



## ALTERNATIVE PROPERTY VALUATION FORM (TRIBAL)

This form is intended for tribal or pueblo entities to document the method used to determine the value of single-family real property without a formal appraisal.

Tribe/Pueblo Name: \_\_\_\_\_

Housing Program: \_\_\_\_\_

Project or Property Address: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_

Date: \_\_\_\_\_

### SECTION 1: ESTIMATED PROPERTY VALUE

Estimated Property Value: \$\_\_\_\_\_

### SECTION 2: SELECT VALUATION METHOD

Check the method(s) used to determine the value listed above. Supporting documentation should be attached, where applicable.

- ☐ **1. Tribal Market Analysis or Bureau of Indian Affairs (BIA) -Accepted Methodology**
  - ☐ Uses tribal-specific data or BIA-approved methods, guided by tribal policy
  - ☐ Based on historical costs or regional value
  - ☐ Brief Explanation: \_\_\_\_\_
- ☐ **2. Cost Approach / Estimated Replacement Cost**
  - ☐ Based on current construction costs minus depreciation
  - ☐ Used RSMeans or other industry-standard contractor pricing
  - ☐ *Cost worksheet attached* ☐ Yes ☐ No
- ☐ **3. Comparable Sales (Comp-Based Estimate) Number of comps used: \_\_\_\_\_**
  - ☐ Based on similar nearby sales
  - ☐ *Supporting documentation attached* ☐ Yes ☐ No
- ☐ **4. Programmatic Valuation for Internal Use**
  - ☐ Used for program eligibility or subsidy calculation
  - ☐ Based on a standardized internal checklist (e.g., per-square-foot, unit cost multipliers).
  - ☐ *Supporting documentation attached* ☐ Yes ☐ No
- ☐ **5. Staff or Housing Authority Certification**
  - ☐ Based on staff knowledge and prior housing project data
  - ☐ Certified by: \_\_\_\_\_ (Print Name)
  - ☐ *Supporting documentation attached* ☐ Yes ☐ No



☐ **6. Broker Price Opinion (BPO)**

o onducted by licensed real estate professional

o Broker/Agent Name: \_\_\_\_\_

o License #: \_\_\_\_\_ Date of BPO: \_\_\_\_\_

o *Copy of BPO attached* ☐ Yes ☐ No

☐ **7. Other Valuation Method:**

Brief Explanation \_\_\_\_\_

\_\_\_\_\_

**SECTION 3: ADDITIONAL COMMENTS (Optional)**

Use this section to provide details about unusual property characteristics, location considerations, or other relevant information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 4: CERTIFICATION**

I certify that the above valuation reflects the Tribe/Pueblo's good-faith estimate of the property's value based on the method(s) indicated, and that documentation is available upon request or attached.

Authorized Representative Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_