

**ENERGY APPRAISAL ADDENDUM**

**[Note: This Form, Colorado RD Guide 1980-D) is to be attached to the Uniform Residential Appraisal Report and submitted in conjunction with the E-Star of Colorado Summary Home Energy Rating Certificate - Form 1119]**

In order to evaluate the energy efficiency of the dwelling improvements, and in the absence of comparable sales or other traditional database, the appraiser has reviewed both the Installed Cost of Improvements from the rating sheet (item 1) and the Present Value of Energy Savings (item 8) as provided by E-Star of Colorado. RD guidelines state that in order to be eligible for an addition to market value, the Installed Cost of Improvements must be exceeded by the present value of Energy Savings.

This condition being met, the Installed Cost of Improvements becomes the Energy Efficiency Value Increment of \$ \_\_\_\_\_, which represents an added value to the market value conclusion set forth in the appraisal report.

**ADJUSTED VALUE CONCLUSION**

**MARKET VALUE "As Is" \$ \_\_\_\_\_**  
**ENERGY-EFFICIENCY VALUE INCREMENT \$ \_\_\_\_\_**

**TOTAL ESTIMATED VALUE "AS IMPROVED" \$ \_\_\_\_\_**

DATE \_\_\_\_\_ Appraiser  
signature \_\_\_\_\_

**SPECIAL LIMITING CONDITION FOR USE WITH THE  
COLORADO EEM PILOT  
(From USDA-Rural Development, Colorado)**

**In providing the total estimated value, the appraiser has adjusted the Market Value of the property based on the Energy Efficient Value Increment, defined as the cost of energy improvements provided by the E-Star of Colorado Certified Energy Rater. The appraiser does not assume responsibility for the accuracy of the calculation provided by the Certified Energy Rater. The appraiser has used acceptable valuation methodology in including the Energy Efficiency Value Increment in the absence of comparable market data on energy efficient properties as stipulated by USDA/Rural Development for the period of this Colorado pilot. The results of the present worth calculation of energy savings, and therefore the final estimate of value, are subject to variance based on the effective use and maintenance of the items and the lifestyle of the occupants of the property.**