

Parcel No.: \_\_\_\_\_

Federal Aid No.: \_\_\_\_\_

Project: \_\_\_\_\_

Map Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets

Map Approval Date: \_\_\_\_\_

Date of Last Map Revision: \_\_\_\_\_

## Certificate of Appraiser

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

- the statements of fact contained in this appraisal are true and correct;
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved;
- my compensation is not contingent upon the reporting of a predetermined value or direction that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- my analyses, opinions, and conclusions were developed, and this appraisal has been prepared, in conformity with the appropriate State and Federal laws, regulations, policies and procedures applicable to the appraisal of right of way for such purposes;
- I have made a personal inspection of the property that is the subject of this report. I have made a personal inspection of the comparable sales contained in the report addenda;
- I have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany me on the inspection of the property;
- no one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated);
- I have disregarded any increase in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation. I have disregarded any decrease in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation, except physical deterioration within the reasonable control of the owner;

The property has been appraised for its fair market value as though owned in fee simple, or as encumbered only by the existing easements as described in the title report dated \_\_\_\_\_.

The opinion of value expressed below is the result of, and is subject to the data and conditions described in detail in this report of \_\_\_\_\_ pages.

I made a personal inspection of the property that is the subject of this report on \_\_\_\_\_.

The Date of Value for the property that is the subject of this appraisal is \_\_\_\_\_.

Per the FAIR MARKET VALUE definition contained in the Acquisition Appraisal Salient Information, the value conclusions for property that is the subject of this appraisal are on a cash basis and are:

**Fair Market Value Before Acquisition** \_\_\_\_\_

**Fair Market Value After Acquisition** \_\_\_\_\_

**Difference** \_\_\_\_\_

Date of Assignment or Contract: \_\_\_\_\_ Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_ Signature: \_\_\_\_\_

Washington State-certified general real estate appraiser certification number: \_\_\_\_\_

Do Not Write Below This Line

Headquarters service Center Date Stamp

Region Date Stamp