# **FHWA Reimbursement - Owner's Appraisal Fee**

LPA1001 02/2022

Criteria for FHWA Reimbursement\*\* of (LPA) property owners’ appraisal fees:

Name of property owner’s appraiser:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 [ ]  Certified General Appraiser Number:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 [ ]  Certified Residential Appraiser Number:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 [ ]  Licensed Appraiser Number:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Is appraiser’s license or certification current? [ ]  Yes / [ ]  No. See Wisconsin Safety and Professional Services web site to look up license information.

Appraised property type:

 [ ]  Residential - [ ]  Vacant / [ ]  Improved

 [ ]  Commercial - [ ]  Vacant / [ ]  Improved

 [ ]  Agricultural - [ ]  Vacant / [ ]  Improved

 [ ]  Industrial - [ ]  Vacant / [ ]  Improved

 [ ]  Institutional - [ ]  Vacant / [ ]  Improved

 [ ]  Conservancy

 [ ]  Other:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Appraisal type\*\*\*:

 [ ]  Full narrative

Brief description of property to be acquired: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Did appraiser provide a complete market approach, which includes a direct comparison of the property to specific comparable sales with an acceptable analysis of differences and arrive at a reasonable estimate of market value? [ ]  Yes / [ ]  No

Conclusion of value:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Allocation of damages:

 $ Fee $ Landscaping

 $ TLE $ Access rights

 $ PLE $ Fencing

 $ Severance $ Cost to cure

 $ Other: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Appraisal Fee: $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Do you consider fee reasonable\* for the appraisal problem and work performed? [ ]  Yes / [ ]  No

Did appraisal invoice include a detailed breakdown of the time involved? [ ]  Yes / [ ]  No

Was appraisal received or postmarked within the statutory 60-day limit? [ ]  Yes / [ ]  No

Did you reimburse property owner? [ ]  In full / [ ]  In part. If in part, explain:      \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of Agency Reviewer

Signature of Agency Reviewer Title of Agency Reviewer Date

Project ID:  County: Parcel No.:

### Reasonable cost \*

Costs are considered reasonable if:

1. a. The appraisal complies with Title 49 of the Code of Federal Regulations Section 24.103.

b. The analysis and presentation of appraisal data is documented with a logical and reasonable conclusion of value.

c. The billed costs are comparable to the costs charged for similar work performed by other qualified appraisers within the same market area, as determined by the agency.

d. The reasonableness of the costs will also be judged by the complexity of the appraisal problem, the independent analysis, and data provided by the appraiser.

For the agency to determine the reasonableness of the appraisal costs, the appraiser must submit a detailed breakdown of the time involved. The appraisal invoice must show the dates and hours spent inspecting the subject property, inspecting and verifying comparable sales, drafting the report, etc. The invoice must also show the hourly rate charged. It is the owner’s responsibility to ensure the appraisal invoice has these items. The appraisal report and invoice must be submitted to the agency within 60 days after the owner receives the condemnor’s appraisal, per Wisconsin Statute 32.05(2)(b).

**Fees that will NOT be reimbursed include:**

* Consultation with the owner, their representative or attorney, unless it occurs during the actual property inspection or while gathering additional property data.
* Time spent reviewing the agency’s appraisal.
* An owners’ appraisal that is submitted to the agency or postmarked more than 60 days after the owner receives a copy of the agency’s appraisal

**\*\*\*The agency can deny the entire costs if the appraisal does not meet the requirements under these guidelines.**

### CRITERIA For federal/state reimbursement \*\*

 Submit the following:

* Right of Way Detailed Statement of Expenditures (lpa1959)
* FHWA Reimbursement - Owner's Appraisal Fee (this form)
* Appraisal invoice
* Check copy

### Appraisal TYPES \*\*\*

Full Narrative Appraisal:

A “full narrative appraisal” is a detailed and comprehensive appraisal report. It describes the property to be acquired and includes a documented conclusion of the fair market value and, if applicable, any damages to the remaining property. The appraisal report must contain the appraiser’s rationale for determining the damage estimate and it must be based on market data contained within the appraisal. The appraisal report will typically be similar in scope and format to the one provided to the owner by the agency.