Local Agency Certification of Value

Certificate of Value Number: Click here to enter text. Parcel Number: Click here to enter text.

 Owner: Click here to enter text.

 Federal Aid Number: Click here to enter text.

 Project: Click here to enter text.

To: Click here to enter text. Map Sheet Click here to enter text. of Click here to enter text. sheets

From: Click here to enter text. Map Approval Date: Click here to enter text.

 Date of last map revision: Click here to enter text.

*The following appraisals have been made on subject property:*

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Appraiser** | **Date of Valuation** | **Before Value** | **After Value** | **Value Difference** | **Appraiser’s Taking** | **Allocation Damages** |
| 1. Click here to enter text.
 | Click here to enter text. | Click here to enter text. | Click here to enter text. | Click here to enter text. | Click here to enter text. | Click here to enter text. |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Reviewer** | **Date of Valuation** | **Appraiser** | **Prior DV** | **DV Amount** |
| 1. Click here to enter text.
 | Click here to enter text. | Click here to enter text. | Click here to enter text. | Click here to enter text. |

*Reviewer’s 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 Click here to enter text.. The appraisal problem is to evaluate the impact of the fee simple acquisition of Click here to enter text..

Describe subject briefly. (Include zoning, description of imps, if any, size, shape, topography, access, available public utilities, highest and best use.): Click here to enter text.

Describe acquisition: Click here to enter text.

Discuss sales, including range of values and concurrence with appraiser: Click here to enter text.

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: Click here to enter text.

Discuss damages: Click here to enter text.

Allocation: Click here to enter text.

Acquisition:

Land

Fee: $ Click here to enter text.

Easement: $ Click here to enter text.

Total Land: $ Click here to enter text.

Improvements

Building(s) (if any): $Click here to enter text.

Site: $Click here to enter text.

Total Improvements: $Click here to enter text.

Total Acquisition: $ Click here to enter text.

Damages: $ Click here to enter text.

Special Benefits: $( Click here to enter text. )

Total Compensation: $ Click here to enter text.

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 made by the appraiser.

|  |  |
| --- | --- |
| **Reviewer's Determination of Value (This Review):**Value Before Acquisition: $ Click here to enter text.Value After Acquisition: $ Click here to enter text.Just Compensation: $ Click here to enter text. | Reviewer's allocation of just compensation:Acquisition: $ Click here to enter text.Damages: $ Click here to enter text.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 Click here to enter text.. Although the owner may choose to retain this property, it is my opinion that it is an uneconomic remnant with a value of $ Click here to enter text..

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: Click here to enter text.

|  |  |  |
| --- | --- | --- |
|  |  |  |
| SignatureReview Appraiser | Date |

**Acquiring Agency Concurrence and Authorization:**

The Click here to enter text. 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 $ Click here to enter text.)

|  |  |  |
| --- | --- | --- |
| Click here to enter text. |  | Click here to enter text. |
| TitleName of Agency | Date |