**SUMMARY OF APPRAISAL CONCLUSIONS**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| (Accounting tabulation - NOT indicative of appraisal method employed) | | | |  |  |
| **Indicated Subject Value Before Project** |  | |  | | |
| **Highest and Best Use Before:** |  | |  | | |
| Land value before |  | |  | | |
| Units $ per unit of comparison | $ | |  | | |
|  | $ | |  | | |
|  | $ | |  | | |
| Total Units Before | Total land value before | | $ | | |
| Improvement value before |  | |  | | |
|  | $ | |  | | |
|  | $ | |  | | |
|  | $ | |  | | |
|  | Total improvement value | | $ | | |
| **TOTAL SUBJECT VALUE BEFORE PROJECT** |  | | **$** | | |
|  |  | |  | | |
| **Indicated Subject Value After Project** |  | |  | | |
| **Highest and Best Use After:** |  | |  | | |
| Land Value after |  | |  | | |
| Units $ per unit of comparison | $ | |  | | |
|  | $ | |  | | |
|  | $ | |  | | |
| Total Units After | Total land value after | | $ | | |
| Improvements After Project |  | | $ | | |
|  | $ | |  | | |
|  | $ | |  | | |
|  | $ | |  | | |
|  | Total improvement value | |  | | |
| Less Cost to Cure, if any |  | | $ | | |
| **TOTAL SUBJECT VALUE AFTER PROJECT** |  | | **$** | | |
|  |  | |  | | |
| **Estimated value allocation of rights acquired** |  | |  | | |
| Land: |  | |  | | |
| Fee purchase | $ | |  | | |
| Temporary Easement | $ | |  | | |
| Permanent Easement | $ | |  | | |
| **Total Land** |  | | **$** | | |
| Improvements: |  | |  | | |
| Buildings | $ | |  | | |
| Site Improvements | $ | |  | | |
| **Total Improvements** |  | | **$** | | |
| **Total Acquisition** |  | | **$** | | |
| **Plus Damages and Cost to Cure:** |  | |  | | |
| Cost to Cure | $ | |  | | |
| Loss in value after | $ | |  | | |
| **Total Damages and Cost to Cure** |  | | **$** | | |
| **Less Special Benefits, if any** | $ | | **$** | | |
| **Total Estimated Owner Compensation** | |  | **$** | | |

Note: totals should be rounded to nearest significant market number. Total Subject value before less Total Subject value after must equal Estimated Owner Compensation.