

# Executive Summary

## Appraisal Report – [Subject Property]

### Purpose of the Appraisal

The purpose of this report is to provide an independent estimate of the market value of the subject property located at [Property Address] as of [Effective Date]. The intended use is to assist [Client Name], the client, in making informed decisions regarding financing, acquisition, or other property-related matters.

### Property Description

Address	[Property Address]
Property Type	[Residential/Commercial/Other]
Lot Size	[Lot Size]
Building Area	[Building Area]
Year Built	[Year Built]
Owner of Record	[Owner Name]

### Valuation Approaches Applied

The following valuation methods were considered:

- Sales Comparison Approach:** Analyzed comparable sales to estimate market value.
- Cost Approach:** Estimated the cost to replace the property, less depreciation.
- Income Approach:** Considered the income-generating potential (if applicable).

### Opinion of Value

Estimated Market Value	[Value in Currency] as of [Effective Date]
Appraiser	[Appraiser Name/License]

### Key Assumptions & Limiting Conditions

This valuation is made under the assumption that the information provided is accurate and that the property is free of undisclosed encumbrances. The value is based on prevailing market conditions at the effective date of valuation.

### Important Notes

- This summary does not include all supporting data and analyses from the full appraisal report.
- Intended for use by the client and intended users only; not for general distribution.
- The appraised value is valid only as of the effective date stated in this report.
- Certain assumptions and limiting conditions may affect the value conclusion.
- Refer to the complete appraisal report for detailed methodologies, data, and certifications.