

Comparison of Report Types

SELF-CONTAINED	SUMMARY	RESTRICTED
Identify and describe the real estate being appraised	Identify and provide a description of the real estate to be appraised	Identify the real estate being appraised
State the real property interest being appraised	Same as self-contained	Same as self-contained
State the purpose and intended use of the appraisal	Same as self-contained	Same as self-contained
Define the value to be estimated	Same as self-contained	State and reference a definition of the value to be estimated
State the effective date of the appraisal and the date of the report	Same as self-contained	Same as self-contained
State the extent of the process of collecting, confirming, and reporting data	Summarize the extent of the process of collecting, confirming, and reporting data	Describe the extent of the process of collecting, confirming, and reporting data
State all assumptions and limiting conditions that affect the analyses, opinions, and conclusions	Same as self-contained	Same as self-contained
Describe the information considered, the appraisal procedures followed, and the reasoning that supports the analyses, opinions, and conclusions	Summarize the information considered, the appraisal procedures followed, and the reasoning that supports the analyses, opinions, and conclusions	State the appraisal procedures followed; state the value conclusion and reference the existence of specific file information in support of the conclusion
Describe the appraiser's opinion of the highest and best use of the real estate, when such an opinion is necessary and appropriate.	Summarize the appraiser's opinion of the highest and best use of the real estate, when such an opinion is necessary and appropriate.	State the appraiser's opinion of the highest and best use of the real estate, when such an opinion is necessary and appropriate.
Explain and support the exclusion of any of the usual valuation approaches	Same as self-contained	State the exclusion of any of the usual valuation approaches
Describe any additional information that may be appropriate to show compliance with, or clearly identify and explain permitted departures from, the specific guidelines of [USPAP] Standard 1	Summarize any additional information that may be appropriate to show compliance with, or clearly identify and explain permitted departures from, the specific guidelines of [USPAP] Standard 1	Include a prominent use restriction that limits reliance on the report to the client and warns that the report cannot be understood properly without additional information in the work file of the appraiser, and clearly identify and explain any permitted departures from the requirements of Standard 1.
Include a signed certification in accordance with Standards Rule 2-3	Same as self-contained	Same as self-contained

Source: Understanding Limited Appraisals and Appraisal Report Options book by the Appraisal Institute (page 39).