| LPA RE 65 | | | |  | | | | | CRS | | | |  | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| REV. 07/2011 | | | |  | | | | | Parcel | | | | - | |
|  | | | |  | | | | |  | | | |  | |
| **ADMINISTRATIVE SETTLEMENT REQUEST**  **TO** **[INSERT NAME OF LPA]** | | | | | | | | | | | | | | |
|  | | | PROJECT | | | |  | | | | | | |  |
|  | | | PARCEL | | | | - | | | | | | |  |
|  | | | OWNER | | | |  | | | | | | |  |
|  | | | | | | | | | | | | | | |
|  |  |  | | | | | | | |  | | | | |
|  | (1) | ESTABLISHED FMVE: | | | | | | | |  | | | | |
|  | (2) | COUNTER OFFER FOR SETTLEMENT | | | | | | | |  | | | | |
|  | (3) | DIFFERENCE (1)-(2): | | | | | | | | $0.00 | | | | |
|  |  | | | | | | | | | | | | | |
| **Project Management Considerations** | | | | | | | | | | | | | | |
| Explain the negotiations that have taken place to date and also explain the landowner’s response to these negotiations including the owner’s reason for more money | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| How many other parcels have similar situations, include both settled and unsettled: | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| How did we treat those parcels that closed or settled having similar situations. | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| Where are we in the overall project schedule: | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| How much time is left to negotiate: | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| **Appraisal Management Considerations** | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| Is the owner’s counter offer based on an appraisal? | | | | | | | | | | | | | | |
|  | Choose an item. | | | | | | | | | | | | | |
| Who is the owner’s appraiser and what are the credentials of that appraiser? | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| Who is [Insert Name of LPA] valuation expert and what are their credentials? | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| Frequently, large differences in estimates of value between the property owner and the acquiring agency are related to interpretations of what the nature of the subject property actually is. Review the negotiator notes and the appraisal reports and try to identify each party’s opinion of these following items. | | | | | | | | | | | | | | |
| What is the “Larger Parcel”? | | | | | |  | | Property Owner’s | | |  | LPA’S | | |
| Size: | | | | |  | | |  | | |  |  | | |
| Zoning: | | | | |  | | |  | | |  |  | | |
| Other | | | | |  | | |  | | |  |  | | |
|  |  | | | | | | |  | | |  |  | | |
| Valuation Estimates | | | | |  | | | Property Owner’s | | |  | LPA’S | | |
| Value Before Taking: | | | | |  | | |  | | |  |  | | |
| Value After the Taking: | | | | | - | | |  | | | - |  | | |
| Difference: | | | | |  | | | $0.00 | | |  | $0.00 | | |
| Temporary easement(if any) | | | | | + | | |  | | | + |  | | |
| Total Compensation: | | | | |  | | | $0.00 | | |  | $0.00 | | |
|  |  | | | | | | | | | | | | | |
| Explain why the owner’s settlement request is reasonable: | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| **Litigation Considerations** | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| If this parcel is appropriated, what is the Court and who is the judge likely to be? | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| What has the record been in this court for other appropriations filed by [Legal Entity of LPA]: | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| At this point, who is the [Legal Entity of LPA] who may be handling this case for [Insert Name of LPA]: | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| **Conclusion** | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| What is the sticking point in negotiations? | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
| What is your reason for recommending settlement at this figure | | | | | | | | | | | | | | |
|  |  | | | | | | | | | | | | | |
|  | Requested by:  Date: Click or tap to enter a date. | | | | | | | | | | | | | |
|  | Manager for LPA | | | | | | | | | | | | | |
|  | Recommend Settlement: Yes No    Comments: | | | | | | | | | | | | | |

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_