEManagementCompanyName	48	String	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** This field must contain either the name of the management company involved or the text 'No AMC'.		R
513	6	23	APPRAISER CERTIFICATION	LENDER/CLIENT Company Name	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	This field contains the lender/client company name. This data is referenced more than once on the form (refer to field 1-37) and must be represented consistently, to the extent the available space permits. The printed version of this field must appear completely in at least one location on the form, but may be truncated in the other location.		T
514	6	24	APPRAISER CERTIFICATION	LENDER/CLIENT Company Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This address information is treated differently from other address fields on the appraisal form in order to accomodate lender requirements.		T
515	6	26	APPRAISER CERTIFICATION	LENDER/CLIENT Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/LENDER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	25	String			T
516	6	27	APPRAISER CERTIFICATION	Supervisory Appraiser Name	Supervisor Name	Name of the person who is responsible for reviewing or supervising the work or project.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_Name	25	String		This field should be populated if there is a supervisory appraiser.	T
517	6	28	APPRAISER CERTIFICATION	Supervisory Appraiser Company Name	Supervisor Company Name	Name of the company with which the supervisor is associated.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_CompanyName	25	String	This is a free text field which should contain the supervisory appraiser's company name.	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
518	6	29	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address	Supervisor Street Address	The street address of the supervisor.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_StreetAddress	45	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
519	6	30a	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor City	The city in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_City	45	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
520	6	30b	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor State	The state in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
521	6	30c	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor Postal Code	The postal code (zip code in US) of the address of the supervisor. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
522	6	31	APPRAISER CERTIFICATION	Supervisory Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated.	T
523	6	32	APPRAISER CERTIFICATION	Supervisory Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
524	6	33	APPRAISER CERTIFICATION	Supervisory Appraiser Date of Signature	Supervisor Report Signed Date	Indicates the date the supervisor signed the report.	/VALUATION_RESPONSE/REPORT/@SupervisorReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
525	6	34	APPRAISER CERTIFICATION	Supervisory Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be populated.	CR
526	6	35	APPRAISER CERTIFICATION	Supervisory Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='License']/@_Identifier	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be populated.	CR
527	6	36	APPRAISER CERTIFICATION	Supervisory Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated.	T
528	6	37	APPRAISER CERTIFICATION	Supervisory Appraiser Expiration Date of Certification or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_ExpirationDate	10	Date/Time	**UAD Requirement – Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-27 (Supervisor Name) is populated.	CR
529	6	38	APPRAISER CERTIFICATION	Did not inspect exterior of subject property	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T
530	6	39	APPRAISER CERTIFICATION	Did inspect exterior of subject property from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39, (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type) should be indicated.	T
531	6	40	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 6-39 (Appraisal Inspection Property Type = 'Subject' and Appraisal Inspection Type = 'ExteriorOnly') is indicated this field should be populated.	T
532	6	41	APPRAISER CERTIFICATION	Did not inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-41, 6-42 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T
533	6	42	APPRAISER CERTIFICATION	Did inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-41, 6-42 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T
534	6	43	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-44 (Appraisal Inspection Property Type = 'Comparable' and Appraisal Inspection Typ= 'ExteriorOnly') is indicated.	T
535	All	226	FOOTER	BLANK	Appraisal Report Content Identifier	An additional identifier that is used for uniquely identifying appraisal forms or addendums. This may be an internal systems identifier.	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentIdentifier	19	String	This field occurs on every page of the form and must be consistent. The only allowable value for this string is: UAD Version 9/2011 **PDF Display:** UAD Version 9/2011		R
536	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LatitudeNumber	30	String	The latitude of the subject property		T
537	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LongitudeNumber	30	String	The longitude of the subject property		T
538	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LatitudeNumber	30	String	The latitude of the comparable property		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
539	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LongitudeNumber	30	String	The longitude of the comparable property		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
1	N/A	N/A	N/A	N/A	Appraisal Form Type	Specifies the appraisal form used to report the valuation.	/VALUATION_RESPONSE/REPORT/@AppraisalFormType	10	Enumerated	The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values:** FNM1004 FNM1073 FNM1075 FNM2055 Note: the values shown above are Fannie Mae form numbers. The comparable forms are: Fannie Mae 1004/ Freddie Mac 70 Fannie Mae 2055/ Freddie Mac 2055 Fannie Mae 1073/ Freddie Mac 465 Fannie Mae 1075/ Freddie Mac 466		R
2	N/A	N/A	N/A	N/A	Embedded File	N/A	/VALUATION_RESPONSE/REPORT/EMBEDDED_FILE/DOCUMENT	N/A	N/A	All addenda must be included in a single embedded file. The embedded file must be in Portable Document Format (.pdf) with Base64 encoding.		R
3	1	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
4	1	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
5	1	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
6	1	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
7	1	6	SUBJECT	Property Address	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	60	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) · Address unit designator and number (if applicable) This data is referenced more than once on the form (field 1-6, 2-11, 6-19), and must be represented consistently.		R
8	1	7	SUBJECT	City	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (field 1-7, 2-12a, 6-20a) and must be represented consistently.		R
9	1	8	SUBJECT	State	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-8, 2-12b, 6-20b), and must be represented consistently.		R
10	1	9	SUBJECT	Zip Code	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c) and must be represented consistently.		R
11	1	10	SUBJECT	Borrower	GSE Borrower Name	The unparsed name(s) of person(s) or non-person entities that are the borrower(s).	/VALUATION_RESPONSE/PARTIES/BORROWER/BORROWER_EXTENSION/BORROWER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/BORROWER_EXTENSION_SECTION_DATA/BORROWER_NAME/@GSEBorrowerName	50	String			T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
12	1	11	SUBJECT	Owner of Public Record	GSE Property Owner Name	The unparsed name(s) of the subject property owner(s).	/VALUATION_RESPONSE/PROPERTY/_OWNER/PROPERTY_OWNER_EXTENSION/PROPERTY_OWNER_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_OWNER_EXTENSION_SECTION_DATA/PROPERTY_OWNER/@GSEPropertyOwnerName	45	String			T
13	1	12	SUBJECT	County	Property County	The county in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_County	30	String	**UAD Instruction - Refer to Appendix D Subject Section** If the subject property is not located in any county (e.g. the subject property is located in an independent city), enter the name of the local municipality or district in which the property is located.		T
14	1	13	SUBJECT	Legal Description	Property Legal Description Text Description	A free-form text field used to capture the legal description of the property for the type specified in Property Legal Description Type.	/VALUATION_RESPONSE/PROPERTY/_LEGAL_DESCRIPTION[@_Type='Other' and @_TypeOtherDescription='LongLegal']/@_TextDescription	150	String			T
15	1	14	SUBJECT	Assessor's Parcel #	GSE Assessors Parcel Identifier	The identifier or identifiers that describes the location of the property as related to county, state or municipal tax records.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/PROPERTY_IDENTIFICATION_EXTENSION/PROPERTY_IDENTIFICATION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_IDENTIFICATION_EXTENSION_SECTION_DATA/PARCEL_IDENTIFIER/@GSEAssessorsParcelIdentifier	60	String	**UAD Instruction - Refer to Appendix D Subject Section** If no parcel number is available, enter 'None'. If more than one parcel number is applicable, each should be listed, separated by a semicolon.		T
16	1	15	SUBJECT	Tax Year	Property Tax Year Identifier	The sole or start year of the subject property's tax year for the information.	/VALUATION_RESPONSE/PROPERTY/_TAX/@_YearIdentifier	4	String	**UAD Instruction - Refer to Appendix D Subject Section** Should be in a four digit year format. **Data Format:** yyyy	The form field 1-16 (GSE Property Tax Total Tax Amount) is greater than 0.	T
17	1	16	SUBJECT	R.E. Taxes $	GSE Property Tax Total Tax Amount	The total of all of the property's real estate taxes for this year excluding any special assessments, across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the	/VALUATION_RESPONSE/PROPERTY/_TAX/PROPERTY_TAX_EXTENSION/PROPERTY_TAX_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_TAX_EXTENSION_SECTION_DATA/PROPERTY_TAX_AMOUNT/@GSEPropertyTaxTotalTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only.		T
18	1	17	SUBJECT	Neighborhood Name	Neighborhood Name	The name of the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_Name	60	String	**UAD Instruction - Refer to Appendix D Subject Section**		T
19	1	18	SUBJECT	Map Reference	Map Reference Identifier	A reference to a regionally specific map document that assists in locating a property. May refer to locally available published map products (e.g. Thomas Map in CA) or a county tax map.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@MapReferenceIdentifier	30	String			T
20	1	19	SUBJECT	Census Tract	Census Tract Identifier	Identifies census tract as defined by the U.S. Census Bureau where subject property is located.	/VALUATION_RESPONSE/PROPERTY/_IDENTIFICATION/@CensusTractIdentifier	25	String			T
21	1	20	SUBJECT	Occupant Owner	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY [@_CurrentOccupancyType='OwnerOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-20, 1-21, 1-22 (values of Property Current Occupancy Type) must be indicated.	CR
22	1	21	SUBJECT	Occupant Tenant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY [@_CurrentOccupancyType='TenantOccupied']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-20, 1-21, 1-22 (values of Property Current Occupancy Type) must be indicated.	CR
23	1	22	SUBJECT	Occupant Vacant	Property Current Occupancy Type	Specifies the property occupancy status of a subject property.	/VALUATION_RESPONSE/PROPERTY[@_CurrentOccupancyType='Vacant']	15	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-20, 1-21, 1-22 (values of Property Current Occupancy Type) must be indicated.	CR
24	1	23	SUBJECT	Special Assessments $	Property Tax Total Special Tax Amount	The total of all of the property's special real estate taxes for this tax year (Property Tax Year Identifier) across all tax jurisdictions and authorities. This is the amount assessed for the tax year, not the amount paid. (see Property Tax Special).	/VALUATION_RESPONSE/PROPERTY/_TAX/@_TotalSpecialTaxAmount	10	Money	**UAD Instruction - Refer to Appendix D Subject Section** Whole dollars only. If there are no special assessments applicable to the subject property, the appraiser should enter zero (0) in this data field.		T
25	1	24	SUBJECT	PUD	Project Classification Type	Specifies a class of supplementary information that is provided for the project, based on the ownership, development, and usage of common property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_EXTENSION/PROPERTY_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/PROPERTY_EXTENSION_SECTION_DATA/PROPERTY_TYPE/@GSE_PUDIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.		R
26	1	25	SUBJECT	HOA $	Project Per Unit Fee Amount	The amount charged to each unit by the project management.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Subject Section** Whole dollars only. If there are no mandatory HOA fees applicable to the subject property, appraiser must enter zero (0) in this data field.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
27	1	26	SUBJECT	HOA $ Per Year	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Annually']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-25 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-26, 1-27 (values of Project Per Unit Fee Period Type) must be indicated.	CR
28	1	27	SUBJECT	HOA $ Per Month	Project Per Unit Fee Period Type	Specifies the period about which the fees per unit apply.	/VALUATION_RESPONSE/PROPERTY/PROJECT/_PER_UNIT_FEE[@_PeriodType='Monthly']	8	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	If the value of field 1-25 (Project Per Unit Fee Amount) is greater than zero, one and only one of fields 1-26, 1-27 (values of Project Per Unit Fee Period Type) must be indicated.	CR
29	1	28	SUBJECT	Property Rights Appraised Fee Simple	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='FeeSimple']	9	Enumerated		One and only one of fields 1-28, 1-29, 1-30 (values of Property Rights Type) should be indicated.	T
30	1	29	SUBJECT	Property Rights Appraised Leasehold	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Leasehold']	9	Enumerated		One and only one of fields 1-28, 1-29, 1-30 (values of Property Rights Type) should be indicated.	T
31	1	30	SUBJECT	Property Rights Appraised Other	Property Rights Type	Specifies the intended property ownership rights for the property.	/VALUATION_RESPONSE/PROPERTY[@_RightsType='Other']	9	Enumerated		One and only one of fields 1-28, 1-29, 1-30 (values of Property Rights Type) should be indicated.	T
32	1	31	SUBJECT	Property Rights Appraised Other (describe)	Property Rights Type Other Description	A free form text field used to collect additional information when Other is selected for Property Rights Type.	/VALUATION_RESPONSE/PROPERTY/@_RightsTypeOtherDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-30 (Property Rights Type = 'Other') is indicated.	T
33	1	32	SUBJECT	Assignment Type Purchase Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Purchase']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-32, 1-33, 1-34 (Values of Appraisal Purpose Type) must be indicated.	CR
34	1	33	SUBJECT	Assignment Type Refinance Transaction	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Refinance']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-32, 1-33, 1-34 (Values of Appraisal Purpose Type) must be indicated.	CR
35	1	34	SUBJECT	Assignment Type Other	Appraisal Purpose Type	Specifies the purpose of the appraisal assignment.	/VALUATION_RESPONSE/REPORT[@AppraisalPurposeType='Other']	9	Enumerated	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-32, 1-33, 1-34 (Values of Appraisal Purpose Type) must be indicated.	CR
36	1	35	SUBJECT	Assignment Type Other (describe)	Appraisal Purpose Type Other Description	A free form text field used to collect additional information when Other is selected for Appraisal Purpose Type.	/VALUATION_RESPONSE/REPORT/@AppraisalPurposeTypeOtherDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field is required if field 1-34 (Appraisal Purpose Type = 'Other') is indicated.	CR
37	1	36	SUBJECT	Lender/Client	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	**UAD Requirement - Refer to Appendix D Subject Section** This field contains the name of the lender.		R
38	1	37	SUBJECT	Lender/Client Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This data is referenced more than once on the form (field 6-24) and must be represented consistently to the extent the available space permits. The printed version of this field must appear completely in this location on the form, but may be truncated in the other locations.		T
39	1	38	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-38, 1-39 (values of Listed Within Previous Year Indicator) must be indicated.	CR
40	1	39	SUBJECT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? No	Listed Within Previous Year Indicator	Indicates that the property has been listed within the previous twelve (12) months.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY[@ListedWithinPreviousYearIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	One and only one of fields 1-38, 1-39 (values of Listed Within Previous Year Indicator) must be indicated.	CR
41	1	e-2	SUBJECT	Report data source(s) used, offering price(s), and date(s).	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Subject Section** Must provide a whole number or 'Unk' if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-38 is indicated, this field must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
42	1	40	SUBJECT	Report data source(s) used, offering price(s), and date(s).	Listed Within Previous Year Description	A free-form text describing the offering prices, dates, and data sources of the previous twelve (12) months of listing.	/VALUATION_RESPONSE/PROPERTY/LISTING_HISTORY/@ListedWithinPreviousYearDescription	4000	String	**UAD Requirement - Refer to Appendix D Subject Section** If there are no current or prior offerings in the 12 months prior to the effective date of the appraisal, then this field must indicate the data sources used to establish this fact. Any relevant additional comments must also go in this field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R
43	1	41	CONTRACT	I did analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-41, 1-42 (values of Sales Contract Reviewed Indicator) must be indicated.	CR
44	1	42	CONTRACT	I did not analyze the contract for sale for the subject purchase transaction.	Sales Contract Reviewed Indicator	Indicates that the sales contract has been reviewed.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@_ReviewedIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-41, 1-42 (values of Sales Contract Reviewed Indicator) must be indicated.	CR
45	1	e-3	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	GSE Sale Type	The type of sale associated with the subject or comparable property transaction.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONTRACT_EXTENSION/SALES_CONTRACT_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONTRACT_EXTENSION_SECTION_DATA/SALES_TRANSACTION/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Contract Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values** / **PDF Display** **Comp Grid** / **Page 1** REOSale — REO — REO sale ShortSale — Short — Short sale CourtOrderedSale — CrtOrd — Court ordered sale EstateSale — Estate — Estate sale RelocationSale — Relo — Relocation sale NonArmsLengthSale — NonArm — Non-arms length sale ArmsLengthSale — ArmLth — Arms length sale **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field must be populated if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
46	1	43	CONTRACT	Explain the results of the analysis of the contract for sale or why the analysis was not performed.	Sales Contract Review Comment	A free-form text field describing the sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_ReviewComment	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field must be populated if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
47	1	44	CONTRACT	Contract Price $	Sales Contract Amount	The amount of money the contract is for.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Amount	9	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only.	This field is required if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
48	1	45	CONTRACT	Date of Contract	Sales Contract Date	The effective date of the sales contract (e.g. the date of sale).	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@_Date	10	Date/Time	**UAD Requirement - Refer to Appendix D Contract Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
49	1	46	CONTRACT	Is the property seller the owner of public record? Yes	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-46, 1-47 must be indicated.	CR
50	1	47	CONTRACT	Is the property seller the owner of public record? No	Seller Is Owner Indicator	Indicates that the seller is the owner of the property.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SellerIsOwnerIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-46, 1-47 must be indicated.	CR
51	1	48	CONTRACT	Contract Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@DataSourceDescription	25	String		This field should be populated if field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated.	T
52	1	49	CONTRACT	Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-49, 1-50 (values of Sales Concession Indicator) must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
53	1	50	CONTRACT	Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? No	Sales Concession Indicator	Indicates that someone made concessions for the current sales contract.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT[@SalesConcessionIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section**	If field 1-32 (Appraisal Purpose Type = 'Purchase') is indicated, then one and only one of fields 1-49, 1-50 (values of Sales Concession Indicator) must be indicated.	CR
54	1	51a	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Amount	The dollar amount of the value of sales concessions granted by an interested party including such items as furniture, carpeting, decorator allowances, automobiles, vacations, securities, giveaways or other sales incentives.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionAmount	10	Money	**UAD Requirement - Refer to Appendix D Contract Section** Whole dollars only. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If field 1-49 is indicated, and e-4 has a value of 'N', then this field is required.	CR
55	1	e-4	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	GSE Undefined Concession Amount Indicator	Indicates whether there is a known sales or financing concessions with an unknown dollar amount.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/SALES_CONCESSION_EXTENSION/SALES_CONCESSION_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/SALES_CONCESSION_EXTENSION_SECTION_DATA/SALES_CONCESSION/@GSEUndefinedConcessionAmountIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Contract Section** **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-49 is indicated.	CR
56	1	51b	CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.	Sales Concession Description	A free-form text field used to describe sales concessions granted by an interested party.	/VALUATION_RESPONSE/PROPERTY/SALES_CONTRACT/@SalesConcessionDescription	4000	String	**UAD Requirement - Refer to Appendix D Contract Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point. Separate with a semicolon. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if field 1-49 is indicated.	CR
57	1	52	NEIGHBORHOOD	Location Urban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Urban']	8	Enumerated		One and only one of fields 1-52, 1-53, 1-54 (values of Property Neighborhood Location Type) should be indicated.	T
58	1	53	NEIGHBORHOOD	Location Suburban	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Suburban']	8	Enumerated		One and only one of fields 1-52, 1-53, 1-54 (values of Property Neighborhood Location Type) should be indicated.	T
59	1	54	NEIGHBORHOOD	Location Rural	Property Neighborhood Location Type	Specifies the urban, suburban, or rural nature of the location of the subject property.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@PropertyNeighborhoodLocationType='Rural']	8	Enumerated		One and only one of fields 1-52, 1-53, 1-54 (values of Property Neighborhood Location Type) should be indicated.	T
60	1	55	NEIGHBORHOOD	Built-Up Over 75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Over75Percent']	14	Enumerated		One and only one of fields 1-55, 1-56, 1-57 (values of Neighborhood Builtup Range Type) should be indicated.	T
61	1	56	NEIGHBORHOOD	Built-Up 25-75%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='25To75Percent']	14	Enumerated		One and only one of fields 1-55, 1-56, 1-57 (values of Neighborhood Builtup Range Type) should be indicated.	T
62	1	57	NEIGHBORHOOD	Built-Up Under 25%	Neighborhood Builtup Range Type	Specifies an estimated percentage range of available land in the neighborhood that has been improved. FORM SPECIFIC	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_BuiltupRangeType='Under25Percent']	14	Enumerated		One and only one of fields 1-55, 1-56, 1-57 (values of Neighborhood Builtup Range Type) should be indicated.	T
63	1	58	NEIGHBORHOOD	Growth Rapid	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Rapid']	6	Enumerated		One and only one of fields 1-58, 1-59, 1-60 (values of Neighborhood Growth Pace Type) should be indicated.	T
64	1	59	NEIGHBORHOOD	Growth Stable	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Stable']	6	Enumerated		One and only one of fields 1-58, 1-59, 1-60 (values of Neighborhood Growth Pace Type) should be indicated.	T
65	1	60	NEIGHBORHOOD	Growth Slow	Neighborhood Growth Pace Type	Specifies the rate at which the neighborhood is being developed or if it has been fully developed.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_GrowthPaceType='Slow']	6	Enumerated		One and only one of fields 1-58, 1-59, 1-60 (values of Neighborhood Growth Pace Type) should be indicated.	T
66	1	61	NEIGHBORHOOD	Property Values Increasing	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Increasing']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-61, 1-62, 1-63 (values of Neighborhood Property Value Trend Type) must be indicated.	CR
67	1	62	NEIGHBORHOOD	Property Values Stable	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Stable']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-61, 1-62, 1-63 (values of Neighborhood Property Value Trend Type) must be indicated.	CR
68	1	63	NEIGHBORHOOD	Property Values Declining	Neighborhood Property Value Trend Type	Specifies the current trend of property values in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_PropertyValueTrendType='Declining']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-61, 1-62, 1-63 (values of Neighborhood Property Value Trend Type) must be indicated.	CR
69	1	64	NEIGHBORHOOD	Demand/Supply Shortage	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='Shortage']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-64, 1-65, 1-66 (values of Neighborhood Demand and Supply Type) must be indicated.	CR
70	1	65	NEIGHBORHOOD	Demand/Supply In Balance	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='InBalance']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-64, 1-65, 1-66 (values of Neighborhood Demand and Supply Type) must be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
71	1	66	NEIGHBORHOOD	Demand/Supply Over Supply	Neighborhood Demand Supply Type	Specifies the state of market demand versus the supply of properties in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_DemandSupplyType='OverSupply']	10	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-64, 1-65, 1-66 (values of Neighborhood Demand and Supply Type) must be indicated.	CR
72	1	67	NEIGHBORHOOD	Marketing Time Under 3 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='UnderThreeMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-67, 1-68, 1-69 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR
73	1	68	NEIGHBORHOOD	Marketing Time 3-6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='ThreeToSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-67, 1-68, 1-69 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR
74	1	69	NEIGHBORHOOD	Marketing Time Over 6 mths	Neighborhood Typical Marketing Time Duration Type	Specifies the typical length of time a property would stay on the market before being sold in the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD[@_TypicalMarketingTimeDurationType='OverSixMonths']	16	Enumerated	**UAD Requirement - Refer to Appendix D Neighborhood Section**	One and only one of fields 1-67, 1-68, 1-69 (values of Neighborhood Typical Marketing Time Duration Type) must be indicated.	CR
75	1	70	NEIGHBORHOOD	One-Unit Housing Price $ (000) Low	Neighborhood Housing Low Price Amount	The low price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_LowPriceAmount	7	Money	Whole dollars only.		T
76	1	71	NEIGHBORHOOD	One-Unit Housing Price $ (000) High	Neighborhood Housing High Price Amount	The high price of the neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_HighPriceAmount	7	Money	Whole dollars only.		T
77	1	72	NEIGHBORHOOD	One-Unit Housing Price $ (000) Pred.	Neighborhood Housing Predominant Price	The predominant price of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_PredominantPriceAmount	7	Money	Whole dollars only.		T
78	1	73	NEIGHBORHOOD	One-Unit Housing Age (yrs) Low	Neighborhood Housing Newest Years Count	The age, in years, of the newest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_NewestYearsCount	3	Numeric	Whole numbers only.		T
79	1	74	NEIGHBORHOOD	One-Unit Housing Age (yrs) High	Neighborhood Housing Oldest Years Count	The age, in years, of the oldest neighborhood housing specified in Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_OldestYearsCount	3	Numeric	Whole numbers only.		T
80	1	75	NEIGHBORHOOD	One-Unit Housing Age (yrs) Pred.	Neighborhood Housing Predominant Age	The predominant age, in years, of the neighborhood housing specified by Neighborhood Housing Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_HOUSING[@_Type='SingleFamily']/@_PredominantAgeYearsCount	3	Numeric	Whole numbers only.		T
81	1	76	NEIGHBORHOOD	Present Land Use % One-Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='SingleFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
82	1	77	NEIGHBORHOOD	Present Land Use % 2-4 Unit	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='TwoToFourFamily']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
83	1	78	NEIGHBORHOOD	Present Land Use % Multi-Family	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Apartment']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
84	1	79	NEIGHBORHOOD	Present Land Use % Commercial	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Commercial']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
85	1	81	NEIGHBORHOOD	Present Land Use % Other	Neighborhood Present Land Use Percent	Used to specify the percentage of land used for the category specified by Neighborhood Present Land Use Type.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/_PRESENT_LAND_USE[@_Type='Other']/@_Percent	3	Numeric	In percentage points (e.g. a value of 25 represents 25%)		T
86	1	82	NEIGHBORHOOD	Neighborhood Boundaries	GSE Neighborhood Boundaries Description	The boundaries of the subject neighborhood. These boundaries may include but are not limited to streets, legally recognized neighborhood boundaries, waterways, or other natural boundaries that define the separation of one neighborhood from another.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/NEIGHBORHOOD_EXTENSION/NEIGHBORHOOD_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/NEIGHBORHOOD_EXTENSION_SECTION_DATA/NEIGHBORHOOD_BOUNDARIES/@GSENeighborhoodBoundariesDescription	4000	String	**UAD Instruction - Refer to Appendix D Neighborhood Section** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
87	1	83	NEIGHBORHOOD	Neighborhood Description	Neighborhood Description	A free-form text field describing the neighborhood.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_Description	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
88	1	84	NEIGHBORHOOD	Market Conditions	Neighborhood Market Conditions Description	A free-form text field used to discuss market conditions in the neighborhood that may effect property values.	/VALUATION_RESPONSE/PROPERTY/NEIGHBORHOOD/@_MarketConditionsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
89	1	85	SITE	Dimensions	Site Dimensions Description	A free-form text field used to describe the dimensions of the site such as its width and depth.	/VALUATION_RESPONSE/PROPERTY/SITE/@_DimensionsDescription	40	String			T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
90	1	86	SITE	Area	Site Area Description	A free-form text field used to specify the site area such as "2.34 acres" or "4,760 square feet."	/VALUATION_RESPONSE/PROPERTY/SITE/@_AreaDescription	20	String	**UAD Requirement - Refer to Appendix D Site Section** The total size of the entire site/parcel must be entered. No other data should be entered in this field. For sites/parcels that have an area of less than 1 acre, the size must be reported in square feet (whole numbers only, e.g. 27840 sf). Sites/parcels that have an area of 1.00 acre or greater must be reported in acreage to two decimal places (e.g. 8.35 ac). **PDF Display Format:** If less than 1 acre: Square feet, whole numbers only. If 1.00 acre or more: Acres, numeric to 2 decimal places. Indicate the unit of measure as either 'sf' for square feet or 'ac' for acres as appropriate. Examples: · 6400 sf · 3.40 ac		R
91	1	87	SITE	Shape	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Shape']/@_Comment	30	String	This is a free text field which should contain a description of the shape of the parcel.		T
92	1	e-5	SITE	View	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
93	1	e-6	SITE	View	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Site Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
94	1	e-7	SITE	View	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	19	String	**UAD Requirement - Refer to Appendix D Site Section** If a view factor not on the list materially affects the value of the subject property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. This data is referenced more than once on the form for the subject property and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR
95	1	89	SITE	Specific Zoning Classification	Site Zoning Classification Identifier	Identifies the zoning classification applied to the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationIdentifier	25	String	This field should indicate the specific zoning classification of the subject property.	This field should be populated if field 1-93 (Site Zoning Compliance Type = 'NoZoning') is not indicated.	T
96	1	90	SITE	Zoning Description	Site Zoning Classification Description	A free-form text field used to describe the zoning classification of the property site.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningClassificationDescription	4000	String	This field should contain a description of the zoning classification of the subject property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-93 (Site Zoning Compliance Type = 'NoZoning') is not indicated.	T
97	1	91	SITE	Zoning Compliance Legal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Legal']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T
98	1	92	SITE	Zoning Compliance Legal Nonconforming (Grandfathered Use)	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Nonconforming']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T
99	1	93	SITE	Zoning Compliance No Zoning	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='NoZoning']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T
100	1	94	SITE	Zoning Compliance Illegal	Site Zoning Compliance Type	Indicates the level of compliance of the subject Site to zoning regulations.	/VALUATION_RESPONSE/PROPERTY/SITE[@_ZoningComplianceType='Illegal']	13	Enumerated		One and only one of fields 1-91, 1-92, 1-93, 1-94 (values of Site Zoning Compliance Type) should be indicated.	T
101	1	95	SITE	Zoning Compliance Illegal (describe)	Site Zoning Compliance Description	A free-form text field describing any issues concerning how the site complies with zoning regulations including limitations on future development.	/VALUATION_RESPONSE/PROPERTY/SITE/@_ZoningComplianceDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-94 (Site Zoning Compliance Type = 'Illegal') is indicated.	T
102	1	96	SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? Yes	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='Y']	1	Boolean		One and only one of fields 1-96, 1-97 (values of Highest and Best Use Indicator) should be indicated.	T
103	1	97	SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? No	Highest Best Use Indicator	Indicates that the present use is the highest and best of the site as improved.	/VALUATION_RESPONSE/PROPERTY/SITE[@HighestBestUseIndicator='N']	1	Boolean		One and only one of fields 1-96, 1-97 (values of Highest and Best Use Indicator) should be indicated.	T
104	1	98	SITE	Is the highest and best use of subject as improved (or as proposed per plans and specifications) the present use? If No, describe	Highest Best Use Description	Specifies a use, other than the present use, that would constitute a higher and best use of the site.	/VALUATION_RESPONSE/PROPERTY/SITE/@HighestBestUseDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-97 (Highest and Best indicator = 'N') is indicated.	T
105	1	99	SITE	Utilities Electricity Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-99, 1-100 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-101 (Site Utility Non Public Description).	CR
106	1	100	SITE	Utilities Electricity Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no electric service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-99, 1-100 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-101 (Site Utility Non Public Description).	CR
107	1	101	SITE	Utilities Electricity Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Electricity']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of electric service if present and not public. If no electric service is present, enter 'None ' in the description field.	If field 1-100 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
108	1	102	SITE	Utilities Gas Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR
109	1	103	SITE	Utilities Gas Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no gas service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-102, 1-103 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-104 (Site Utility Non Public Description).	CR
110	1	104	SITE	Utilities Gas Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Gas']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of gas service if present and not public. If no gas service is present, enter 'None' in the description field.	If field 1-103 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be populated.	CR
111	1	105	SITE	Utilities Water Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR
112	1	106	SITE	Utilities Water Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no water service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-105, 1-106 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-107 (Site Utility Non Public Description).	CR
113	1	107	SITE	Utilities Water Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='Water']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the water source if present and not public. If no water service is present, indicate 'None' in the description field.	If field 1-106 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be	CR
114	1	108	SITE	Utilities Sanitary Sewer Public	Site Utility Public Indicator	Indicates whether the utility specified by Site Utility Type is a public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_PublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR
115	1	109	SITE	Utilities Sanitary Sewer Other	Site Utility Non Public Indicator	Indicates whether the utility specified by Site Utility Type is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked. If no sanitary sewer service is present, indicate 'None' in the description field.	If utilities are present, at least one of fields 1-108, 1-109 (Site Utility Public Indicator = 'Y' or Site Utility Non Public Indicator = 'Y') must be indicated. If no utilities are present 'None' must be populated in field 1-110 (Site Utility Non Public Description).	CR
116	1	110	SITE	Utilities Sanitary Sewer Other (describe)	Site Utility Non Public Description	A free-form text field used to describe the ownership of the utility specified by Site Utility Type if it is a non-public utility.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_UTILITY[@_Type='SanitarySewer']/@_NonPublicDescription	25	String	**UAD Requirement - Refer to Appendix D Site Section** This field must indicate the source of the sanitary sewer service if present and not public. If no sanitary sewer service is present, enter 'None' in the description field.	If field 1-109 (Site Utility Non Public Indicator) is indicated, this field is required. If no utilities are present 'None' must be	CR
117	1	111	SITE	Off-Site Improvements - Type Street	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the street type. The value 'None' should be indicated if none is present.		T
118	1	112	SITE	Street Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-112, 1-113 (values of Property Off Site Improvement Ownership Type) should be indicated.	T
119	1	113	SITE	Street Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Street' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If a street exists, at least one of fields 1-112, 1-113 (values of Property Off Site Improvement Ownership Type) should be indicated.	T
120	1	114	SITE	Off-Site Improvements - Type Alley	Property Off Site Improvement Description	A free-form text field used to describe the property off-site improvement specified by Property Off Site Improvement Feature Type.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley']/@_Description	25	String	**UAD Instruction - Refer to Appendix D Site Section** This field should indicate the alley type. The value 'None' should be indicated if none is present.		T
121	1	115	SITE	Alley Public	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Public']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
122	1	116	SITE	Alley Private	Property Off Site Improvement Exists Indicator	Indicates that the particular off-site improvement feature specified by Property Off Site Improvement Feature Type is present.	/VALUATION_RESPONSE/PROPERTY/_OFF_SITE_IMPROVEMENT[@_Type='Alley' and @_OwnershipType='Private']/@_ExistsIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Site Section** A value of 'Y' indicates that the box has been checked, a value of 'N' indicates that the box has not been checked.	If an Alley exists, at least one of fields 1-115, 1-116 (values of Property Off Site Improvement Ownership Typ)e should be indicated.	T
123	1	117	SITE	FEMA Special Flood Hazard Area Yes	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='Y'	1	Boolean		One and only one of fields 1-117, 1-118 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T
124	1	118	SITE	FEMA Special Flood Hazard Area No	GSE FEMA Special Flood Hazard Area Indicator	Indicates whether any part of the subject parcel is in a FEMA designated Flood Zone.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION[@GSEFEMASpecialFloodHazardAreaIndicator='N'	1	Boolean		One and only one value of fields 1-117, 1-118 (values of GSE Special Flood Hazard Area Indicator) should be indicated.	T
125	1	119	SITE	FEMA Flood Zone	GSE NFIP Flood Zone Identifier	The FEMA Flood Zone identifier for the subject site.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSENFIPFloodZoneIdentifier	20	String		This field should be populated if a FEMA map exists for the area.	T
126	1	120	SITE	FEMA Map #	GSE FEMA Flood Map Identifier	The FEMA map number of which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/FLOOD_ZONE_EXTENSION/FLOOD_ZONE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/FLOOD_ZONE_EXTENSION_SECTION_DATA/FLOOD_ZONE_INFORMATION/@GSEFEMAFloodMapIdentifier	22	String		If field 1-119 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None', this field should be populated.	T
127	1	121	SITE	FEMA Map Date	NFIP Map Panel Date	The map effective date or the map revised date shown on the NFIP map.	/VALUATION_RESPONSE/PROPERTY/SITE/FLOOD_ZONE/@NFIPMapPanelDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 1-119 (GSE NFIP Flood Zone Identifier) has a value that does not equal 'None', this field should be populated.	T
128	1	122	SITE	Are the utilities and off-site improvements typical for the market area? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-122, 1-123 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T
129	1	123	SITE	Are the utilities and off-site improvements typical for the market area? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-122, 1-123 (values of Property Analysis Exists Indicator and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') should be indicated.	T
130	1	124	SITE	Are the utilities and off-site improvements typical for the market area? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='UtilitiesAndOffSiteImprovementsConformToNeighborhood']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-123 (Property Analysis Exists Indicator = 'N' and Property Analysis Type = 'UtilitiesAndOffSiteImprovementsConformToNeighborhood') is indicated, this field should be populated.	T
131	1	125	SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T
132	1	126	SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? No	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-125, 1-126 (values of Property Analysis Exists Indicator and Property Analysis Type = 'AdverseSiteConditions') should be indicated.	T
133	1	127	SITE	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? If Yes, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdverseSiteConditions']/@_Comment	4000	String	This field should describe adverse site conditions, etc. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 1-125 (Property Analysis Exists Indicator = 'Y' and Property Analysis Type = 'AdverseSiteConditions') is indicated then this field should be populated.	T
134	1	128	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Appraisal Files	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='PreviousAppraisalFile']	25	Enumerated		At least one of 1-128, 129,130,131,132. and 1-33 should be populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
135	1	129	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property MLS	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='MultipleListingService']	25	Enumerated		At least one of 1-128, 129,130,131,132. and 1-33 should be populated.	T
136	1	130	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Assessment and Tax Records	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='AssessmentAndTaxRecords']	25	Enumerated		At least one of 1-128, 129,130,131,132. and 1-33 should be populated.	T
137	1	131	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Prior Inspection	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='PriorInspection']	25	Enumerated		At least one of 1-128, 129,130,131,132. and 1-33 should be populated.	T
138	1	132	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Property Owner	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='PropertyOwner']	25	Enumerated		At least one of 1-128, 129,130,131,132. and 1-33 should be populated.	T
139	1	133	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Other	Data Source Type	Used to identify sources of data used in the description and analysis of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='Other']	25	Enumerated		At least one of 1-128, 129,130,131,132. and 1-33 should be populated. If one 1-133 is populated 1-134 should be populated.	T
140	1	134	IMPROVEMENTS	Source(s) Used for Physical Characteristics of Property Other (describe)	Data Source Type Other Description	A free-form text field used to describe the data source type if Other is selected as the Structure Data Source Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_DATA_SOURCE[@DataSourceType='Other']/@DataSourceTypeOtherDescription	35	String		If 1-133 is indicated this field should be populated.	T
141	1	135	IMPROVEMENTS	Data Source(s) for Gross Living Area	Gross Living Area Square Feet Data Source Description	A free-from text field describing where the value of Gross Living Area Square Feet Count came from.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@GrossLivingAreaSquareFeetDataSourceDescription	35	String			T
142	1	136	IMPROVEMENTS	Units One	Structure Accessory Unit Exists Indicator	Indicates that the structure has an accessory unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@LivingUnitCount='1' and @_AccessoryUnitExistsIndicator='N']	1	Boolean		One and only one of fields 1-136, 1-137 (values of Structure Accessory Unit Exists Indicator) should be indicated.	T
143	1	137	IMPROVEMENTS	Units One with Accessory Unit	Structure Accessory Unit Exists Indicator	Indicates that the structure has an accessory unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@LivingUnitCount='1' and @_AccessoryUnitExistsIndicator='Y']	1	Boolean		One and only one of fields 1-136, 1-137 (values of Structure Accessory Unit Exists Indicator) should be indicated.	T
144	1	138	IMPROVEMENTS	# of Stories	GSE Stories Count	The number of whole or partial stories of the property.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEStoriesCount	4	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Numeric, to two decimal places: 1.25		R
145	1	139	IMPROVEMENTS	Building Type Det.	Attachment Type	Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@AttachmentType='Detached']	12	Enumerated		One and only one of fields 1-139, 1-140, 1-141 (values of Attachment Type) should be indicated.	T
146	1	140	IMPROVEMENTS	Building Type Att.	Attachment Type	Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@AttachmentType='Attached']	12	Enumerated		One and only one of fields 1-139, 1-140, 1-141 (values of Attachment Type) should be indicated.	T
147	1	141	IMPROVEMENTS	Building Type S-Det./End Unit	Attachment Type	Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@AttachmentType='SemiDetached']	12	Enumerated		One and only one of fields 1-139, 1-140, 1-141 (values of Attachment Type) should be indicated.	T
148	1	142	IMPROVEMENTS	Existing	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Existing']	17	Enumerated		One and only one of fields 1-142, 1-143, 1-144 (values of Building Status Type) should be indicated.	T
149	1	143	IMPROVEMENTS	Proposed	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='Proposed']	17	Enumerated		One and only one of fields 1-142, 1-143, 1-144 (values of Building Status Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
150	1	144	IMPROVEMENTS	Under Const.	Building Status Type	Specifies the physical status of the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[@BuildingStatusType='UnderConstruction']	17	Enumerated		One and only one of fields 1-142, 1-143, 1-144 (values of Building Status Type) should be indicated.	T
151	1	145	IMPROVEMENTS	Design (Style)	Structure Design Description	A free-form text field used to describe the structure's design.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@_DesignDescription	20	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the architectural design of the property. Do not use descriptors such as brick, two stories, average, conventional, or typical.		T
152	1	e-8	IMPROVEMENTS	Year Built	GSE Year Built Estimation Indicator	Indicates that the Year Built is estimated.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_EXTENSION/STRUCTURE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']STRUCTURE_EXTENSION_SECTION_DATA/STRUCTURE_INFORMATION/@GSEYearBuiltEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Improvements Section** This is a yes/no field that indicates whether the year built is estimated ('Y' indicates estimated, 'N' indicates not estimated). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
153	1	146	IMPROVEMENTS	Year Built	Property Structure Built Year	The year in which the dwelling on the property was completed.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@PropertyStructureBuiltYear	4	Date/Time	**UAD Requirement - Refer to Appendix D Improvements Section** The appraisal report must indicate the subject property's year built in a four-digit format only, such as 1978 or 2002. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **Data Format:** yyyy		R
154	1	147	IMPROVEMENTS	Effective Age (Yrs)	GSE Effective Age Description	Provide the effective age of the subject property that can be represented as a single number or range.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/STRUCTURE_ANALYSIS/STRUCTURE_ANALYSIS_EXTENSION/STRUCTURE_ANALYSIS_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/STRUCTURE_ANALYSIS_EXTENSION_SECTION_DATA/EFFECTIVE_AGE/@GSEEffectiveAgeDescription	25	String			T
155	1	148	IMPROVEMENTS	Foundation Concrete Slab	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='Slab']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a concrete slab exists, a value of 'N' indicates that the box has not been checked.		T
156	1	149	IMPROVEMENTS	Foundation Crawl Space	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='Crawlspace']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a crawl space exists, a value of 'N' indicates that the box has not been checked.		T
157	1	150	IMPROVEMENTS	Foundation Full Basement	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='Basement']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a full basement exists, a value of 'N' indicates that the box has not been checked. Note: Foundation Type = 'Basement' indicates a full basement, as opposed to a partial basement.		T
158	1	151	IMPROVEMENTS	Basement Full Finished	Basement Finished Indicator	Indicates that the basement is finished.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[FOUNDATION[@_Type='Basement']]/BASEMENT[@_FinishedIndicator='Y']	1	Boolean		This box should not be populated if 1-152 is not populated. No more than one of 1-151 and 153 should be populated.	T
159	1	152	IMPROVEMENTS	Foundation Partial Basement	Foundation Exists Indicator	Indicates that there is a foundation.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/FOUNDATION[@_Type='PartialBasement']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that the box has been checked and a partial basement exists, a value of 'N' indicates that the box has not been checked.		T
160	1	153	IMPROVEMENTS	Basement Partial Finished	Basement Finished Indicator	Indicates that the basement is finished.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE[FOUNDATION[@_Type='PartialBasement']]/BASEMENT[@_FinishedIndicator='Y']	1	Boolean		This box should not be populated if 1-152 is not populated. No more than one of 1-151 and 153 should be populated.	T
161	1	154	IMPROVEMENTS	Exterior Description Exterior Walls	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='Walls']/@_Description	25	String	This field should contain a description of the materials and condition of the exterior walls.		T
162	1	155	IMPROVEMENTS	Exterior Description Roof Surface	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='RoofSurface']/@_Description	25	String	This field should contain a description of the materials and condition of the roof surface.		T
163	1	156	IMPROVEMENTS	Exterior Description Gutters and Downspouts	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='GuttersAndDownspouts']/@_Description	25	String	This field should contain a description of the materials and condition of the gutters and downspouts.		T
164	1	157	IMPROVEMENTS	Exterior Description Window Type	Exterior Feature Description	A free-form text field used to describe the exterior feature.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/EXTERIOR_FEATURE[@_Type='WindowType']/@_Description	25	String	This field should contain a description of the materials and condition of the window type.		T
165	1	158	IMPROVEMENTS	Heating FWA	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='ForcedWarmAir']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating data point should be provided for each box that is checked.	At least one of fields 1-158, 1-159, 1-160, 1-161 (values of Heating Type) should be indicated. If field 1-162 indicates 'None' then fields 1-158, 1-159, 1-160 should not be	T
166	1	159	IMPROVEMENTS	Heating HWBB	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='HotWaterBaseboard']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating data point should be provided for each box that is checked.	At least one of fields 1-158, 1-159, 1-160, 1-161 (values of Heating Type) should be indicated. If field 1-162 indicates 'None' then fields 1-158, 1-159, 1-160 should not be	T
167	1	160	IMPROVEMENTS	Heating Radiant	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='Radiant']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating data point should be provided for each box that is checked.	At least one of fields 1-158, 1-159, 1-160, 1-161 (values of Heating Type) should be indicated. If field 1-162 indicates 'None' then fields 1-158, 1-159, 1-160 should not be	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
168	1	161	IMPROVEMENTS	Heating Other	Heating Type	Specifies the type of heating.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='Other']	17	Enumerated	**UAD Instruction - Refer to Appendix D Improvements Section** A separate Heating source should be provided for each box that is checked. If no heat source is present, the 'Other' box should be checked and 'None' must be indicated in the description field.	At least one of fields 1-158, 1-159, 1-160, 1-161 (values of Heating Type) should be indicated. If field 1-162 indicates 'None' then fields 1-158, 1-159, 1-160 should not be	T
169	1	162	IMPROVEMENTS	Heating Other Description	Heating Type Other Description	A free form text field used to collect additional information when Other is selected for Heating Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING[@_Type='Other']/@_TypeOtherDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** If no heat source, the 'Other' box should be checked and 'None' should be indicated.	This field should be populated if and only if fields 1-161 (Heating Type = 'Other') is indicated.	T
170	1	163	IMPROVEMENTS	Heating Fuel	Heating Fuel Description	A free-form text field used to describe the fuel used by the heating unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/HEATING/@_FuelDescription	15	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the fuel used for heating, if any. If no heating, then 'None' should be indicated.	This field should be populated if any of fields 1-158, 1-159, 1-160, 1-161 (values of Heating Type) is indicated and 'None' is not populated in field 1-162.	T
171	1	164	IMPROVEMENTS	Cooling Central Air Conditioning	Cooling Centralized Indicator	Indicates that the structure has a central cooling unit indicator.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_CentralizedIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates central cooling, a value of 'N' indicates the box is not checked.	At least one of fields 1-164 (Cooling Centralized Indicator = 'Y'), 1-165 (Cooling Individual Indicator = 'Y'), 1-166 (Cooling Other Indicator = 'Y') should be indicated. If field 1-167 (Cooling Unit Description) indicates 'None' then fields 1-164 and 1-165 should not	T
172	1	165	IMPROVEMENTS	Cooling Individual	Cooling Individual Indicator	Indicates that the structure or unit has individual cooling units.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_IndividualIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates individual cooling units, a value of 'N' indicates the box is not checked.	At least one of fields 1-164 (Cooling Centralized Indicator = 'Y'), 1-165 (Cooling Individual Indicator = 'Y'), 1-166 (Cooling Other Indicator = 'Y') should be indicated. If field 1-167 (Cooling Unit Description) indicates 'None' then fields 1-164 and 1-165 should not	T
173	1	166	IMPROVEMENTS	Cooling Other	Cooling Other Indicator	Indicates that the structure or unit has a cooling configuration other than Centralized or Individual. The details may be found in Cooling Unit Description.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_OtherIndicator	1	Boolean	**UAD Instruction - Refer to Appendix D Improvements Section** A value of 'Y' indicates other cooling, a value of 'N' indicates the box is not checked.	At least one of fields 1-164 (Cooling Centralized Indicator = 'Y'), 1-165 (Cooling Individual Indicator = 'Y'), 1-166 (Cooling Other Indicator = 'Y') should be indicated. If field 1-167 (Cooling Unit Description) indicates 'None' then fields 1-164 and 1-165 should not	T
174	1	167	IMPROVEMENTS	Cooling Other Description	Cooling Unit Description	A free-form text field describing the primary cooling unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/COOLING/@_UnitDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should indicate the cooling method used, if 'Other' is indicated. If no cooling, 'None' should be indicated.	This field should be populated if field 1-166 (Cooling Other Indicator = 'Y') is indicated.	T
175	1	168	IMPROVEMENTS	Amenities Fireplace	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates fireplace(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 1-169 (Amenity Count) is greater than	T
176	1	169	IMPROVEMENTS	Amenities Fireplace(s) #	Amenity Count	The number of the amenities specified by Amenity Type that are present in the property. For example two fireplaces.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fireplace']/@_Count	2	Numeric	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) should be entered.		T
177	1	170	IMPROVEMENTS	Amenities Woodstove	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates woodstove(s) exist, a value of 'N' indicates the box is not checked.	This field should be indicated if the value of field 1-171 (Amenity Count) is greater than	T
178	1	171	IMPROVEMENTS	Amenities Woodstove(s) #	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='WoodStove']/@_Count	2	String	**UAD Instruction - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		T
179	1	172	IMPROVEMENTS	Amenities Patio/Deck	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Patio']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a patio/deck exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-173 (Amenity Detailed Description) is not equal to 'None'	T
180	1	173	IMPROVEMENTS	Amenities Patio/Deck Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Patio']/@_DetailedDescription	6	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the patio/deck. If there is no patio or deck, indicate 'None'.		T
181	1	174	IMPROVEMENTS	Amenities Porch	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a porch exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-175(Amenity Detailed Description) is not equal to 'None'	T
182	1	175	IMPROVEMENTS	Amenities Porch Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Porch']/@_DetailedDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the porch. If no porch indicate 'None'.		T
183	1	176	IMPROVEMENTS	Amenities Pool	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Pool']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a pool exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-177 (Amenity Detailed Description) is not equal to 'None'	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
184	1	177	IMPROVEMENTS	Amenities Pool Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Pool']/@_DetailedDescription	12	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the pool. If there is no pool, indicate 'None'		T
185	1	178	IMPROVEMENTS	Amenities Fence	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fence']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates a fence exists, a value of 'N' indicates the box is not checked.	This field should be populated if the value indicated in field 1-179 (Amenity Detailed Description) is not equal to 'None'	T
186	1	179	IMPROVEMENTS	Amenities Fence Description	Amenity Detailed Description	A free-form text field used to describe, in detail, the amenity specified by Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Fence']/@_DetailedDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the fence. If there is no fence indicate 'None'		T
187	1	180	IMPROVEMENTS	Amenities Other	Amenity Exists Indicator	Indicates that the amenity specified by Amenity Type is present in the structure.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates an other amenity exists, a value of 'N' indicates the box is not checked.	This field should have a value of 'Y' if the value indicated in field 1-181 (Amenity Type Other Description) is not equal to 'None'	T
188	1	181	IMPROVEMENTS	Amenities Other Description	Amenity Type Other Description	A free-form text field used to describe the amenity if Other is selected as the Amenity Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/AMENITY[@_Type='Other']/@_TypeOtherDescription	10	String	**UAD Instruction - Refer to Appendix D Improvements Section** This field should contain a description of the other amenities. If there are no other amenities indicate 'None'.		T
189	1	182	IMPROVEMENTS	Car Storage None	Car Storage Exists Indicator	Indicates if there is any car storage available for a residence such as a garage, carport or driveway.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/@_ExistsIndicator	1	Boolean	A value of 'N' indicates there is no car storage. A value of 'Y' indicates the box was not checked.	If field 1-182 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-183, 1-186, 1-188 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-182 is not indicated, then at least one of fields 1-183, 1-186, 1-188 should be indicated.	T
190	1	183	IMPROVEMENTS	Driveway	Car Storage Location Exists Indicator	Indicates that the type of car storage described in Car Storage Location Type and Car Storage Attachment Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Driveway']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates that there is a driveway. A value of 'N' indicates the box was not checked.	If field 1-182 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-183, 1-186, 1-188 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-182 is not indicated, then at least one of fields 1-183, 1-186, 1-188 should be indicated.	T
191	1	184	IMPROVEMENTS	Driveway # of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Driveway']/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R
192	1	185	IMPROVEMENTS	Driveway Surface	Site Feature Comment	A free-form text field used to describe or comment on the aspect of the property named in the Site Feature Type.	/VALUATION_RESPONSE/PROPERTY/SITE/SITE_FEATURE[@_Type='Driveway']/@_Comment	20	String	This field should contain a description of the driveway surface.	This field should be populated if field 1-183 (Car Storage Location Exists Indicator = 'Y' and Car Storage Location Type = 'Driveway') is	T
193	1	186	IMPROVEMENTS	Garage	Car Storage Location Exists Indicator	Indicates that the type of car storage described in Car Storage Location Type and Car Storage Attachment Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Garage']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a garage. A value of 'N' indicates the box was not checked.	If field 1-182 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-183, 1-186, 1-188 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-182 is not indicated, then at least one of fields 1-183, 1-186, 1-188 should be indicated.	T
194	1	187	IMPROVEMENTS	Garage # of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Garage']/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R
195	1	188	IMPROVEMENTS	Carport	Car Storage Location Exists Indicator	Indicates that the type of car storage described in Car Storage Location Type and Car Storage Attachment Type is present.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Carport']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a carport. A value of 'N' indicates the box was not checked.	If field 1-182 (Car Storage Exists Indicator = 'N') is indicated, then none of fields 1-183, 1-186, 1-188 (Car Storage Location Exists Indicator = 'Y' and values of Car Storage Location Type) should be indicated. If field 1-182 is not indicated, then at least one of fields 1-183, 1-186, 1-188 should be indicated.	T
196	1	189	IMPROVEMENTS	Carport # of Cars	Parking Spaces Count	Specifies the number of vehicle parking spaces (i.e., the number of parking spaces in a garage, carport or condominium complex).	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE/CAR_STORAGE_LOCATION[@_Type='Carport']/@ParkingSpacesCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** **PDF Display Format:** Whole numbers only. If none, then zero (0) must be entered.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
197	1	190	IMPROVEMENTS	Car Storage Attached	Car Storage Attachment Type	Specifies if the Car Storage Location specified by Car Storage Location Type is attached or detached.	VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@_AttachmentType='Attached']	8	Enumerated		If at least one of fields 1-186, 1-188 is indicated (Car Storage Location Type = 'Garage' or 'Carport', and Car Storage Location Exists Indicator = 'Y'), than at least one of fields 1-190,1-191,1-192 (types of Car Storage Attachment Type) should be indicated. If neither of fields 1-186, 1-188 are indicated then none of fields 1-190,1-191,1-192 should be	T
198	1	191	IMPROVEMENTS	Car Storage Detached	Car Storage Attachment Type	Specifies if the Car Storage Location specified by Car Storage Location Type is attached or detached.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@_AttachmentType='Detached']	8	Enumerated		If at least one of fields 1-186, 1-188 is indicated (Car Storage Location Type = 'Garage' or 'Carport', and Car Storage Location Exists Indicator = 'Y'), than at least one of fields 1-190,1-191,1-192 (types of Car Storage Attachment Type) should be indicated. If neither of fields 1-186, 1-188 are indicated then none of fields 1-190,1-191,1-192 should be	T
199	1	192	IMPROVEMENTS	Car Storage Built-in	Car Storage Attachment Type	Specifies if the Car Storage Location specified by Car Storage Location Type is attached or detached.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/CAR_STORAGE[@_AttachmentType='BuiltIn']	8	Enumerated		If at least one of fields 1-186, 1-188 is indicated (Car Storage Location Type = 'Garage' or 'Carport', and Car Storage Location Exists Indicator = 'Y'), than at least one of fields 1-190,1-191,1-192 (types of Car Storage Attachment Type) should be indicated. If neither of fields 1-186, 1-188 are indicated then none of fields 1-190,1-191,1-192 should be indicated.	T
200	1	193	IMPROVEMENTS	Appliances Refrigerator	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Refrigerator']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a refrigerator. A value of 'N' indicates the box was not checked.		T
201	1	194	IMPROVEMENTS	Appliances Range/Oven	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='RangeOven']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a range/oven. A value of 'N' indicates the box was not checked.		T
202	1	195	IMPROVEMENTS	Appliances Dishwasher	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Dishwasher']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a dishwasher. A value of 'N' indicates the box was not checked.		T
203	1	196	IMPROVEMENTS	Appliances Disposal	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Disposal']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a disposal. A value of 'N' indicates the box was not checked.		T
204	1	197	IMPROVEMENTS	Appliances Microwave	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Microwave']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a microwave. A value of 'N' indicates the box was not checked.		T
205	1	198	IMPROVEMENTS	Appliances Washer/Dryer	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='WasherDryer']/@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is a washer/dryer. A value of 'N' indicates the box was not checked.		T
206	1	199	IMPROVEMENTS	Appliances Other	Kitchen Equipment Exists Indicator	Indicates if the kitchen equipment specified in Kitchen Equipment Type is present in the unit.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Other']@_ExistsIndicator	1	Boolean	A value of 'Y' indicates there is an other appliance. A value of 'N' indicates the box was not checked.		T
207	1	200	IMPROVEMENTS	Appliances Other (describe)	Kitchen Equipment Type Other Description	A free-form text field used to describe the kitchen equipment if Other is selected as the Kitchen Equipment Type.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/KITCHEN_EQUIPMENT[@_Type='Other']/@_TypeOtherDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-199 (Kitchen Equipment Exists Indicator) is indicated.	T
208	1	201	IMPROVEMENTS	Finished Area Above Grade Contains Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Rooms Only **PDF Display Format:** Whole numbers only.		R
209	1	202	IMPROVEMENTS	Finished Area Above Grade Contains Bedrooms	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bedrooms Only **PDF Display Format:** Whole numbers only.		R
210	1	203	IMPROVEMENTS	Finished Area Above Grade Contains Bath(s)	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Bathrooms Only **PDF Display Format:** Full Bath Count.Half Bath Count nn.nn		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
211	1	204	IMPROVEMENTS	Square Feet of Gross Living Area Above Grade	Gross Living Area Square Feet Count	The total area of all inhabitable rooms.	/VALUATION_RESPONSE/PROPERTY/STRUCTURE/@GrossLivingAreaSquareFeetCount	5	Numeric	**UAD Requirement - Refer to Appendix D Improvements Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:** Whole numbers only.		R
212	1	205	IMPROVEMENTS	Additional features (special energy-efficient items, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='AdditionalFeatures']/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
213	1	e-9	IMPROVEMENTS	Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.)	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Improvements Section** **<u>Allowable Values:</u>** C1 C2 C3 C4 C5 C6 Note: This data appears in more than one place for the subject (field 2-27) on the appraisal form and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
214	1	206	IMPROVEMENTS	Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.)	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PropertyCondition']/@_Comment	4000	String	**UAD Requirement - Refer to Appendix D Improvements Section** This field must contain additional comments about the condition of the property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		R
215	1	207	IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-207, 1-208 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T
216	1	208	IMPROVEMENTS	Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-207, 1-208 (Property Analysis Type = 'PhysicalDeficiency' and values of Property Analysis Exists Indicator) should be indicated.	T
217	1	209	IMPROVEMENTS	Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='PhysicalDeficiency']/@_Comment	4000	String	This field should contain a description of physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property. Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-207 (Property Analysis Type = 'PhysicalDeficiency' and Property Analysis Exists Indicator = 'Y') is indicated.	T
218	1	210	IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='Y']	1	Boolean		One and only one of fields 1-210, 1-211 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T
219	1	211	IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?	Property Analysis Exists Indicator	Indicates that the aspect of analysis is present in the property.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood' and @_ExistsIndicator='N']	1	Boolean		One and only one of fields 1-210, 1-211 (Property Analysis Type = 'ConformsToNeighborhood' and values of Property Analysis Exists Indicator) should be indicated.	T
220	1	212	IMPROVEMENTS	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? If No, describe	Property Analysis Comment	A free-form text field that holds the property analysis comments for the analysis category specified by Property Analysis Type.	/VALUATION_RESPONSE/PROPERTY/PROPERTY_ANALYSIS[@_Type='ConformsToNeighborhood']/@_Comment	4000	String	This field should contain a description if the property does not generally conform to the neighborhood (functional utility, style, condition, use, construction, use, etc). Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 1-211 (Property Analysis Type = 'ConformsToNeighborhood' and Property Analysis Exists Indicator = 'N') is indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
221	2	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
222	2	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
223	2	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
224	2	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
225	2	5	SALES COMPARISON APPROACH	Number of Comparable Listings	Comparable Listings Researched Count	Specifies the total number of comparable property listings researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T
226	2	6	SALES COMPARISON APPROACH	Comparable Listings Price Range Low	Comparable Listings Price Range Low Amount	Specifies the low listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
227	2	7	SALES COMPARISON APPROACH	Comparable Listings Price Range High	Comparable Listings Price Range High Amount	Specifies the high listing value in the range of values within the group of comparable listing properties researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableListingsPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
228	2	8	SALES COMPARISON APPROACH	Number of Comparable Sales	Comparable Sales Researched Count	Specifies the total number of comparable property sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesResearchedCount	5	Numeric	**PDF Display Format:** Numeric, 5-digit maximum.		T
229	2	9	SALES COMPARISON APPROACH	Comparable Sales Price Range Low	Comparable Sales Price Range Low Amount	Specifies the low sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeLowAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
230	2	10	SALES COMPARISON APPROACH	Comparable Sales Price Range High	Comparable Sales Price Range High Amount	Specifies the high sale value in the range of values within the group of comparable sales researched.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@ComparableSalesPriceRangeHighAmount	15	Money	**PDF Display Format:** Whole dollars only.		T
231	2	11	SALES COMPARISON APPROACH	Address (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	60	String	~~**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**~~ Must conform to USPS (Pub 28). The following address elements must be included in this field: · Street number · Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) · Address unit designator and number (if applicable) This data is referenced more than once on the form (fields 1-6, 2-11, 6-19), and must		R
232	2	12a	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	~~**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**~~ Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-7, 2-12a, 6-20a) and must be represented consistently.		R
233	2	12b	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	~~**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**~~ Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-8, 2-12b, 6-20b), and must be represented consistently.		R
234	2	12c	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	~~**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**~~ Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c) and must be represented consistently.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
235	2	13	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:**	This field is required if field 1-33 (Appraisal Purpose Type = 'Purchase') is indicated.	CR
236	2	14	SALES COMPARISON APPROACH	Sale Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.	This field should be populated if field 2-13 (Property Sales Amount) is populated.	T
237	2	e-14	SALES COMPARISON APPROACH	Location	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A		R
238	2	e-15	SALES COMPARISON APPROACH	Location	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Residential — Res Industrial — Ind Commercial — Comm BusyRoad — BsyRd WaterFront — WtrFr GolfCourse — GlfCse AdjacentToPark — AdjPrk AdjacentToPowerLines — AdjPwr Landfill — Lndfl PublicTransportation — PubTrn Other — * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
239	2	e-16	SALES COMPARISON APPROACH	Location	GSE Location Type Other Description	Text entry when 'Other' is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select 'Other' and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR
240	2	21	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
241	2	22	SALES COMPARISON APPROACH	Site	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='SiteArea']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The total size of the entire site/parcel must be entered. No other data should be entered in this field. For sites/parcels that have an area of less than 1 acre, the size must be reported in square feet (whole numbers only, e.g., 27840 sf). Sites/parcels that have an area of 1.00 acre or greater must be reported in acreage to two decimal places (e.g., 8.35 ac). **PDF Display Format:** If less than 1 acre: Square feet, whole numbers only. If 1.00 acre or more: Acres, numeric to 2 decimal places. Indicate the unit of measure as either 'sf' for square feet or 'ac' for acres as appropriate. Examples: · 6400 sf		R
242	2	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Neutral — N Beneficial — B Adverse — A This data is referenced more than once on the form in the Site Section, and must be represented consistently.		R
243	2	e-6	SALES COMPARISON APPROACH	View (ViewType)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** WaterView — Wtr PastoralView — Pstrl WoodsView — Woods ParkView — Prk GolfCourseView — Glfvw CityViewSkylineView — CtySky MountainView — Mtn ResidentialView — Res CityStreetView — CtyStr IndustrialView — Ind PowerLines — PwrLn LimitedSight — LtdSght Other — * *See field e-7 directly below. This data is referenced more than once on the form in the Site Section, and must be represented consistently.	At least one but no more than two values are required.	R
244	2	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR
245	2	24	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Improvements Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
246	2	25	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5		R
247	2	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates if the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing for Boolean response.		R
248	2	26	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Improvements Section** Numeric, whole years only. Zero (0) is a valid value. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
249	2	27	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** C1 C2 C3 C4 C5 C6 This data is referenced more than once on the form for the subject property and must		R
250	2	28	SALES COMPARISON APPROACH	Above Grade Room Count Total	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only. **PDF Display Format:**		R
251	2	29	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only. **PDF Display Format:**		R
252	2	30	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathrooms Only. **PDF Display Format:** Full Bath Count.Half Bath Count		R
253	2	31	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area sq. ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only. Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:**		R
254	2	e-18	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Area)	GSE Below Grade Total Square Feet Number	The total area of property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
255	2	e-19	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Finish Square Footage)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **PDF Display Format:** Square footage, numeric, to 5-digits: 12345 maximum.	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
256	2	e-20	SALES COMPARISON APPROACH	Basement & Finished (line 1) (Basement Exit Type)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values PDF Display:** WalkOut wo WalkUp wu InteriorOnly in	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
257	2	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Rec Room Count)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum.	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
258	2	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bedroom Count)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum.	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
259	2	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Bathroom Count)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **PDF Display Format:** Full Bath Count.Half Bath Count n.n	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
260	2	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (line 2) (Below Grade Other Room Count)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **PDF Display Format:** Numeric, 1-digit maximum.	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
261	2	34	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T
262	2	35	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T
263	2	36	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items. If none, the appraiser must indicate 'None'.		R
264	2	37	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
265	2	38	SALES COMPARISON APPROACH	Porch/Patio/Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T
266	2	39	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_TypeOtherDescription	35	String			T
267	2	40	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][1]/@_Description	20	String		Should be populated if field 2-39 (Sale Price Adjustment Type Other Description) is populated.	T
268	2	41	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_TypeOtherDescription	35	String			T
269	2	42	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][2]/@_Description	20	String		Should be populated if field 2-41 (Sale Price Adjustment Type Other Description) is populated.	T
270	2	43	SALES COMPARISON APPROACH	Extra Item Feature Name	Sale Price Adjustment Type Other Description	A free form text field used to capture additional information when Other is selected for Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_TypeOtherDescription	35	String			T
271	2	44	SALES COMPARISON APPROACH	Extra Item Feature Description	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/SALE_PRICE_ADJUSTMENT[@_Type='Other'][3]/@_Description	20	String		Should be populated if field 2-43 (Sale Price Adjustment Type Other Description) is populated.	T
272	2	45	SALES COMPARISON APPROACH	Address (Line 1)	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyStreetAddress	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28). The following address elements must be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		R
273	2	46a	SALES COMPARISON APPROACH	Address (Line 2)	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyCity	40	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28).		R
274	2	46b	SALES COMPARISON APPROACH	Address (Line 2)	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyState	2	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28).		R
275	2	46c	SALES COMPARISON APPROACH	Address (Line 2)	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@PropertyPostalCode	10	String	**UAD Requirement – Refer to Appendix D Sales Comparison Approach Section** Must conform to USPS (Pub 28).		R
276	2	47	SALES COMPARISON APPROACH	Proximity to Subject	Proximity To Subject Description	A free-form text field used to describe the proximity of a comparable property to the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@ProximityToSubjectDescription	35	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Proximity to Subject - Numeric to 2 decimal places + 'miles' + Directional:		R
277	2	48	SALES COMPARISON APPROACH	Sale Price	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@PropertySalesAmount	11	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:**		R
278	2	49	SALES COMPARISON APPROACH	Sale Price/Gross Liv. Area	Sales Price Per Gross Living Area Amount	The sales price in terms of dollars per square foot of gross living area. This is a ratio between the sales price and an area, but it is a monetary value rather than a factor or rate. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPricePerGrossLivingAreaAmount	12	Money	**PDF Display Format:** In dollars, to two decimal places.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
279	2	e-25	SALES COMPARISON APPROACH	Data Source(s)	GSE Data Source Description	A data source used for information about the sale and characteristics of the comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDataSourceDescription	27	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must include the data source(s) utilized for each comparable sale. When using a MLS as the data source, the MLS organization acronym or Representation followed by '#' and then the listing identification (numbers and letters) must be reported. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
280	2	e-2	SALES COMPARISON APPROACH	Data Source(s)	GSE Days On Market Description	The total number of continuous days from the date that a property is listed or advertised for sale through the date that it is taken off the market or contracted for sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEDaysOnMarketDescription	4	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Must provide a whole number or 'Unk' if not known. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
281	2	51	SALES COMPARISON APPROACH	Verification Source(s)	Data Source Verification Description	A free-form text field used to describe or comment on methods or other sources used to verify the accuracy of the data source referenced in Data Source Description.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@DataSourceVerificationDescription	35	String			T
282	2	52	SALES COMPARISON APPROACH	Sale or Financing (Line 1)	GSE Sale Type	The type of sale associated with the subject or comparable property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSESaleType	17	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** **Comp Grid / Page 1** REOSale — REO — REO sale ShortSale — Short — Short sale CourtOrderedSale — CrtOrd — Court ordered sale EstateSale — Estate — Estate sale RelocationSale — Relo — Relocation sale NonArmsLengthSale — NonArm — Non-arms length sale ArmsLengthSale — ArmLth — Arms length sale Listing — Listing — * *Does not apply to subject property. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
283	2	53	SALES COMPARISON APPROACH	Sale or Financing Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='SalesConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-53 and fields (2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
284	2	e-26	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type	The type of financing associated with the comparable transaction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** FHA — FHA VA — VA Conventional — Conv Cash — Cash Seller — Seller RuralHousing — RH Other — * *See field e-27 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR
285	2	e-27	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Financing Type Other Description	Text entry for financing type if 'Other' is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEFinancingTypeOtherDescription	11	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free-text field that must contain the appraiser's description of the financing type if 'Other' is indicated. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-26 (GSE Financing Type) is 'Other'.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
286	2	e-28	SALES COMPARISON APPROACH	Concessions (Line 2)	GSE Concession Amount	The total known amount of the sales or financing concessions for the comparable sale transaction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEConcessionAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only. The total amount of concessions, if any. If there are no sales or financing concessions, a zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	If the value of field e-29 is 'SettledSale', this field is required.	CR
287	2	55	SALES COMPARISON APPROACH	Concessions Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FinancingConcessions']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-55 and fields (2-53, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
288	2	e-29	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Listing Status Type	Indicates the status for the comparable listing or sale presented.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEListingStatusType	11	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the listing status of the comparable. **Allowable Values / PDF Allowable Values** Active — Active Expired — e Withdrawn — w Contract — c SettledSale — s **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
289	2	e-30	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Short Date Description	The MMYY of the associated comparable status.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DATE_EXTENSION/COMPARISON_DATE_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DATE_EXTENSION_SECTION_DATA/OFFERING_DISPOSITION/@GSEShortDateDescription	5	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the month and year of the event indicated by field e-29. No intent to collect time or day in this field. If the value of field e-29 is 'SettledSale', then the second instance of this field must indicate the month and year of the contract date. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-29 (GSE Listing Status Type) is not 'Active'. If the value of field e-29 is 'SettledSale' and the value of field e-31 is 'N', then a second instance is required.	CR
290	2	e-31	SALES COMPARISON APPROACH	Date of Sale/Time	GSE Contract Date Unknown Indicator	Indicates if the contract date is unavailable for a comparable settled sale.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEContractDateUnknownIndicator	3	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** For settled sales, this field indicates whether or not the contract date is unknown ('Y' indicates unknown, 'N' indicates known). **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-29 (GSE Listing Status Type) is 'SettledSale'.	CR
291	2	57	SALES COMPARISON APPROACH	Date of Sale/Time Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DateOfSale']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-57 and fields (2-53, 2-55, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
292	2	e-14	SALES COMPARISON APPROACH	Location (Overall Rating)	GSE Overall Location Rating Type	The overall rating of the location associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_OVERALL_RATING/@GSEOverallLocationRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values / PDF Display** Neutral — N Beneficial — B Adverse — A **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
293	2	e-15	SALES COMPARISON APPROACH	Location (Location Type)	GSE Location Type	The type of location influences associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL[@_SequenceIdentifier='1..2']/@GSELocationType	20	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values — PDF Display** Residential — Res Industrial — Ind Commercial — Comm BusyRoad — BsyRd WaterFront — WtrFr GolfCourse — GlfCse AdjacentToPark — AdjPrk AdjacentToPowerLines — AdjPwr Landfill — Lndfl PublicTransportation — PubTrn Other — * *See field e-16 directly below. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	At least one but no more than two values are required.	R
294	2	e-16	SALES COMPARISON APPROACH	Location (Location Type Other Description)	GSE Location Type Other Description	Text entry when 'Other' is selected as Location Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_LOCATION_DETAIL_EXTENSION/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_LOCATION_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_LOCATION_DETAIL/.[@GSELocationType='Other']/@GSELocationTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a location factor not on the list materially affects the value of the property, the appraiser must select 'Other' and enter a description of the location associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-15 (GSE Location Type) is 'Other'.	CR
295	2	59	SALES COMPARISON APPROACH	Location Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Location']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-59 and fields (2-53, 2-55, 2-57, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
296	2	60	SALES COMPARISON APPROACH	Leasehold/Fee Simple	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Description	20	String	This field should indicate the land rights appraised (e.g. Leasehold or Fee Simple).		T
297	2	61	SALES COMPARISON APPROACH	Leasehold/Fee Simple Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PropertyRights']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-61 and fields (2-53, 2-55, 2-57, 2-59, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
298	2	62	SALES COMPARISON APPROACH	Site	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='SiteArea']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The total size of the entire site/parcel must be entered. No other data should be entered in this field. For sites/parcels that have an area of less than 1 acre, the size must be reported in square feet (whole numbers only, e.g., 27840 sf). Sites/parcels that have an area of 1.00 acre or greater must be reported in acreage to two decimal places (e.g., 8.35 ac). **PDF Display Format:** If less than 1 acre: Square feet, whole numbers only. If 1.00 acre or more: Acres, numeric to 2 decimal places. Indicate the unit of measure as either 'sf' for square feet or 'ac' for acres as appropriate. Examples: · 6400 sf · 3.40 ac		R
299	2	63	SALES COMPARISON APPROACH	Site Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='SiteArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-63 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
300	2	e-5	SALES COMPARISON APPROACH	View (Overall Rating)	GSE View Overall Rating Type	The overall rating of the view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_OVERALL_RATING_EXTENSION_SECTION_DATA/COMPARISON_VIEW_OVERALL_RATING/@GSEViewOverallRatingType	10	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values PDF Display** Neutral N Beneficial B Adverse A		R
301	2	e-6	SALES COMPARISON APPROACH	View (ViewType)	GSE View Type	The type of view associated with the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@_SequenceIdentifier='1..2']/@GSEViewType	19	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values PDF Display** WaterView Wtr PastoralView Pstrl WoodsView Woods ParkView Prk GolfCourseView Glfvw CityViewSkylineView CtySky MountainView Mtn ResidentialView Res CityStreetView CtyStr IndustrialView Ind PowerLines PwrLn LimitedSight LtdSght Other * *See field e-7 directly below.	At least one but no more than two values are required.	R
302	2	e-7	SALES COMPARISON APPROACH	View (View Type Other Description)	GSE View Type Other Description	The type of view associated with the property if other is selected.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_VIEW_DETAIL_EXTENSION/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_VIEW_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_VIEW_DETAIL[@GSEViewType='Other']/@GSEViewTypeOtherDescription	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** If a view factor not on the list provided materially affects the value of the property, the appraiser must select 'Other' and enter a description of the view associated with the property. Free-form descriptions should be entered carefully because data will be truncated on the appraisal report form if it exceeds available space for that field. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-6 (GSE View Type) is 'Other'.	CR
303	2	65	SALES COMPARISON APPROACH	View Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='View']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-65 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
304	2	66	SALES COMPARISON APPROACH	Design (Style)	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Description	20	String	**UAD Instruction - Refer to Appendix D Improvements Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		T
305	2	67	SALES COMPARISON APPROACH	Design (Style) Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='DesignStyle']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-67 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
306	2	68	SALES COMPARISON APPROACH	Quality of Construction	GSE Quality Of Construction Rating Type	The overall rating of the property's quality of construction.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEQualityOfConstructionRatingType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Allowable Values** Q1 Q2 Q3 Q4 Q5		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
307	2	69	SALES COMPARISON APPROACH	Quality of Construction Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Quality']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-69 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
308	2	e-17	SALES COMPARISON APPROACH	Actual Age	GSE Age Estimation Indicator	Indicates that the age of the property is estimated.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEAgeEstimationIndicator	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates whether the actual age is estimated. **PDF Display Format:** If 'Y' then display a tilde (~) before the value entered. If 'N' then display nothing for Boolean response.		R
309	2	70	SALES COMPARISON APPROACH	Actual Age	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Description	3	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Numeric, whole years only. Zero (0) is a valid value.		R
310	2	71	SALES COMPARISON APPROACH	Actual Age Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Age']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-71 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
311	2	72	SALES COMPARISON APPROACH	Condition	GSE Overall Condition Type	The overall condition rating of the property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEOverallConditionType	2	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the overall condition of the property. **Allowable Values** C1 C2 C3 C4 C5		R
312	2	73	SALES COMPARISON APPROACH	Condition Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Condition']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-73 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
313	2	74	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine1']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-74 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
314	2	75	SALES COMPARISON APPROACH	Above Grade Room Count Total Rooms	Total Room Count	Specifies the total number of livable rooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalRoomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Rooms Only **PDF Display Format:**		R
315	2	76	SALES COMPARISON APPROACH	Above Grade Room Count Bdrms.	Total Bedroom Count	Specifies the total number of bedrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBedroomCount	2	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bedrooms Only **PDF Display Format:**		R
316	2	77	SALES COMPARISON APPROACH	Above Grade Room Count Baths	Total Bathroom Count	Specifies the total number of bathrooms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/ROOM_ADJUSTMENT/@TotalBathroomCount	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Bathroom Only **PDF Display Format:** Full Bath Count.Half Bath Count		R
317	2	78	SALES COMPARISON APPROACH	Above Grade Room Count Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='Other' and @_TypeOtherDescription='RoomAboveGradeLine2']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-78 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
318	2	79	SALES COMPARISON APPROACH	Above Grade Room Count Gross Living Area Sq.Ft.	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Description	6	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Specify Above Grade Gross Living Area Only Gross Living Area (GLA) must be reported in square feet. **PDF Display Format:**		R
319	2	80	SALES COMPARISON APPROACH	Gross Living Area Sq.Ft. Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='GrossLivingArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-80 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
320	2	e-18	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Total Square Feet Number	The total area of the property improvements below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeTotalSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the square footage in whole numbers only, no commas. If there is no basement, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:**		R
321	2	e-19	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Below Grade Finish Square Feet Number	The total finished area of the property below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeFinishSquareFeetNumber	5	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The appraisal report must indicate the finished square footage in whole numbers only, no commas. If 0% finished, a value of zero (0) must be entered. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
322	2	e-20	SALES COMPARISON APPROACH	Basement & Finished (Line 1)	GSE Basement Exit Type	The type of exit for a basement. Describes how the basement can be accessed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBasementExitType	12	Enumerated	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** The allowable values are listed below. When representing these values in the XML file, they must be shown exactly as they appear below: **Allowable Values PDF Display** WalkOut wo WalkUp wu InteriorOnly in **Refer to Appendix E for PDF Rendering and Parsing Instructions.**	This field is required if the value of field e-18 (GSE Below Grade Total Square Feet Number) is greater than zero.	CR
323	2	82	SALES COMPARISON APPROACH	Basement & Finished Adjustment (Line 1)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementArea']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-82 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
324	2	e-21	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Recreation Room Count	The number of recreation rooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeRecreationRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished recreation rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
325	2	e-22	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bedroom Room Count	The number of bedrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBedroomRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bedrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:**	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
326	2	e-23	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Bathroom Room Count	The number of bathrooms below grade.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeBathroomRoomCount	3	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of finished bathrooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Full Bath Count.Half Bath Count	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
327	2	e-24	SALES COMPARISON APPROACH	Rooms Below Grade (Line 2)	GSE Below Grade Other Room Count	The number of finished rooms other than recreation rooms, bedrooms, and bathrooms in the below grade space.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/COMPARISON_DETAIL_EXTENSION/COMPARISON_DETAIL_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COMPARISON_DETAIL_EXTENSION_SECTION_DATA/COMPARISON_DETAIL/@GSEBelowGradeOtherRoomCount	1	Numeric	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field indicates the number of other finished rooms in the basement. **Refer to Appendix E for PDF Rendering and Parsing Instructions.** **PDF Display Format:** Numeric, 1 digit	This field is required if the value of field e-19 (GSE Below Grade Finish Square Feet Number) is greater than zero.	CR
328	2	84	SALES COMPARISON APPROACH	Rooms Below Grade Adjustment (Line 2)	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='BasementFinish']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-84 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
329	2	85	SALES COMPARISON APPROACH	Functional Utility	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Description	20	String	This is a free text field which should describe the functional utility.		T
330	2	86	SALES COMPARISON APPROACH	Functional Utility Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='FunctionalUtility']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-86 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
331	2	87	SALES COMPARISON APPROACH	Heating/Cooling	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Description	20	String	This is a free text field which should describe the heating/cooling.		T
332	2	88	SALES COMPARISON APPROACH	Heating/Cooling Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='HeatingCooling']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-88 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
333	2	89	SALES COMPARISON APPROACH	Energy Efficient Items	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This is a free text field which must describe any energy efficient items.		R
334	2	90	SALES COMPARISON APPROACH	Energy Efficient Items Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='EnergyEfficient']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-90 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
335	2	91	SALES COMPARISON APPROACH	Garage/Carport	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Description	20	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** Refer to Appendix E for PDF Rendering and Parsing Instructions.		R
336	2	92	SALES COMPARISON APPROACH	Garage/Carport Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='CarStorage']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-92 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-94, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
337	2	93	SALES COMPARISON APPROACH	Porch, Patio, Deck	Sale Price Adjustment Description	A free form text field used to further describe the property feature which is identified by Sales Price Adjustment Type. (i.e. Location, Condition, etc.)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Description	20	String	This is a free text field which should describe any porch, patio, or deck.		T
338	2	94	SALES COMPARISON APPROACH	Porch, Patio, Deck Adjustment	Sale Price Adjustment Amount	The dollar amount of the adjustment applied to the sale price for the property feature identified by Sale Price Adjustment Type.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/SALE_PRICE_ADJUSTMENT[@_Type='PorchDeck']/@_Amount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum 2-94 of this field and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-96, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
339	2	95	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureDescription	20	String		If field 2-39 is populated, then this field should be populated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
340	2	96	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='1']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-96 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-98, 2-100) must add up to Net Adjustment field 2-103.	CR
341	2	97	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureDescription	20	String		If field 2-41 is populated, then this field should be populated.	T
342	2	98	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='2']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-98 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-100) must add up to Net Adjustment field 2-103.	CR
343	2	99	SALES COMPARISON APPROACH	Extra Item	Property Feature Description	A free-form text field used to further describe a property feature named in Property Feature Name and associated by Property Feature Sequence Identifier.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='3']/@PropertyFeatureDescription	20	String		If field 2-43 is populated, then this field should be populated.	T
344	2	100	SALES COMPARISON APPROACH	Extra Item Adjustment	Property Feature Adjustment Amount	The dollar amount of the adjustment made for the property feature described by Property Feature Description. Property Feature Name, Description and Adjustment are used to capture information about property features.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/OTHER_FEATURE_ADJUSTMENT[@PropertyFeatureSequenceIdentifier='3']/@PropertyFeatureAdjustmentAmount	10	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:** Whole dollars only.	The sum of this field 2-100 and fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98) must add up to Net Adjustment field 2-103.	CR
345	2	101	SALES COMPARISON APPROACH	Adjusted Sales Price Positive	Sales Price Total Adjustment Positive Indicator	Indicates whether the total adjustments made to the property sales price during the application of the Sales Comparison approach were positive. This field is specific to the appraisal forms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N' and @SalesPriceTotalAdjustmentPositiveIndicator='Y']	1	Boolean	A value of 'Y' indicates the Positive box has been checked and the net adjustment is positive, a value of 'N' indicates the Negative box has been checked and the net adjustment is negative.	If the value of field 2-103 (Sale Price Total Adjustment Amount) is non-zero, one and only one of fields 2-101 or 2-102 values of (Sales Price Total Adjustment Positive Indicator) should be indicated.	T
346	2	102	SALES COMPARISON APPROACH	Adjusted Sales Price Negative	Sales Price Total Adjustment Positive Indicator	Indicates whether the total adjustments made to the property sales price during the application of the Sales Comparison approach were positive. This field is specific to the appraisal forms.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N' and @SalesPriceTotalAdjustmentPositiveIndicator='N']	1	Boolean	A value of 'Y' indicates the Positive box has been checked and the net adjustment is positive, a value of 'N' indicates the Negative box has been checked and the net adjustment is negative.	If the value of field 2-103 (Sale Price Total Adjustment Amount) is non-zero, one and only one of fields 2-101 or 2-102 values of (Sales Price Total Adjustment Positive Indicator) should be indicated.	T
347	2	103	SALES COMPARISON APPROACH	Net Adjustment	Sale Price Total Adjustment Amount	The dollar value of the total adjustments made to a comparable property sales price during the application of the Sales Comparison approach to determine the market value of the subject property. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalePriceTotalAdjustmentAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field should contain the total net adjustment, i.e. the sum of all positive and negative adjustments. **PDF Display Format:**	All the fields (2-53, 2-55, 2-57, 2-59, 2-61, 2-63, 2-65, 2-67, 2-69, 2-71, 2-73, 2-74, 2-78, 2-80, 2-82, 2-84, 2-86, 2-88, 2-90, 2-92, 2-94, 2-96, 2-98, 2-100) must add up to this Net Adjustment amount.	R
348	2	103a	SALES COMPARISON APPROACH	Net Adjustment Percentage	Sale Price Total Adjustment Net Percent	The percentage of the net sales price adjustments to the sales price of a property during the application of the sales comparison approach to property valuation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalePriceTotalAdjustmentNetPercent	6	Numeric	**PDF Display Format:** In percentage points (e.g. a value of 25.10 represents 25.10%), up to 2 decimal places.		T
349	2	103b	SALES COMPARISON APPROACH	Gross Adjustment Percentage	Sales Price Total Adjustment Gross Percent	The percentage of the gross sales price adjustments (i.e. sum of the absolute adjustment values) to the sales price of a property during the application of the sales comparison approach for property valuation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@SalesPriceTotalAdjustmentGrossPercent	6	Numeric	**PDF Display Format:** In percentage points (e.g. a value of 25.10 represents 25.10%), up to 2 decimal places.		T
350	2	104	SALES COMPARISON APPROACH	Adjusted Sale Price of Comparables	Adjusted Sales Price Amount	The sales price of a property after it has been adjusted during the application of the Sales Comparison approach for property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/@AdjustedSalesPriceAmount	12	Money	**PDF Display Format:** Whole dollars only.		T
351	2	105	SALES COMPARISON APPROACH	I did research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='Y']	1	Boolean		One and only one of fields 2-105, 2-106 (values of Sales History Researched Indicator) should be indicated.	T
352	2	106	SALES COMPARISON APPROACH	I did not research the sale or transfer history of the subject property and comparable sales.	Sales History Researched Indicator	Indicates that the sales or transfer history research of the subject property and comparable sales was performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH[@SalesHistoryResearchedIndicator='N']	1	Boolean		One and only one of fields 2-105, 2-106 (values of Sales History Researched Indicator) should be indicated.	T

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353	2	107	SALES COMPARISON APPROACH	I did not research the sale or transfer history of the subject property and comparable sales. If not, explain.	Sales History Not Researched Comment	A free-form text field used to describe or comment on why the sales or transfer history research of the subject property and comparable sales was not performed.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/@SalesHistoryNotResearchedComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If field 2-106 (Sales History Researched Indicator = 'N') is indicated, this field should be populated.	T
354	2	108	SALES COMPARISON APPROACH	My research did reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-108, 2-109 (values of Subject Has Prior Sales Indicator) must be indicated.	CR
355	2	109	SALES COMPARISON APPROACH	My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	Subject Has Prior Sales Indicator	Indicates whether the subject property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-108, 2-109 (values of Subject Has Prior Sales Indicator) must be indicated.	CR
356	2	110	SALES COMPARISON APPROACH	Subject Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/SUBJECT/@DataSourceDescription	150	String	This field should indicate the data sources for the subject prior sale history.		T
357	2	111	SALES COMPARISON APPROACH	My research did reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-111, 2-112 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR
358	2	112	SALES COMPARISON APPROACH	My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	Comparable Has Prior Sales Indicator	Indicates whether the comparable property has prior sales history.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE[@_HasPriorSalesIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section**	One and only one of fields 2-111, 2-112 (values of Comparable Has Prior Sales Indicator) must be indicated.	CR
359	2	113	SALES COMPARISON APPROACH	Comparable Prior Sales History Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/RESEARCH/COMPARABLE/@DataSourceDescription	150	String	This field should indicate the data sources for the comparables' prior sale history.		T
360	2	114	SALES COMPARISON APPROACH	Date of Prior Sale/Transfer SUBJECT	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET ']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required if field 2-108 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR
361	2	115	SALES COMPARISON APPROACH	Price of Prior Sale/Transfer SUBJECT	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@PropertySalesAmount	15	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:**	This field is required if field 2-108 (Subject Has Prior Sales Indicator = 'Y') is indicated.	CR
362	2	116	SALES COMPARISON APPROACH	Data Source (s) SUBJECT	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the comparable. **PDF Display Format (when the source is an MLS listing):**		R
363	2	117	SALES COMPARISON APPROACH	Effective Date of Data Source (s) SUBJECT	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:**		R
364	2	118	SALES COMPARISON APPROACH	Date of Prior Sale/Transfer COMPARABLE	GSE Prior Sale Date	The date of the prior sale of the subject or comparable properties.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET ']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:**	At least one instance of this field is required (i.e. for at least one comp) if field 2-111 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR

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365	2	119	SALES COMPARISON APPROACH	Price of Prior Sale/Transfer COMPARABLE	Property Sales Amount	The sales price of the referenced property.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@PropertySalesAmount	9	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **PDF Display Format:**	At least one instance of this field is required (i.e. for at least one comp) if field 2-111 (Comparable Has Prior Sales Indicator = 'Y') is indicated.	CR
366	2	120	SALES COMPARISON APPROACH	Data Source (s) COMPARABLE	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceDescription	30	String	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This field must indicate the data source used for the prior sale/transfer of the comparable. **PDF Display Format (when the source is an MLS listing):**		R
367	2	121	SALES COMPARISON APPROACH	Effective Date of Data Source (s) COMPARABLE	Data Source Effective Date	The effective date of the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/PRIOR_SALES/@DataSourceEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** **Data Format:** yyyy-mm-dd **PDF Display Format:**		R
368	2	122	SALES COMPARISON APPROACH	Analysis of prior sale or transfer history of the subject property and comparable sales.	GSE Prior Sale Comment	Analysis of the prior sale(s) of the subject and comparable sales.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/PRIOR_SALES/PRIOR_SALES_EXTENSION/PRIOR_SALES_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET ']/PRIOR_SALES_EXTENSION_SECTION_DATA/PRIOR_SALE/@GSEPriorSaleComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
369	2	123	SALES COMPARISON APPROACH	Summary of Sales Comparison Approach	Sales Comparison Comment	A free-form text field used to describe or comment on the on the Sales Comparison approach in valuating the subject	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
370	2	124	SALES COMPARISON APPROACH	Indicated Value by: Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Sales Comparison Approach Section** This data is referenced more than once on the form (field 1-125), and must be represented consistently. **PDF Display Format:**		R
371	2	125	RECONCILIATION	Indicated Value by: Sales Comparison Approach $	Value Indicated By Sales Comparison Approach Amount	The dollar value of the subject property indicated by the Sales Comparison approach.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/@ValueIndicatedBySalesComparisonApproachAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** This data is referenced more than once on the form (field 1-124), and must be represented consistently. **PDF Display Format:** Whole dollars only		R
372	2	126	RECONCILIATION	Indicated Value by: Sales Cost Approach (if developed) $	Value Indicated By Cost Approach Amount	The dollar value of the subject property indicated by the Cost Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@ValueIndicatedByCostApproachAmount	12	Money	This data is referenced more than once on the form, and must be represented consistently. **PDF Display Format:** Whole dollars only	Should be populated if there is an indicated value in field 3-37	T
373	2	127	RECONCILIATION	Indicated Value by: Sales Income Approach (if developed) $	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form, and should be represented consistently. **PDF Display Format:** Whole dollars only	Should be populated ifthere is an indicated value in field 3-40	T
374	2	128	RECONCILIATION	Comment Area	Valuation Reconciliation Summary Comment	A free-form text field used to describe or reconcile the different property valuation methods used to arrive at the final property valuation.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_SummaryComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
375	2	129	RECONCILIATION	The appraisal is made "as is"	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type='AsIs']	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section**	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
376	2	130	RECONCILIATION	The appraisal is made “subject to completion”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type=‘SubjectToCompletion’]	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR
377	2	131	RECONCILIATION	The appraisal is made “subject to the following repairs”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type=‘SubjectToRepairs’]	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR
378	2	132	RECONCILIATION	The appraisal is made “subject to the following required inspection”	Valuation Reconciliation Condition of Appraisal Type	Specifies the appraisal's conclusion's dependency on future repairs or activities.	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/_CONDITION_OF_APPRAISAL[@_Type=‘SubjectToInspections’]	20	Enumerated	**UAD Requirement - Refer to Appendix D Reconciliation Section** A separate Valuation Reconciliation Condition of Appraisal element must be populated for each box that is checked.	Either field 2-129 (Valuation Reconciliation Condition of Appraisal Type = 'AsIs'), or at least one of fields 2-130, 2-131, 2-132 (other values of Valuation Reconciliation Condition of Appraisal Type) must be indicated. If field 2-129 is indicated, then none of fields 2-130, 2-131, 2-132 may be indicated.	CR
379	2	133	RECONCILIATION	Comment Area	Valuation Reconciliation Conditions	A free-form text field used to summarize and clarify the conditions of the subject property upon which its valuation is	/VALUATION_RESPONSE/VALUATION/_RECONCILIATION/@_ConditionsComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	If any of fields 2-130, 2-131, 2-132 (values of Valuation Reconciliation Condition of Appraisal Type) are indicated, this field should	T
380	2	134	RECONCILIATION	Market Value	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **PDF Display Format:** Whole numbers only		R
381	2	135	RECONCILIATION	As of (Effective Date)	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Reconciliation Section** Note: This data is referenced more than once on the form and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R
382	3	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
383	3	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
384	3	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
385	3	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
386	3	5	ADDITIONAL COMMENTS	Additional Comment	Valuation Methods Additional Description	A free form text field used to provide additional comments pertaining to the valuation methods and information gathering methods used in the appraisal.	/VALUATION_RESPONSE/VALUATION_METHODS/@_AdditionalDescription	12,000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
387	3	6	COST APPROACH	Support for the Opinion of Site Value	Site Estimated Value Comment	A free-form text field used to further describe the estimated value provided in Site Estimated Value Amount.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@SiteEstimatedValueComment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
388	3	7	COST APPROACH	Reproduction Cost	Cost Analysis Type	Specifies the type cost analysis performed. (e.g. whether it was for Replacement Costs or Reproduction	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS[@_Type=‘Reproduction’]	1	Enumerated		No more than one of fields 3-7, 3-8 (values of Cost Analysis Type) may be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
389	3	8	COST APPROACH	Replacement Cost	Cost Analysis Type	Specifies the type cost analysis performed. (e.g. whether it was for Replacement Costs or Reproduction	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS[@_Type='Replacement']	1	Enumerated		No more than one of fields 3-7, 3-8 (values of Cost Analysis Type) may be indicated.	T
390	3	9	COST APPROACH	Source of Cost Data	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@DataSourceDescription	20	String			T
391	3	10	COST APPROACH	Quality Rating from Cost Service	Cost Service Quality Rating Description	Specifies the quality rating of the itemized building cost information provided by the cost estimating service.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@CostServiceQualityRatingDescription	10	String			T
392	3	11	COST APPROACH	Effective Date of Cost Data	GSE Cost Data Source Effective Date Description	The effective date of the cost data provided by the construction cost service used to determine the cost approach to value.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/COST_ANALYSIS_EXTENSION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/COST_ANALYSIS_EXTENSION_SECTION_DATA/COST_APPROACH_DATA_SOURCE/@GSECostDataSourceEffectiveDateDescription	12	String			T
393	3	12	COST APPROACH	Comments on Cost Approach	Cost Analysis Comment	A free-form text field used to further describe the application of the Cost Approach valuation method to the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
394	3	13	COST APPROACH	Estimated Remaining Economic Life	Estimated Remaining Economic Life Years Count	Specifies the estimated remaining economic life of property improvements. This value is used in calculating the depreciation of the property	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@EstimatedRemainingEconomicLifeYearsCount	4	Numeric	**PDF Display Format:** Whole numbers only.		T
395	3	14	COST APPROACH	Opinion of Site Value	Site Estimated Value Amount	The dollar value estimated for the property site (e.g. land that is improved so that it is ready to be used for a specific	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@SiteEstimatedValueAmount	9	Money	**PDF Display Format:** Whole numbers only.		T
396	3	15	COST APPROACH	Cost-New Improvements Dwelling Sq. Ft.	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Dwelling']/@SquareFeetCount	5	Numeric	**PDF Display Format:** Whole numbers only.		T
397	3	16	COST APPROACH	Cost-New Improvements Dwelling Price/Sq. Ft.	Price Per Square Foot Amount	The price in terms of dollars per square foot. This is a ratio between a price and an area, but it is a monetary value rather than a factor or rate. (i.e. sales price per gross living area of a property)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Dwelling']/@PricePerSquareFootAmount	9	Money	**PDF Display Format:** In dollars, to two decimal places.		T
398	3	17	COST APPROACH	Cost-New Improvements Dwelling Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Dwelling']/@_CostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
399	3	18	COST APPROACH	Cost-New Improvements Other Description	New Improvement Type Other Description	A free form text field used to capture additional information when Other is selected for New Improvement Type.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@_TypeOtherDescription	20	String			T
400	3	19	COST APPROACH	Cost-New Improvements Other Sq. Ft.	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@SquareFeetCount	10	Numeric	**PDF Display Format:** Whole numbers only.		T
401	3	20	COST APPROACH	Cost-New Improvements Other Price/Sq. Ft.	Price Per Square Foot Amount	The price in terms of dollars per square foot. This is a ratio between a price and an area, but it is a monetary value rather than a factor or rate. (i.e. sales price per gross living area of a property)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@PricePerSquareFootAmount	10	Money	**PDF Display Format:** In dollars, to two decimal places.		T
402	3	21	COST APPROACH	Cost-New Improvements Other Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Other']/@_CostAmount	10	Money	**PDF Display Format:** Whole numbers only.		T
403	3	22	COST APPROACH	Cost-New Improvements Extras	New Improvement Cost Description	A free form text field used to capture additional information about new property improvement reproduction costs.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Additional']/@_CostDescription	20	String			T
404	3	23	COST APPROACH	Cost-New Improvements Extras Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Additional']/@_CostAmount	9	Money	**PDF Display Format:** Whole numbers only.		T
405	3	24	COST APPROACH	Cost-New Improvements Garage/Carport Sq. Ft.	Square Feet Count	Identifies an area measured in square feet. (e.g. The area of a room or deck)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Garage']/@SquareFeetCount	10	Numeric	**PDF Display Format:** Whole numbers only.		T
406	3	25	COST APPROACH	Cost-New Improvements Garage/Carport Price/Sq.Ft.	Price Per Square Foot Amount	The price in terms of dollars per square foot. This is a ratio between a price and an area, but it is a monetary value rather than a factor or rate. (i.e. sales price per gross living area of a property)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Garage']/@PricePerSquareFootAmount	9	Money	**PDF Display Format:** In dollars, to two decimal places.		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
407	3	26	COST APPROACH	Cost-New Improvements Garage/Carport Cost	New Improvement Cost Amount	The dollar value of total estimated costs to reproduce new the property improvement. (CALCULATED	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/NEW_IMPROVEMENT[@_Type='Garage']/@_CostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
408	3	27	COST APPROACH	Total Estimated Cost-New	New Improvement Total Cost Amount	The dollar value of the total costs to reproduce new the improvements on the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@NewImprovementTotalCostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
409	3	29	COST APPROACH	Physical Depreciation	Depreciation Physical Amount	This element specifies the Physical depreciation amount of the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_PhysicalAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
410	3	31	COST APPROACH	Functional Depreciation	Depreciation Functional Amount	This element specifies the Functional depreciation amount of the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_FunctionalAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
411	3	33	COST APPROACH	External Depreciation	Depreciation Exterior Amount	This element specifies the Exterior depreciation amount of the subject property.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_ExteriorAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
412	3	34	COST APPROACH	Total Depreciation	Depreciation Total Amount	Specifies the total amount of depreciation for the property improvements. This amount includes physical, functional and external depreciation. (CALCULATED RESULTS FIELD)	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/DEPRECIATION/@_TotalAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
413	3	35	COST APPROACH	Depreciated Cost of Improvements	New Improvement Depreciated Cost Amount	Specifies the reproduction costs of the improvements after depreciation has been taken into account.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@NewImprovementDepreciatedCostAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
414	3	36	COST APPROACH	"As-Is"` Value of Site Improvements	Site Other Improvements As Is Amount	The dollar value contributed by other "as is" improvements located on the subject property site.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@SiteOtherImprovementsAsIsAmount	12	Money	**PDF Display Format:** Whole numbers only.		T
415	3	37	COST APPROACH	Indicated Value By Cost Approach	Value Indicated By Cost Approach Amount	The dollar value of the subject property indicated by the Cost Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/COST_ANALYSIS/@ValueIndicatedByCostApproachAmount	12	Money	This data is referenced more than once on the form (field 2-126), and must be represented consistently. **PDF Display Format:** Whole numbers only		T
416	3	38	INCOME APPROACH	Estimated Monthly Market Rent $	Estimated Market Monthly Rent	The estimated dollar value of the market monthly rent for a living unit or	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@EstimatedMarketMonthlyRentAmount	12	Money	**PDF Display Format:** Whole numbers only		T
417	3	39	INCOME APPROACH	Gross Rent Multiplier	Gross Rent Multiplier Factor	Specifies the Gross Rent Multiplier for the subject property. (e.g. Actual Sales Price divided by Actual Gross Monthly Rent = Gross Rent Multiplier (GRM))	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@GrossRentMultiplierFactor	9	Numeric	**PDF Display Format:** Whole numbers only		T
418	3	40	INCOME APPROACH	Indicated Value of Income Approach	Value Indicated By Income Approach Amount	The dollar value of the subject property indicated by the Income Approach method of property valuation.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@ValueIndicatedByIncomeApproachAmount	12	Money	This data is referenced more than once on the form (field 2-127), and must be represented consistently. **PDF Display Format:** Whole numbers only		T
419	3	41	INCOME APPROACH	Summary of Income Approach (including support for market rent and GRM)	Income Analysis Comment	A free-form text field used to describe or comment on the use of the Income Approach in valuing a property.	/VALUATION_RESPONSE/VALUATION_METHODS/INCOME_ANALYSIS/@_Comment	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.		T
420	3	42	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='Y']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	If field 1-24 (Project Classification Type) is indicated, then one and only one of fields 3-42, 3-43 (values of Project Developer Controls Project Management Indicator) must be	CR
421	3	43	PROJECT INFORMATION	Is the developer/builder in control of the Homeowners' Association (HOA)? No	Project Developer Controls Project Management Indicator	Indicates that developer is in control of the project's management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DeveloperControlsProjectManagementIndicator='N']	1	Boolean	**UAD Requirement - Refer to Appendix D Subject Section**	If field 1-24 (Project Classification Type) is indicated, then one and only one of fields 3-42, 3-43 (values of Project Developer Controls Project Management Indicator) must be	CR
422	3	44	PROJECT INFORMATION	PUD Project Unit Type(s) Detached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Detached']	8	Enumerated	This XPath should be used only if 'Detached' is indicated.	If field 1-24 (Project Classification Type) is indicated, at least one of fields 3-44, 3-45 (values of Project Design Type) should be	T
423	3	45	PROJECT INFORMATION	PUD Project Unit Type(s) Attached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Attached']	8	Enumerated	This XPath should be used only if 'Attached' is indicated.	If field 1-24 (Project Classification Type) is indicated, at least one of fields 3-44, 3-45 (values of Project Design Type) should be	T
424	3	44 and 45	PROJECT INFORMATION	PUD Project Unit Type(s) Attached and Detached	Project Design Type	This field specifies the type of design for the multiple unit buildings in a project.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_DesignType='Other' and @_DesignTypeOtherDescription='AttachedAndDetached']	8	Enumerated	If both Attached and Detached are indicated (i.e. the project contains both attached and detached buildings), this should be represented in the data by assigning Project Design Type a value of 'Other' and assigning Project Design Type Other Description a value of 'AttachedAndDetached'.	If field 1-24 (Project Classification Type) is indicated, at least one of fields 3-44, 3-45 (values of Project Design Type) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
425	3	46	PROJECT INFORMATION	PUD Legal name of project	Project Name	The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_Name	100	String		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
426	3	47	PROJECT INFORMATION	PUD Total number of phases	Development Stage Total Phases Count	Number of phases that exist in the project.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@_TotalPhasesCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
427	3	48	PROJECT INFORMATION	PUD Total number of units	Completed Units Count	Total number of completed living units.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@CompletedUnitsCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
428	3	49	PROJECT INFORMATION	PUD Total number of units sold	Units Sold Count	Total number of living units sold.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@UnitsSoldCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
429	3	50	PROJECT INFORMATION	PUD Total number of units rented	Units Rented Count	Total number of living units rented.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@UnitsRentedCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
430	3	51	PROJECT INFORMATION	PUD Total number of units for sale	Units For Sale Count	Total number of living units for sale.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@UnitsForSaleCount	10	Numeric		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
431	3	52	PROJECT INFORMATION	PUD Number of Units Data Source(s)	Data Source Description	A free-form text field used to describe the source of information.	/VALUATION_RESPONSE/PROPERTY/PROJECT/DEVELOPMENT_STAGE/@DataSourceDescription	100	String		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
432	3	53	PROJECT INFORMATION	PUD Was the project created by the conversion of an existing building(s) into a PUD? Yes	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='PUD' and @_ConversionIndicator='Y']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-53, 3-54 (values of Project Conversion Indicator) should be indicated.	T
433	3	54	PROJECT INFORMATION	PUD Was the project created by the conversion of an existing building(s) into a PUD? No	Project Conversion Indicator	Indicates that the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ClassificationType='PUD' and @_ConversionIndicator='N']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-53, 3-54 (values of Project Conversion Indicator) should be indicated.	T
434	3	55	PROJECT INFORMATION	PUD If yes, date of conversion	Project Conversion Date	Specifies the date the project was converted into the current Project Ownership Type.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ConversionDate	12	Date/Time	**Data Format(s)** yyyy-mm-dd or yyyy-mm or yyyy **PDF Display Format(s)** dd/mm/yyyy or mm/yyyy or yyyy	This field should be populated if field 3-53 (Project Conversion Indicator = 'Y') is indicated.	T
435	3	56	PROJECT INFORMATION	PUD Does the project contain any multi-dwelling units? Yes	Project Contains Multiple Dwelling Units Indicator	Indicates that the project contains multiple dwelling-units.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ContainsMultipleDwellingUnitsIndicator='Y']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-56, 3-57 (values of Project Contains Multiple Dwelling Units Indicator) should be indicated.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
436	3	57	PROJECT INFORMATION	PUD Does the project contain any multi-dwelling units? No	Project Contains Multiple Dwelling Units Indicator	Indicates that the project contains multiple dwelling-units.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_ContainsMultipleDwellingUnitsIndicator='N']	1	Boolean		If field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-56, 3-57 (values of Project Contains Multiple Dwelling Units Indicator) should be indicated.	T
437	3	58	PROJECT INFORMATION	PUD Multi-Dwelling Unit Data source(s)	Project Contains Multiple Dwelling Units Data Source Description	A free-form text field used to describe the source of the information used to set the Project Contains Multiple Dwelling Units Indicator.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_ContainsMultipleDwellingUnitsDataSourceDescription	100	String		This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
438	3	59	PROJECT INFORMATION	PUD Are the units, common elements, and recreation facilities complete? Yes	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='Y']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-59, 3-60 (values of Project Common Elements Completed Indicator) should be indicated.	T
439	3	60	PROJECT INFORMATION	PUD Are the units, common elements, and recreation facilities complete? No	Project Common Elements Completed Indicator	Indicates that the common elements and recreation facilities in the project are complete.	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsCompletedIndicator='N']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-59, 3-60 (values of Project Common Elements Completed Indicator) should be indicated.	T
440	3	61	PROJECT INFORMATION	PUD If no, describe the status of completion	Project Common Elements Status Description	A free-form text field used to comment on the status of the project common elements and/or recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsStatusDescription	4000	String		This field should be populated if field 3-60 (Project Common Elements Completed Indicator = 'N') is indicated.	T
441	3	62	PROJECT INFORMATION	PUD Are the common elements leased to or by the Homeowners' Association? Yes	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='Y']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-62, 3-63 (values of Project Common Elements Leased Indicator) should be indicated.	T
442	3	63	PROJECT INFORMATION	PUD Are the common elements leased to or by the Homeowners' Association? No	Project Common Elements Leased Indicator	Indicates that project common elements are leased by the project management (e.g., HOA).	/VALUATION_RESPONSE/PROPERTY/PROJECT[@_CommonElementsLeasedIndicator='N']	1	Boolean		If both field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated then one and only one of fields 3-62, 3-63 (values of Project Common Elements Leased Indicator) should be indicated.	T
443	3	64	PROJECT INFORMATION	PUD If yes, describe the rental terms and options.	Project Common Elements Lease Terms Description	A free-form text field used to describe the project management leasing status of project common elements.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsLeaseTermsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 3-62 (Project Common Elements Leased Indicator = 'Y') is indicated. This is a free text field which should describe the rental terms and options.	T
444	3	65	PROJECT INFORMATION	PUD Describe common elements and recreational facilities	Project Common Elements Description	A free-form text field used to describe project common elements and recreation facilities.	/VALUATION_RESPONSE/PROPERTY/PROJECT/@_CommonElementsDescription	4000	String	Note: All text entered in this field, including overflow into the addendum, must be captured and included in the XML data point.	This field should be populated if field 3-42 (Project Developer Controls Project Management Indicator = 'Y') and one of fields 1-132, 1-133 (Attachment Type = 'Attached' or 'SemiDetached') are indicated.	T
445	4	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
446	4	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
447	4	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
448	4	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
449	5	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
450	5	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
451	5	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
452	5	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
453	6	2	HEADER	BLANK	Report Title Description	Used to specify the title of a report.	/VALUATION_RESPONSE/REPORT/@_TitleDescription	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
454	6	3	HEADER	File #	Appraiser File Identifier	This is an identifier or number used by the appraiser to identify their reports. It is generally specific to the appraiser.	/VALUATION_RESPONSE/REPORT/@AppraiserFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor.		T
455	6	4	HEADER	BLANK	Appraiser Additional File Identifier Name	Secondary report identifier used by the appraiser to identify appraisal reports. This field may carry the FHA number, case number, loan number or some other identifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifierName	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
456	6	4a	HEADER	BLANK	Appraiser Additional File Identifier	Used to indicate by name the type of identifier represented by AppraisersAdditionalFileIdentifier.	/VALUATION_RESPONSE/REPORT/@AppraiserAdditionalFileIdentifier	50	String	This field occurs on every page of the form and must be consistent. The placement of the header on the form varies from vendor to vendor. The print reference placement on Appendix C is not required and is for illustrative purposes only.	This field may not exist in all forms vendor software.	T
457	6	5	APPRAISER CERTIFICATION	Appraiser Name	Appraiser Name	The name of the party that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_Name	55	String			T
458	6	6	APPRAISER CERTIFICATION	Appraiser Company Name	Appraiser Company Name	The name of the appraisal company that performed the appraisal of the property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_CompanyName	50	String			T
459	6	7	APPRAISER CERTIFICATION	Appraiser Company Address	Appraiser Street Address	The street address of the appraiser.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_StreetAddress	50	String	Should conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		T
460	6	8a	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser City	The city in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_City	70	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T
461	6	8b	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser State	The state in which the address of the appraiser is located.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T
462	6	8c	APPRAISER CERTIFICATION	Appraiser Company Address (Line 2)	Appraiser Postal Code	The postal code (zip code in US) of the address of the appraiser. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/APPRAISER/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4 code **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		T
463	6	9	APPRAISER CERTIFICATION	Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String	This field should contain the entire telephone number, including area code.		T
464	6	10	APPRAISER CERTIFICATION	Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	55	String	Free text – should contain the appraiser's email address.		T
465	6	11	APPRAISER CERTIFICATION	Appraiser Date of Signature and Report	Appraiser Report Signed Date	Indicates the date the appraiser signed the appraisal report.	/VALUATION_RESPONSE/REPORT/@AppraiserReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		T

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
466	6	12	APPRAISER CERTIFICATION	Appraiser Effective Date of Appraisal	Appraisal Effective Date	Effective date of the appraisal report on the subject property.	/VALUATION_RESPONSE/VALUATION/@AppraisalEffectiveDate	10	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** Note: This data is referenced more than once on the form (field 2-135) and must be represented consistently. **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy		R
467	6	13	APPRAISER CERTIFICATION	Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR
468	6	14	APPRAISER CERTIFICATION	Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='License']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	One and only one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR
469	6	15	APPRAISER CERTIFICATION	Appraiser or Other (describe)	Appraiser License Type Other Description	A free form text field used to capture additional information when Other is selected for Appraisal License Type.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_TypeOtherDescription	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	Required if field 6-16 is populated	CR
470	6	16	APPRAISER CERTIFICATION	Appraiser State #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE[@_Type='Other']/@_Identifier	20	String		One and only one of the fields 6-13, 6-14, 6-16 (Appraiser License Identifier and values of Appraiser License Type) is required unless the value of field 6-15 is 'trainee'.	CR
471	6	17	APPRAISER CERTIFICATION	Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation		T
472	6	18	APPRAISER CERTIFICATION	Appraiser Expiration Date of Certification or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/APPRAISER/APPRAISER_LICENSE/@_ExpirationDate	12	Date/Time	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field is required unless the value of field (6-15) is 'trainee' and fields 6-13,6-14, and 6-16 are not populated,	CR
473	6	19	APPRAISER CERTIFICATION	ADDRESS OF PROPERTY APPRAISED	Property Street Address	The unstructured (Unparsed) street address of the subject property (e.g., 123 Main Street).	/VALUATION_RESPONSE/PROPERTY/@_StreetAddress	45	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). Note: This data is referenced more than once on the form (field 1-6, 2-11, 6-19), and must be represented consistently. The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)		R
474	6	20a	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property City	The city in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_City	40	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · City This data is referenced more than once on the form (fields 1-7, 2-12a, 6-20a) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
475	6	20b	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property State	The state in which the subject property is located.	/VALUATION_RESPONSE/PROPERTY/@_State	2	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · USPS two-letter state or territory representation This data is referenced more than once on the form (fields 1-8, 2-12b, 6-20b), and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
476	6	20c	APPRAISER CERTIFICATION	Address of Property Appraised City,State,Zip	Property Postal Code	The postal code (zip code in the US) of the subject property. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PROPERTY/@_PostalCode	10	String	**UAD Requirement - Refer to Appendix D Subject Section** Must conform to USPS (Pub 28). The following address element must be included in this field: · 5-digit ZIP Code or ZIP+4 Code (with or without the dash) This data is referenced more than once on the form (fields 1-9, 2-12c, 6-20c) and must be represented consistently. **Refer to Appendix E for PDF Rendering and Parsing Instructions.**		R
477	6	21	APPRAISER CERTIFICATION	APPRAISED VALUE OF SUBJECT PROPERTY $	Property Appraised Value Amount	Statement of property's value from a valid property valuation source.	/VALUATION_RESPONSE/VALUATION/@PropertyAppraisedValueAmount	12	Money	**UAD Requirement – Refer to Appendix D Reconciliation Section** **PDF Display Format:** Numeric, whole numbers only Note: This data is referenced more than once on the form (field 2-134) and must be represented consistently.		R
478	6	22	APPRAISER CERTIFICATION	LENDER/CLIENT Name	GSE Management Company Name	The appraisal management company associated with the appraisal report.	/VALUATION_RESPONSE/PARTIES/MANAGEMENT_COMPANY_EXTENSION/MANAGEMENT_COMPANY_EXTENSION_SECTION[@ExtensionSectionOrganizationName='UNIFORM APPRAISAL DATASET']/MANAGEMENT_COMPANY_EXTENSION_SECTION_DATA/MANAGEMENT_COMPANY/@GSEManagementCompanyName	48	String	**UAD Requirement - Refer to Appendix D Appraiser Certification Section** This field must contain either the name of the management company involved or the text 'No AMC'.		R
479	6	23	APPRAISER CERTIFICATION	LENDER/CLIENT Company Name	Lender Unparsed Name	The name of the party or entity designated as the lender for the loan.	/VALUATION_RESPONSE/PARTIES/LENDER/@_UnparsedName	48	String	This field contains the lender/client company name. This data is referenced more than once on the form (refer to field 1-36) and must be represented consistently, to the extent the available space permits. The printed version of this field must appear completely in at least one location on the form, but may be truncated in the other		T
480	6	24	APPRAISER CERTIFICATION	LENDER/CLIENT Company Address	Appraisal Forms Lender Unparsed Address	The unparsed address of the lender. Generally includes the street address, suite number, city, state and zip code. FORM SPECIFIC FIELD	/VALUATION_RESPONSE/PARTIES/LENDER/@AppraisalFormsUnparsedAddress	90	String	This address information is treated differently from other address fields on the appraisal form in order to accommodate lender requirements.		T
481	6	26	APPRAISER CERTIFICATION	LENDER/CLIENT Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/LENDER/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	25	String			T
482	6	27	APPRAISER CERTIFICATION	Supervisory Appraiser Name	Supervisor Name	Name of the person who is responsible for reviewing or supervising the work or project.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_Name	25	String		This field should be populated if there is a supervisory appraiser	T
483	6	28	APPRAISER CERTIFICATION	Supervisory Appraiser Company Name	Supervisor Company Name	Name of the company with which the supervisor is associated.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_CompanyName	25	String	This is a free text field which should contain the supervisory appraiser's company name.	This field should be populated if field 6-27 (Supervisor Name) is populated	T
484	6	29	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address	Supervisor Street Address	The street address of the supervisor.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_StreetAddress	45	String	Should conform to USPS (Pub 28). The following address elements should be included in this field: • Street number • Street name (including applicable pre-directional indicator, suffix, and/or post-directional indicator) • Address unit designator and number (if applicable)	This field should be populated if field 6-27 (Supervisor Name) is populated	T
485	6	30a	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor City	The city in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_City	45	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • City	This field should be populated if field 6-27 (Supervisor Name) is populated	T
486	6	30b	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor State	The state in which the address of the supervisor is located.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated	T
487	6	30c	APPRAISER CERTIFICATION	Supervisory Appraiser Company Address (2nd line)	Supervisor Postal Code	The postal code (zip code in US) of the address of the supervisor. Zip code may be either 5 or 9 digits.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/@_PostalCode	10	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • 5-digit ZIP Code or ZIP+4	This field should be populated if field 6-27 (Supervisor Name) is populated	T
488	6	31	APPRAISER CERTIFICATION	Supervisory Appraiser Telephone Number	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Phone']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated	T
489	6	32	APPRAISER CERTIFICATION	Supervisory Appraiser Email Address	Contact Point Value	This is the actual value (Phone, Fax, E-Mail, Other) of the Contact Point Type.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/CONTACT_DETAIL/CONTACT_POINT[@_Type='Email']/@_Value	50	String		This field should be populated if field 6-27 (Supervisor Name) is populated	T
490	6	33	APPRAISER CERTIFICATION	Supervisory Appraiser Date of Signature	Supervisor Report Signed Date	Indicates the date the supervisor signed the report.	/VALUATION_RESPONSE/REPORT/@SupervisorReportSignedDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-27 (Supervisor Name) is populated	T
491	6	34	APPRAISER CERTIFICATION	Supervisory Appraiser State Certification #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='Certificate']/@_Identifier	50	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section** .	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be populated.	CR

Sort ID	Form Page	Form Reference Number	Form Section	Form Field Label	Data Point Name	Data Point Definition	XPath	Data Point Field Length	Format	Implementation Notes	Conditionality Description	Data Field Conditionality
492	6	35	APPRAISER CERTIFICATION	Supervisory Appraiser or State License #	Appraiser License Identifier	State license number of the appraiser who completed the final estimate of value for the subject property.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE[@_Type='License']/@_Identifier	25	String	**UAD Requirement – Refer to Appendix D Appraiser Certification Section**	If field 6-27 (Supervisor Name) is populated or field 6-15 is populated with 'trainee', then one and only one of fields 6-34, 6-35 (Appraiser License Identifier) must be populated.	CR
493	6	36	APPRAISER CERTIFICATION	Supervisory Appraiser State	Appraiser License State	The state in which the appraiser is licensed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_State	2	String	Should conform to USPS (Pub 28). The following address element should be included in this field: • USPS two-letter state or territory representation	This field should be populated if field 6-27 (Supervisor Name) is populated	T
494	6	37	APPRAISER CERTIFICATION	Supervisory Appraiser Expiration Date of Certification or License	Appraiser License Expiration Date	The expiration date of the appraiser's license.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/APPRAISER_LICENSE/@_ExpirationDate	10	Date/Time	**UAD Requirement – Refer to Appendix D Appraiser Certification Section** **Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field must be populated if field 6-27 (Supervisor Name) is populated	CR
495	6	38	APPRAISER CERTIFICATION	Did not inspect exterior of subject property	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type)	T
496	6	39	APPRAISER CERTIFICATION	Did inspect exterior of subject property from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-38, 6-39 (Appraisal Inspection Property Type = 'Subject' and values of Appraisal Inspection Type)	T
497	6	40	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Subject' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	If field 6-39 (Appraisal Inspection Property Type = 'Subject' and Appraisal Inspection Type = 'ExteriorOnly') is indicated this field should be populated.	T
498	6	41	APPRAISER CERTIFICATION	Did not inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='None']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-41, 6-42 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T
499	6	42	APPRAISER CERTIFICATION	Did inspect exterior of comparable sales from street	Appraisal Inspection Type	Specifies the extent of the property inspection.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']	1	Enumerated		If field 6-27 (Supervisor Name) is populated then one and only one of fields 6-41, 6-42 (Appraisal Inspection Property Type = 'Comparable' and values of Appraisal Inspection Type) should be indicated.	T
500	6	43	APPRAISER CERTIFICATION	Date of Inspection	Inspection Date	The date the inspection of the property was performed.	/VALUATION_RESPONSE/PARTIES/SUPERVISOR/INSPECTION[@AppraisalInspectionPropertyType='Comparable' and @AppraisalInspectionType='ExteriorOnly']/@InspectionDate	10	Date/Time	**Data Format:** yyyy-mm-dd **PDF Display Format:** mm/dd/yyyy	This field should be populated if field 6-42 (Appraisal Inspection Property Type = 'Comparable' and Appraisal Inspection Typ= 'ExteriorOnly') is indicated..	T
501	All	226	FOOTER	BLANK	Appraisal Report Content Identifier	An additional identifier that is used for uniquely identifying appraisal forms or addendums. This may be an internal systems identifier.	/VALUATION_RESPONSE/REPORT/FORM/@AppraisalReportContentIdentifier	19	String	This field occurs on every page of the form and must be consistent. The only allowable value for this string is: UAD Version 9/2011 **PDF Display:** UAD Version 9/2011		R
502	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LatitudeNumber	30	String	The latitude of the subject property		T
503	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='0']/LOCATION/@LongitudeNumber	30	String	The longitude of the subject property		T
504	N/A	N/A	N/A	N/A	Latitude Number	The Y value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LatitudeNumber	30	String	The latitude of the comparable property		T
505	N/A	N/A	N/A	N/A	Longitude Number	The X value of the geographic coordinate system using geodetic model based on North American datum of 1983.	/VALUATION_RESPONSE/VALUATION_METHODS/SALES_COMPARISON/COMPARABLE_SALE[@PropertySequenceIdentifier='1..N']/LOCATION/@LongitudeNumber	30	String	The longitude of the comparable property		T