



Functioning without Form Numbers: Mapping Legacy Forms to Redesigned Uniform Residential Appraisal Report (URAR) Property Type Characteristics

Issued by Fannie Mae and Freddie Mac

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Revision History

Date	Version Number	Change #	Revision Description
06/10/2025	1.1	2025-057	Updated the Legacy Forms Mapping for Subject Site Owned in Common and Atypical properties to remove references to Detached Condo.
06/11/2024	1.0		Initial Publication

Introduction

This document highlights six of the new UAD data points that drive the property type for the redesigned Uniform Residential Appraisal Report (URAR). With the new URAR, the data that describes the subject property drives the appraisal report, not a form type/number.

Purpose

Use this document to:

- Help understand how the URAR's dynamic structure along with discrete and repeatable data replaces the legacy form numbers.
- Assist with transitioning to the redesigned report.

This document is a reference for mapping legacy forms to property characteristics, not about eligibility. While every effort has been made to ensure the reliability of the information in this document, the respective government sponsored enterprise (GSE) Guides, are the official statements of policies and procedures.

Typical Properties

The information contained on the [Legacy Forms Mapping](#) table includes properties that have a clear map or correlation from the legacy form numbers to new URAR property characteristics. Atypical properties, which do not have a clear mapping are not included and are addressed in [Atypical Properties](#).

Column Descriptions for Legacy Forms Mapping

Row / Column Name		Description
Legacy Forms		Name of the legacy form.
Fannie Mae Number		The Fannie Mae legacy form number.
Freddie Mac Number		The Freddie Mac legacy form number.
Property Type Characteristics		The key data points from the new UAD v3.6 Delivery Specification used to identify property type.
Relevant Property Data Point Information from UAD Delivery Spec	Property Valuation Method (UID: 1000.0158, FID: 1.010)	Provides the name, Unique Identifier (UID) and Field Identifier (FID) displayed in the URAR Delivery Specification for the relevant instance of the PropertyValuationMethodType data point.
	Construction Method (UID: 0300.0034, FID: 1.012)	Provides the name, Unique Identifier (UID) and Field Identifier (FID) displayed in the URAR Delivery Specification for the relevant instance of the ConstructionMethodType data point used in the legacy form mapping summary.
	Subject Site Owned in Common (UID: 0100.0047, FID: 1.020)	Provides the name, Unique Identifier (UID) and Field Identifier (FID) displayed in the URAR Delivery Specification for the relevant instance of the LandOwnedInCommonIndicator data point used in the legacy form mapping summary.
	Project Legal Structure (UID: 2500.0168, FID: 1.016,1.017, 1.018)	Provides the name, Unique Identifier (UID) and Field Identifier (FID) displayed in the URAR Delivery Specification for the relevant instance of the ProjectLegalStructureType data point.
	Units Excluding ADUs (UID: 0100.0022, FID: 1.021)	Provides the name, Unique Identifier (UID) and Field Identifier (FID) displayed in the URAR Delivery Specification for the relevant instance of the LivingUnitExcludingADUCount data point.
	Accessory Dwelling Units (UID: 0100.0019, FID: 1.022)	Provides the name, Unique Identifier (UID) and Field Identifier (FID) displayed in the URAR Delivery Specification for the relevant instance of the AccessoryDwellingUnitTotalCount data point.

Legacy Forms Mapping


Legacy Forms		Uniform Residential Appraisal Report				Individual Condominium Unit Appraisal Report				Individual Cooperative Interest Appraisal Report		Manufactured Home Appraisal Report	Small Residential Income Property Appraisal Report
Fannie Mae Number		1004	1004 Desktop	1004 Hybrid	2055 Exterior	1073	1073 Desktop	1073 Hybrid	1075 Exterior	2090	2095 Exterior	1004C	1025
Freddie Mac Number		70	70D	70H	2055	465	465D	465H	466	-	-	70B	72
Property Type Characteristics		1 unit property, including: <ul style="list-style-type: none"> In a Planned Unit Development (PUD) With or without an ADU Detached Condo 				Condominium Unit, including: <ul style="list-style-type: none"> Attached units Detached units 				Cooperative Unit, including: <ul style="list-style-type: none"> Attached units Detached units 		Manufactured Home, including: <ul style="list-style-type: none"> In a PUD Condominium Project Cooperative 	2- to 4-unit property including: <ul style="list-style-type: none"> 2- or 3-unit with an ADU
Relevant Property Data Point Information from UAD Delivery Spec	Property Valuation Method (UID: 1000.0158, FID: 1.010)	Traditional	Desktop	Hybrid	Exterior	Traditional	Desktop	Hybrid	Exterior	Traditional	Exterior	Traditional	Traditional
	Construction Method (UID: 0300.0034, FID: 1.012) <i>Does not apply for High-rise, Mid-rise, or Low-rise structures.</i>	Container Modular On-Frame Modular Site Built 3D Technology				Container Modular On-Frame Modular Site Built 3D Technology				Container Modular On-Frame Modular Site Built 3D Technology		Manufactured	Container Modular On-Frame Modular Site Built 3D Technology
	Subject Site Owned in Common (UID: 0100.0047, FID: 1.020)	Yes or No				Yes				Yes		Yes or No	Yes or No
	Project Legal Structure (UID: 2500.0168, FID: 1.016, 1.017, 1.018)	—				Condominium				Cooperative		Condominium or Cooperative	Condominium or Cooperative
	Units Excluding ADUs (UID: 0100.0022, FID: 1.021)	1				1				1		1	2, 3, or 4
	Accessory Dwelling Units (UID: 0100.0019, FID: 1.022)	0 or 1				0 or 1				0 or 1		0 or 1	0 or 1

URAR- Summary Section

The Summary section of the URAR provides information that defines property and report type. The highlighted items represent the property type characteristics. The FIDs (red numbers) provide a way to associate the report labels to the data points in the URAR Delivery Specification and other published appendices and artifacts.

SUMMARY

Opinion of Market Value	1.001	1.085 (Cooperative Interest)	Market Value Condition	1.009
Final Value Condition Statement	1.002			
Effective Date of Appraisal	1.003		Property Valuation Method	1.010
Assignment Reason	1.004		Appraiser Name	1.011
Borrower Name	1.005			
Current Owner of Public Record	1.006			
Contract Price	1.007			
Listing Status	1.008			
Property Description				
Construction Method	1.012		Overall Quality	1.030
Attachment Type	1.013		Overall Condition	1.031
Structure Design	1.014			
		Yes No		
Planned Unit Development (PUD)	1.015	<input type="checkbox"/>	<input type="checkbox"/>	
Condominium	1.016	<input type="checkbox"/>	<input type="checkbox"/>	
Cooperative	1.017	<input type="checkbox"/>	<input type="checkbox"/>	
Condop	1.018	<input type="checkbox"/>	<input type="checkbox"/>	
Observed Project Deficiencies	1.019	<input type="checkbox"/>	<input type="checkbox"/>	
Subject Site Owned in Common	1.020	<input type="checkbox"/>	<input type="checkbox"/>	
Units Excluding ADUs	1.021			
Accessory Dwelling Units	1.022			
Property Rights Appraised	1.023			



1.000.1

Example 1: Detached Single-Family

SUMMARY

Opinion of Market Value	\$491,000	Market Value Condition	Subject to Repair
Final Value Condition Statement This appraisal is made subject to the itemized list of repairs or alterations below on the basis of a hypothetical condition that the repairs or alterations have been completed. This might have affected the assignment results.			
Effective Date of Appraisal	09/20/2019	Property Valuation Method	Traditional Appraisal
Assignment Reason	Purchase	Appraiser Name	Agatha Appraiser
Borrower Name	Betty Borrower		
	Bob Borrower		
Current Owner of Public Record	Jane Doe		
Contract Price	\$489,000		
Listing Status	Pending		

Property Description

Construction Method	Site Built	Overall Quality	Q4
Attachment Type	Detached	Overall Condition	C4
Planned Unit Development (PUD)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	 <p>This is where the Subject Property photo would display.</p>	
Condominium	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cooperative	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condop	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Subject Site Owned in Common	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Units Excluding ADUs	1		
Accessory Dwelling Units	0		
Property Rights Appraised	Fee Simple		

Example 2: Condo

SUMMARY

Opinion of Market Value	\$778,000	Market Value Condition	As Is
Effective Date of Appraisal	09/08/2019	Property Valuation Method	Hybrid Appraisal
Assignment Reason	Refinance	Appraiser Name	Bill Smith
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public Record	James Borrower		
	Lauren Lightfoot		
Listing Status	None		

Property Description

Attachment Type	Attached	Overall Quality	Q4
Structure Design	Mid-rise	Overall Condition	C3
Planned Unit Development (PUD)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condominium	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cooperative	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condop	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Observed Project Deficiencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Subject Site Owned in Common	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Units Excluding ADUs	1		
Accessory Dwelling Units	0		
Property Rights Appraised	Fee Simple		

Example 3: 2- to 4-Unit

SUMMARY

Opinion of Market Value	\$195,000	Market Value Condition	As Is
Effective Date of Appraisal	10/05/2019	Property Valuation Method	Traditional Appraisal
Assignment Reason	Purchase	Appraiser Name	Tom Appraiser
Borrower Name	Betty Borrower		
Current Owner of Public Record	Sydney Seller		
Contract Price	\$160,000		
Listing Status	Pending		

Property Description

Construction Method	Site Built	Overall Quality	Q5
Attachment Type	Detached	Overall Condition	C4
Planned Unit Development (PUD)		 <p>This is where the Subject Property photo would display.</p>	
Condominium	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cooperative	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condop	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Subject Site Owned in Common	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Units Excluding ADUs	2		
Accessory Dwelling Units	0		
Property Rights Appraised	Fee Simple		

Example 4: Manufactured Home

SUMMARY

Opinion of Market Value	\$445,000	Market Value Condition	As Is
Effective Date of Appraisal	09/25/2019	Property Valuation Method	Traditional Appraisal
Assignment Reason	Refinance	Appraiser Name	Annie Appraiser
Borrower Name	Harry James Jennifer James		
Current Owner of Public Record	Harry James Jennifer Jones		
Listing Status	None		

Property Description

Construction Method	Manufactured	Overall Quality	Q4
Attachment Type	Detached	Overall Condition	C1
Planned Unit Development (PUD)		 <p>This is where the Subject Property photo would display.</p>	
Condominium	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cooperative	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condop	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Subject Site Owned in Common	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Units Excluding ADUs	1		
Accessory Dwelling Units	0		
Property Rights Appraised	Fee Simple		

Atypical Properties

Atypical properties, which do not have a clear mapping are not included in the [Legacy Forms Mapping](#). The URAR fills the gap on the properties that, due to certain property characteristics, did not fit on a legacy form. The new URAR can accommodate the distinct characteristics of each property.

- Properties with more than 1 accessory dwelling unit (ADU)
- Site condominium
- Manufactured Home with more than 1 unit
- Manufactured Home with an additional construction method
- Manufactured Home - condominium or cooperative
- Hybrid (independent of property type)
- Desktop (independent of property type)
- Condops

Atypical Properties Mapping with Property Characteristics

This table provides examples of atypical properties with property characteristic mapping. These examples did not have a specific legacy form but are now accommodated with UAD 3.6 and the new dynamic URAR.

Atypical Property Examples		Site Condominium	Manufactured Home with more than 1 unit	Manufactured Home Condominium	Manufactured Home Cooperative	Cooperative (Hybrid)	Cooperative (Desktop)
Relevant Property Data Point Information from UAD Delivery Spec	Property Valuation Method (UID: 1000.0158, FID: 1.010)	Traditional	Traditional	Traditional	Traditional	Hybrid	Desktop
	Construction Method (UID: 0300.0034, FID: 1.012) <i>Does not apply for High-rise, Mid-rise, or Low-rise structures.</i>	Site Built	Manufactured	Manufactured	Manufactured	Site Built	Site Built
	Subject Site Owned in Common (UID: 0100.0047, FID: 1.020)	No	No				
	Project Legal Structure (UID: 2500.0168, FID: 1.016, 1.017, 1.018)	Condominium	—	Condominium	Cooperative	Cooperative	Cooperative
	Units Excluding ADUs (UID: 0100.0022, FID: 1.021)	1	2, 3, or 4	1	1	1	1
	Accessory Dwelling Units (UID: 0100.0019, FID: 1.022)	0 or 1	0 or 1	0 or 1	0 or 1	0 or 1	0 or 1