# **APPRAISAL OBJECTIVE REVIEW**

lpa1000 08/2011

|  |  |  |  |
| --- | --- | --- | --- |
| To be completed by appraiser and submitted with each appraisal. | | Appraiser’s  Review | Negotiator’sReview |
| 1. Does area and interest to be acquired agree with the latest approved right of way plat or pending revision? | | Yes | Yes  No |
| 2. Was owner or designated representative offered an opportunity to accompany the appraiser during his/her inspection of the property and the response properly noted? | | Yes | Yes  No |
| 3. Is certificate of appraiser included? | | Yes | Yes  No |
| 4. Are all math calculations correct? | | Yes | Yes  No |
| 5. Does the date of opinion coincide with the last inspection date? | | Yes | Yes  No |
| 6. Spell checked? | | Yes | N/A |
|  | | Initials: | Initials: |
| Date: | Date: |
| Additional information needed: | | | |
| 1. Appraisal format | |  | |
| 2. Highest and best use | |  | |
| 3. Date of opinion | |  | |
| 4. Land in fee | | $ | |
| 5. Landscaping | | $ | |
| 6. Improvements | | $ | |
| 7. Signs | | $ | |
| 8. Cost to cure | | $ | |
| 9. Severance | | $ | |
| 10. Access rights | | $ | |
| 11. Other: | | $ | |
| 12. Other: | | $ | |
| 13. Other: | | $ | |
| 14. Other: | | $ | |
| Before Value | | $ | |
| After Value | | $ | |
| Negotiator comments: | | | |
| Appraiser: | | | |
| Project ID: | Property Owner(s): | Parcel No.: | |