

Review Appraiser's Certificate No. 1

From: _____
Review Appraiser

To: _____

Agency _____
 Parcel No _____
 Owner _____
 Federal Aid No.: _____
 Project _____
 Map Sheet _____ of _____ Sheets
 Map Approval Date _____
 Date of Last Map Revision _____

The following appraisals have been made on subject property:

Appraiser	Valuation Date	Before Value \$	After Value \$	Value Difference \$	Allocation \$	
					Taking \$	Damages \$
1.						

The following prior certificate(s) of value have been made on subject property:

Review Appraiser	Date of Prior DV	Before Value \$	After Value \$	Just Compensation \$	Allocation \$	
					Taking \$	Damages \$
1.						

Comments:

The appraiser completed a narrative appraisal report as contracted. The data used is adequate and relevant and any adjustments made to the data are proper. The appraisal methods and techniques used are appropriate. The analyses, opinions, and value conclusions in the report under review are appropriate and reasonable.

I, the review appraiser, have both the experience and the knowledge to perform this appraisal review competently. Attached are my Appraisal Review Assumptions and Limiting Conditions and my Appraisal Review Salient Information which are made a part of this appraisal review report.

I inspected the subject property and the sales data used in the appraisal report on _____

My value conclusions and appraisal review findings are as follows:

Reviewer's Determination of Value (This Review):

Value Before Acquisition	
Value After Acquisition	
Value Difference:	

Reviewer's Allocation of Just Compensation:

Acquisition	
Damages	

Just Compensation is _____ As Of _____

Certificate of Review Appraiser

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. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the appropriate State laws, regulations, procedures and policies applicable to appraisal of right-of-way for such purposes.
6. I did personally inspect the subject property of the report under review
7. No one provided significant professional assistance to the person signing this review report.

I further certify that if this determination is to be used in conjunction with a Federal aid highway project or other Federally funded project, none of the approved just compensation is ineligible for Federal reimbursement.

Washington State-certified general
real estate appraiser certificate
number: _____

Signature _____

Review Appraiser,

Date: _____

Acquiring Agency Concurrence and Authorization:

The _____ Map Sheet of _____
does hereby indicate the concurrence with the above certification and does authorize further action by
_____ to proceed according to established procedures with the
acquisition of the designated property.

