



SUBSTANTIAL IMPROVEMENT – SUBSTANTIAL DAMAGE APPRAISAL REVIEW CHECKLIST

* Jurisdiction:

* Appraisal Approved (check one): Yes No

Permit Number:		Permit Application Date:	
Pinellas County Property Appraiser (PCPAO) Market Value of Structure (found on the FEMA/WLM Letter):	\$	Date of PCPAO Market Value:	
Year Built:		Age of Roof:	years

Property Address:	
Parcel ID:	
Legal Description:	
Effective Date of Appraisal:	
Appraisal Comments:	

Required Appraisal Information	Appraisal Page(s) (If missing, reject appraisal)
Intended Use – SI/SD Determination	
Intended User – FP Administrator and/or Building Official	
Market Value and/or ACV definition (Market value means the value of buildings and structures, excluding the land and other improvements on the parcel. As used in this chapter, the term refers to the <u>actual cash value</u> (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction), determined by a qualified independent appraiser, or the "Just Value" of the structure, developed by the Pinellas County Property Appraiser's Office (PAO) for Ad Valorem taxation purposes, adjusted to approximate market value, as determined by the PAO.)	
Appraiser Certification (state certified/licensed and certifying conformance to USPAP)	
Exterior & interior images	
Building Description	
Cost Estimator Report	
Cost Estimator quality and condition ratings	
Depreciation Methodology and Determination	

Review Criteria	Yes or No? (If no, reject appraisal)
Is the building appraised as it was before the start of work, or as it was before damage?	
Are all building representations, descriptions, and statements true and verifiable?	
Does the report contain enough images to understand the building?	
Are exterior & interior images consistent with the building description & quality rating?	
Was "reproduction cost" estimated? (Cost to build a duplicate or replica of the building)	
Was the cost estimate developed using a recognized cost estimating service?	
Is there adequate support for the depreciation estimate? (Logical, reasonable analysis)	
Was depreciation based on the building actual age, and a forecast of physical life?	
Is the cost estimate supported by a detailed cost report?	

Review Comments: