

CERTIFICATE OF VALUE NO. _____

Parcel No. _____

Owner: _____

Federal Aid No. _____

Project: _____

Map Sheet _____ of _____ Sheets

Map Approval Date: _____

Date of last map revision: _____

TO: Agency

FROM: _____ Review Appraiser

The following appraisals have been made on subject property:

APPRAISER	DATE OF VALUATION	BEFORE VALUE	AFTER VALUE	VALUE DIFFERENCE	APPRAISER'S ALLOCATION TAKING DAMAGES
1.					

The following prior determinations of value have been made on the subject property:

REVIEWER	DATE OF VALUATION	APPRAISER	PRIOR DV	DV AMOUNT
1				

Reviewers inspection and analysis: List buildings, structures, fixtures and improvements to be acquired. Explain variances, if any, between reviewer's findings and appraisal(s). Use back if needed.

A (type of report) appraisal report has been prepared and reviewed. I am qualified by education and experience to perform this appraisal review competently. I inspected the subject and the sales on ***. The appraisal problem is to evaluate the impact of the fee simple acquisition of ****

Describe subject briefly—include zoning, description of imps, if any, size, shape, topography, access, available public utilities, highest & best use.

Describe acquisition

Discuss sales, including range of values and concurrence with appraiser.

Describe Remainder briefly—including zoning, description of imps, if any, size, shape, topography, access, available public utilities.

Discuss Sales, including range of values and concurrence with appraiser

Discuss damages

Allocation:

Acquisition:

Land

Fee \$ _____

Easement \$ _____

Total Land \$ _____

Improvements

Bldg (if any) \$ _____

Site \$ _____

Total Imps \$ _____

Total Acquisition \$ _____

Damages \$ _____

Special Benefits \$(_____)

Total Compensation \$ _____

The market data is adequate and appropriate. In general, the appraisal uses the correct methods and techniques. The market conclusions are reasonable and fit the evidence. The cost and income approaches were not applied as this is a land valuation problem. This review is subject to the "SALIENT INFORMATION" and "ASSUMPTIONS AND LIMITING CONDITIONS" statements on file with the Appraisal Program Manager at the Olympia Service Center.

REVIEWER'S DETERMINATION OF VALUE (This Review):

Reviewer's allocation of just compensation:

VALUE BEFORE ACQUISITION \$ _____

Acquisition \$ _____

VALUE AFTER ACQUISITION \$ _____

Damages \$ _____

JUST COMPENSATION \$ _____

AS OF _____

(Date)

Optional paragraph, when needed: **The remaining (direction) portion of the subject property may prove to be lacking utility for continued use by the current owner because*****. Although the owner may choose to retain this property, it is my opinion that it is an uneconomic remnant with a value of \$*****.**

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

1. The facts and data reported by the review appraiser and used in the review process are true and correct.
2. 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.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. 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.
5. I have made the appraisal review and prepared this report in conformity with the Uniform Appraisal Standards for Federal Land Acquisition
6. I have made the appraisal review and prepared this report in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP), except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions.
7. I did personally inspect the subject property of the report under review.
8. No one provided significant professional assistance to the person signing this review report.

I further certify that I understand that if the determination is to be used in conjunction with a Federal aid highway project or other federally funded project, and because of items compensable under State law, but not eligible for Federal reimbursement, none of the approved just compensation is ineligible for Federal reimbursement.

Washington State-certified general real estate appraiser certificate number:

Signature _____

Review Appraiser, Washington State Department of Transportation

Date _____

ACQUIRING AGENCY CONCURRENCE AND AUTHORIZATION:

The _____ of (Agency) does hereby indicate the concurrence with the _____ with the estimate of Just Compensation discussed above and does authorize further action by (Agency) to proceed with the acquisition of the designated property according to established procedures. *(Optional: I concur that the remainder may be of little or no utility or value to the owner and am declaring it an uneconomic remnant with a value of \$*****)*

(date)

Title, (Name of Agency)