|  |  |  |
| --- | --- | --- |
| Owners Name | County |       |
|       | Route |       |
| Section |       |
| Parcel No. |      -      |
| Project ID No. |       |
| Appraisal Scope  |  |  |
|  | Partial or total acquisition  | Choose an item. |
|  Ownership |  |
|  | Whole parcel determination is complex  | Choose an item. |
|  | RE-95 will be required  | Choose an item. |
|  | RE 22-1 Apportionment will be required  | Choose an item. |
|  | Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements) | Choose an item. |
| Regulation |  |
|  | Significant zoning or legal regulations are impacting acquisition  | Choose an item. |
|  | Property is not compliant with legal regulations in the before or after | Choose an item. |
| R/W and Construction Plans |  |
|  | Significant improvements are in the acquisition area (or impacted) | Choose an item. |
|  | Significant impact to site improvements (landscaping, vegetation, or screening) | Choose an item. |
|  | Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted) | Choose an item. |
|  | Significant issues due to elevation change, topography, or flood plain | Choose an item. |
| Conclusion |  |
|  | Parcel acquisition cost estimate amount ($10,000 VA limit or $65,000 VF limit) | Choose an item. |
|  | Anticipated damages (access, proximity, internal circuity, change H&B use, etc.) are expected  | Choose an item. |
|  | Cost-to-Cure should be considered  | Choose an item. |
|  | Specialized Report (parking, drainage, circuity, etc.) should be considered  | Choose an item. |
|  | Appraisal Format Conclusion  | Choose an item. |
| Explanation of appraisal problem. Include discussion of any “Yes” responses above  |
|   |
| Signatures |  |
| Agency Approval bySignature, Title, and DateTyped Name |  |   |
| Name and Title  | Date |
| Review Appraiser Signature and Date |

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| Name  | Date |
| Appraiser Acknowledgement | I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project. |
| Appraiser Signature and Date |  |   |
| Name  | Date |