APPRAISAL REVIEW – SURPLUS PARCEL
Wisconsin Department of Transportation

FOR REGIONAL/CENTRAL OFFICE APPROVAL:

Property owner: WisDOT
Appraiser:

Date sent by region:
Date received by reviewer:

Date corrections requested:
Date corrections received:

FAIR MARKET VALUE OF SURPLUS PROPERTY by Appraiser ......................... $
FAIR MARKET VALUE OF SURPLUS PROPERTY approved by Reviewer .......... $

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

• The facts reported by me and used in the review process are true and correct.
• The 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.

Reviewer’s Signature
Date

Print Name
CGA #

Appraisal Format:
Standard Format Before & After
Standard Format Surplus Parcel
Abbreviated Standard
Short Format Summary
Letter of Opinion

REVIEW CHECKLIST

YES  NO

1. DATE OF OPINION SAME AS DATE OF LATEST INSPECTION .................................
2. ADEQUATE PARCEL AND NEIGHBORHOOD DISCUSSION ............................
3. ADEQUATE DISCUSSION OF LAND ..........................................................
4. ADEQUATE DISCUSSION OF IMPROVEMENTS AND UTILITIES (if any) ...........
5. DISCUSSION OF HIGHEST AND BEST USE .............................................
6. DISCUSSION OF ZONING AND ITS BEARING ON THE SUBJECT ..................
7. THOROUGH ANALYSIS OF SUBJECT .....................................................
8. DESCRIPTION OF APPROACHES TO VALUE/RECONCILIATION .................
9. VERIFICATION OF SALES OF A SUFFICIENT NUMBER AND QUALITY ..........
10. CLEAR AND ACCURATE SALES MAP INCLUDED ......................................
11. OVERALL CONCLUSION OF VALUE USES SOUND LOGIC ..........................

COMMENTS:

Project ID
Highway
County
Parcel No.