

Georgia Valuation Source

Sample Residential Appraisal Report

For Illustration Purposes Only — Fictional Property and Client Information

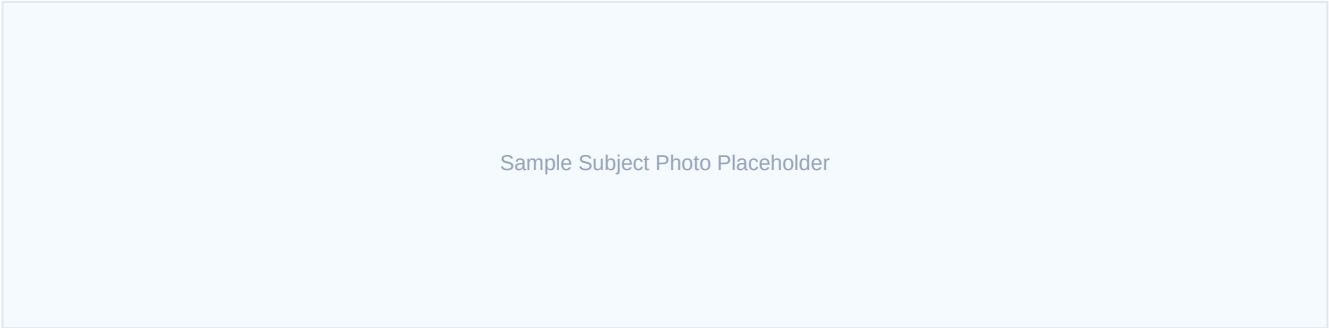
Subject Property:	123 Peachtree Sample Lane, Atlanta, GA 30305	Effective Date:	August 10, 2026
Client:	Sample Client (Illustration Only)	Report Type:	Uniform Residential Appraisal
Prepared By:	Jordan A. Sample, Sample Credential	File No.:	SAMPLE-000000

This document is a purpose-built demonstration prepared solely to illustrate the general structure and quality of a Georgia Valuation Source appraisal report. It does not describe a real property, a real client, or a real assignment, and it is not a certified appraisal. Every figure, address, name, and photograph placeholder in this sample is fictional.

1. Subject Property

A description of the property itself — site, improvements, layout, size, condition, quality, and other characteristics that influence value.

Property Type:	Single-Family Residence	Year Built:	2015 (Sample)
Gross Living Area:	2,450 SF (Sample)	Bedrooms / Baths:	4 / 3
Site Size:	0.28 Acres (Sample)	Condition Rating:	C3 (Sample)



2. Market & Neighborhood

An analysis of the surrounding market — neighborhood boundaries, trends, competing properties, and conditions as of the effective date. (Sample narrative: this fictional neighborhood shows stable demand, typical marketing times of 30–45 days, and consistent single-family land use.)

3. Comparable Sales

Recently sold, genuinely comparable properties selected and presented side-by-side with the subject property.

	Subject	Comparable 1	Comparable 2	Comparable 3
Sale Price	—	\$408,500	\$419,000	\$402,750
Sale Date	—	05/2026	06/2026	04/2026
GLA (SF)	2,450	2,510	2,380	2,470
Bed / Bath	4 / 3	4 / 3	4 / 2.5	4 / 3
Distance	—	0.4 mi	0.7 mi	0.9 mi

4. Adjustments

Line-item adjustments explaining meaningful differences between the subject and each comparable — size, condition, features, and more.

Adjustment	Comparable 1	Comparable 2	Comparable 3
GLA Difference	−\$1,800	+\$2,100	−\$600
Condition	\$0	+\$3,000	\$0
Garage / Site	−\$2,500	\$0	+\$1,500
Net Adjustment	−\$4,300	+\$5,100	+\$900
Adjusted Sale Price	\$404,200	\$424,100	\$403,650

5. Reconciliation

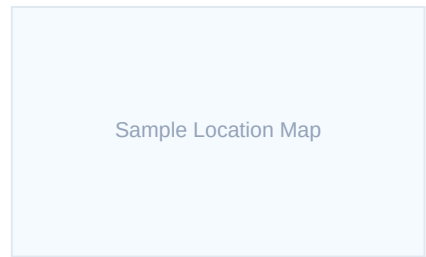
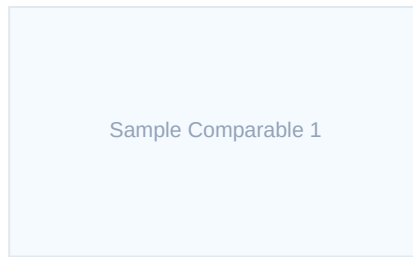
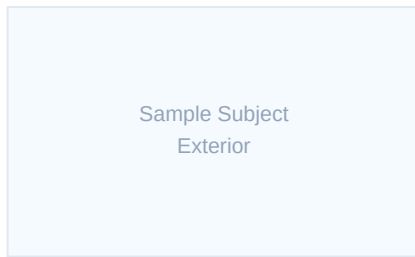
How the property analysis, market data, and comparable evidence are weighed together into one supportable opinion of value.

Sample Opinion of Value (Illustration Only)

\$412,000

6. Photos & Exhibits

Subject and comparable photographs, maps, and supporting documentation attached to the report. Actual reports include real, current photographs of the subject and each comparable.



7. Certification

The appraiser's signed certification confirming the assignment was completed in accordance with professional appraisal standards. In an actual report, this section carries the appraiser's signature, license number, and effective certification date.

Jordan A. Sample — Sample Credential No. 000000 (Illustration Only, Not a Real Signature)

This sample is provided for general educational and illustrative purposes only. It is not a real appraisal report, does not reflect an actual property or client, and should not be relied upon for any purpose. Individual assignments vary in scope, content, and format based on the specific property, intended use, and client requirements.