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APPRAISAL OBJECTIVE REVIEW

RE1000 04/2015

Wisconsin Department of Transportation

Appraiser Name: _____ Firm Name: _____

Instructions: Items 1-14 to be checked off and completed by consultant appraiser, also include name and signature. Then, include this review sheet with each appraisal submitted to WisDOT.	Appraiser's Review	WisDOT Negotiator's Review	
	YES	YES	NO
1. 5-year sales history is included.			
2. All applicable "compensable items" are identified, adequately addressed, and separately valued in report.			
3. Area and interest to be acquired agree with latest approved right of way plat or pending revision.			
4. Certificate of appraiser is included.			
5. Date of opinion coincides with last inspection date.			
6. Math calculations are correct.			
7. Most recent plat or appraisal plat date is noted.			
8. Owners (or their designated representative) were offered verbal or written opportunities to accompany appraiser during inspection of property with their response to appraiser noted.			
9. Possibility for an uneconomic remnant has been considered.			
10. Project number, page number and parcel number is included at bottom of every page.			
11. Report format matches format designated by contract.			
12. Report has been spell checked.			
13. Sales sheets are attached with sales information verified as in compliance with Real Estate Program Manual and included in valuation section.			
14. Site sketch is included.			

Appraiser's signature: _____ Date: _____

Objective review prepared by: _____ Date: _____

For WisDOT Use Only. Describe any shortcomings, concerns, etc. that should be addressed by reviewer:

WisDOT reviewer: _____ Review date: _____