# APPRAISAL REVIEW REPORT

lpa2128 12/2009 (Replaces LPA2028)

|  |  |
| --- | --- |
| Region | |
| Property Owner | Appraiser |
| Date Sent by Region | Date Received by Reviewer |
| Date of Desk Review | Date Subject Field Reviewed |
| Date Sales Field Reviewed | Date Corrections Requested |
| Date Corrections Received | |
| Project Delay Date | Project Resumed Date |
| Reason for Project Delay | |
| Fair Market Value – Property Before Acquisition | $ |
| Fair Market Value – Property After Acquisition | $ |
| Offering Price Based on Loss or Damage | $ |
| Separate Entity Consideration | $ |

I certify to the best of my knowledge and belief that:

* This is a technical review in accordance with standard 3 of USPAP.
* I understand the determination of fair market value is to be used in connection with a Federal Aid Highway Project.
* Facts reported by me and used in the review process are true and correct.
* Analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions.
* I have no direct or indirect, present or prospective interest in the property which is the subject of this report, and that I have no personal interest or bias with respect to the parties involved.
* My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
* My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
* My determination of fair market value has been reached independently based on appraisals and other factual data of record without collaboration or direction.
* No one provided significant professional assistance to the person signing this review report, if someone did they will be identified.
* The attached appraisal report is data that has been considered in this review.

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| --- | --- |
|  |  |
| Reviewer Signature | Date |

|  |  |  |  |
| --- | --- | --- | --- |
| Project ID | Highway | County | Parcel No. |

**APPRAISAL REVIEW REPORT** *(cont.)*

|  |
| --- |
| Format:  Complex  Non-complex |

**REVIEW CHECKLIST**

|  |  |  |
| --- | --- | --- |
| Yes | No |  |
|  |  | Area and interest to be acquired agrees with latest plat. |
|  |  | Owner/Representative offered joint inspection opportunity. |
|  |  | Date of opinion same as date of latest inspection. |
|  |  | Adequate project and neighborhood discussion. |
|  |  | Adequate discussion of land. |
|  |  | Adequate discussion of improvements and utilities. |
|  |  | Discussion of highest and best use. |
|  |  | Discussion of zoning and its bearing on the subject. |
|  |  | Thorough analysis of acquisition. |
|  |  | Adequate discussion of remainder. |
|  |  | Property assessment discussed if used for the before value. |
|  |  | Appropriate appraisal methods and techniques explained. |
|  |  | Verification of sales of a sufficient number and quality. |
|  |  | Clear and accurate sales map included. |
|  |  | Overall conclusion of value using sound logic. |
|  |  | Separate entity acknowledged on the before and after appraisals. |
|  |  | Analysis, opinions and conclusions in report under review are complete, appropriate and reasonable. |
|  |  | Adjustments to the data are adequate and relevant. |

COMMENTS: