

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.