

APPRAISAL CHECKLIST

TAKE:	TOTAL	PARTIAL	IMPROVED	UNIMPROVED
APPRAISAL		COMMENTS AND/OR ACTIONS TAKEN		
APPRaiser NAME				
DATE OF VALUATION				
PRESENT USE/ZONING				
HIGHEST & BEST USE	BEFORE	AFTER		
LAND AREA APPRAISED	BEFORE	TAKE	AFTER	
LAND AREAS ROW PLANS				
PRIMARY BUILDING SIZES				
BEFORE VALUE				
AFTER VALUE				
DIFFERENCE				
COMPENSATION				
BREAKDOWN				
LAND ACQUIRED				
IMPROVEMENTS ACQUIRED				
OTHER ACQUIRED (FIXTURES, ETC)				
TOTAL				
DAMAGES (+)				
BENEFITS (-)				
NONCOMPENSABLES COMPENSATION (-)				
PURPOSE OF APPRAISAL				
IDENTIFICATION OF PROPERTY				
LIMITING CONDITIONS				
ADEQUATE DESCRIPTION				
PHOTOGRAPHS				
IMPROVEMENTS ACQUIRED				
ESTIMATE OF JUST COMPENSATION				
DOCUMENTATION				
DATE OF ESTIMATE OF JUST COMPENSATION				
APPRaiser CERTIFICATE				
OPTIONAL MATERIAL				
PROJECT & PARCEL NO.				
OWNER AFFORDED OPPR. TO ACCOMPANY APPRAISER				
HAZARDOUS WASTE STATEMENT				
EFFECT OF PROPOSED IMPR. ON BEFORE VALUE DISREGARDED.				
COMPLETED BY, SIGNATURE				DATE
CONTROL SECTION				NAME
JOB NUMBER				PARCEL

APPRAISAL CHECK LIST

APPRAISAL		LEGENDS: + Acceptable	- Not Acceptable	N/A Not Applicable
+	- -			
		PARCEL IDENTIFICATION - * Project and Parcel number * Owner's Name		
		FIVE-YEAR DELINEATION OF TITLE- * Parties to Transaction * Liber / Page or Instrument # Date of Purchase "None" Stated Purchase Price Verified		
		PURPOSE OF APPRAISAL - Value to be Estimated Rights or Interests to be Appraised		
		DESCRIPTION OF PROPERTY - * Location * Present Use Total Area * Zoning Special Features Type- Condition of Improvements Similar Description of Remainder Where Applicable		
		PHOTOGRAPHS OF SUBJECT - Identified Includes Principal or Unusual Features		
		SKETCH OR PLAT OF SUBJECT - Boundary Dimension Location of Improvements Significant Features If Part Take - Area to be Acquired, Relation of Improvements to Taking Area, and Area of Remainder		
		HIGHEST AND BEST USE - Stated Justified if Different from Present Use Similar Information for Remainder Where Applicable		
BEFORE AND AFTER METHOD USED-				
		COST APPROACH - If Not Applicable- Reason Why Not Cost Data Source All Depreciation to Subject		
		MARKET APPROACH- Paragraph If Not Applicable- Reason Why Not Direct Comparison to Subject Each Adjustment- Analysis and Reasoning		
		COMPARABLE PROPERTIES- In Appraisal or Referenced Date Type of Improvement Consideration-Amount Paid Financing * Zoning Verified and Source Location Seller and Buyer Total Area Conditions of Sale Highest and Best Use at Time of Sale Photographs- Identified and Includes Principal Improvements or Unusual Features		
		INCOME APPROACH - If Not Applicable- Reason Why Not Income Expenses Interest and Cap. Rates Estimated Economic Life Difference in Economic Rent and Contract Rent Supported		
BENEFITS AND DAMAGES CONSIDERED IN ACCORDANCE WITH STATE LAW-				
		AFTER VALUE SUPPORT -		
		VALUE CONCLUSION ALLOCATED -		
		CORRELATION AND CONCLUSION OF VALUE- Correlation of the separate indications of value derived by each approach when more than one approach is used. Reasonable explanation for final conclusion of value.		
SUBJECT AND COMPARABLE SALES PERSONALLY INSPECTED-				
APPRAISER'S SIGNATURE AND DATE -				
CERTIFICATIONS AND LIMITING CONDITIONS				
SPECIALTY ITEMS (IF APPLICABLE) -				

COMMENTS
