VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 2 — Marketable Real Estate Entity

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2. Marketable Real Estate Entity Change Date October 18, 2019 • This chapter has been revised in its entirety. a. Single Real Estate Entity The property must be a single, readily marketable, real estate entity. b. Multiple Parcels More than one parcel or lot may be included as long as all of the property is contiguous and legally marketable. VA does not set a limit on the number of acres that the property may have. If the property being appraised includes more than one parcel, the appraisal must be prepared subject to placing all of the parcels on one deed. c. Road or Waterway Dividing the Property If a property is divided by a road or waterway, the appraiser must determine the effect on the utility of the property to ensure that the property is a readily marketable, real estate entity. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-6

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