

RE1048

Wisconsin Department of Transportation

Appraiser's Name: _____ Firm Name: _____

<i>Instructions: Items 1-15 to be checked off and completed by property manager. Include this review sheet with each state-funded under \$100,000 appraisal submitted to WisDOT.</i>		Property Manager Review	
		YES	NO
1. Appraisal is for state-funded surplus parcel valued under \$100,000	☐	☐	
2. Ensure correct marketability category along with proper definition of value are identified	☐	☐	
3. Land size area used matches what was provided by WisDOT	☐	☐	
4. Date of opinion coincides with effective date (last date of inspection)	☐	☐	
5. Appraiser certification is included	☐	☐	
6. Zoning district and zoning authorities are identified (i.e. C-1, by county or city)	☐	☐	
7. Legal description matches the proposed sale area and property rights	☐	☐	
8. Legal description includes required restrictions and additional restrictions relevant to the surplus parcel (i.e access, easements, PLE)	☐	☐	
9. Exhibit or Diagram is included showing the boundaries of the surplus parcel (i.e. plat of survey, CSM, other survey exhibit)	☐	☐	
10. Highest and best use is identified	☐	☐	
11. 3-year subject sales history is included	☐	☐	
12. Confirm sales sheets are attached with comparable sales verified as arm's length transactions and included in valuation section	☐	☐	
13. Math calculations and spelling are correct	☐	☐	
14. Eminent domain language <u>is not</u> included in the report	☐	☐	
15. Project number, page number and parcel number are included at bottom of every page	☐	☐	
Property Manager's Signature & Date: _____ Property Manager's Name: _____			
Describe any shortcomings, concerns, etc.: 			
Project ID:	Parcel(s):		