|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| RE 25-13 | | | | | **Review Checklist for the**  **Value Analysis** | | | |  | |  | | | |
| Rev. 01/2016 | | | | | County | |  | | | |
|  | | | | | Route | |  | | | |
|  | | | | | Section | |  | | | |
|  | | | | | Parcel(s) | | - | | | |
|  | | | | |  |  | | | PID # | |  | | | |
| Appraiser: | | | |  | | | Yes | No | | Owner |  | | | | |
| Is appraiser pre-approved by ODOT to perform V.A.’s? | | | | | | |  |  | |  |
| Reviewer: | | | |  | | | Yes | No | |  |
| Is the Reviewer pre-approved by ODOT to review V.A.’s? | | | | | | |  |  | |  |
| **49 CFR 24.104(a)** The reviewer shall identify each valuation report as recommended (as the basis for the establishment of the amount believed to be just compensation), accepted (meets all requirements, but not selected as recommended or approved), or not accepted. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
|  | | ***Recommended*** = | | | | This means that the report meets the many Federal and State requirements and is the basis for the acquiring agency's off*er*.il | | | | | | | |
|  | | ***Accepted*** = | | | | This means that the report meets the many Federal and State requirements but is not being used as the basis for the acquiring agency's offer. | | | | | | | |
|  | | ***Not Accepted*** = | | | | This means that the report does not meet the many Federal and State requirements and will not be used as the basis for the acquiring agency's offer. | | | | | | | |
|  | | | | | | | | | | | | | |
|  | |  | | | |  | | | | | | Yes | No |
| 1. Is the valuation problem uncomplicated and is it obvious that there are no damages to the residue property? | | | | | | | | | | | |  |  |
| 2. Is the estimated compensation $10,000 or less? | | | | | | | | | | | |  |  |
| 3. Has the appraiser used the correct forms? (Value Analysis front and back) | | | | | | | | | | | |  |  |
| 4. Have all parts of the form filled out and are mandatory attachments included? (Comparable Sales) | | | | | | | | | | | |  |  |
| 5. Do the take areas on the V.A. correspond with the take areas on the R/W Plan? | | | | | | | | | | | |  |  |
| 6. Is the V.A. mathematically accurate? | | | | | | | | | | | |  |  |
| 7. Has the appraiser accurately identified improvements within the take area | | | | | | | | | | | |  |  |
| 8. Has the larger parcel been identified? | | | | | | | | | | | |  |  |
| 9. How large is the larger parcel? | | | | | | | | | | | |  | |
| 10. Has the appraiser considered unity of title, unity of use and contiguity? | | | | | | | | | | | |  |  |
| 11. Has zoning been identified? | | | | | | | | | | | |  |  |
| 1. Has the appraiser indicated what uses are permitted by zoning? | | | | | | | | | | | |  | |
| 13. Has the appraiser indicated if the existing use conforms to zoning? | | | | | | | | | | | |  |  |
| 14. Has the appraiser indicated what the minimum site size per zoning is allowed? | | | | | | | | | | | |  | |
| 15. Has the appraiser indicated if the property before the take conforms to site size? | | | | | | | | | | | |  |  |
| 16. Has the appraiser indicated if the residue conforms to site size? | | | | | | | | | | | |  |  |
| 17. Has the highest & best use been identified? | | | | | | | | | | | |  |  |
| 18. Has the appraiser indicated whether the highest & best use is permitted under zoning? | | | | | | | | | | | |  |  |
| 19. Has the appraiser discussed the effect of the take? | | | | | | | | | | | |  |  |
| 20. There can be no adverse effect to the residue other than a nominal cost to cure. Is there a cost to cure and if so is it nominal? | | | | | | | | | | | |  |  |
| 21. Do the comparable sales comply with ODOT standards? | | | | | | | | | | | |  |  |
| 22. Are comparable sales analyzed and compared to the subject? | | | | | | | | | | | |  |  |
| 23. Is a range of value described? | | | | | | | | | | | |  |  |
| 1. Has the appraiser concluded which sales received the greatest weight and explained why? | | | | | | | | | | | |  |  |
| 1. Do the sales share the same or nearly the same highest & best use? | | | | | | | | | | | |  |  |
| 26. Do the sales have the same or nearly the same zoning as the subject? | | | | | | | | | | | |  |  |
| 27. Has the appraiser concluded a unit value for the subject property? | | | | | | | | | | | |  |  |
| 28. Is it within the value range indicated by the sales? | | | | | | | | | | | |  |  |
| 29. If not, has adequate information been given? | | | | | | | | | | | |  |  |
| 30. Has the allocated value of the site improvements taken been adequately supported? | | | | | | | | | | | |  |  |
| 31. Have cost to cures or temporary takes been adequately discussed and supported, if any? | | | | | | | | | | | |  |  |
| 32. Do you recommend the report as the basis for the agency to establish FMVE. | | | | | | | | | | | |  |  |
| 33. If yes, what is that estimated compensation amount? | | | | | | | | | | | |  | |
| 34. If no, then Why Not? | | | | | |  | | | | | | | |
| 35. If rejected, has a review letter been sent to the agency and the appraiser? | | | | | | | | | | | |  |  |
| **Reviewer’s Certification** | | | | | | | | | | | | | | | |
| I hereby certify that: | | | | | | | | | | | | | | | |
|  | | I have reviewed the R/W Plans | | | | | | | | | | | | | |
|  | | I have physically inspected the take area of the subject property. | | | | | | | | | | | | | |
|  | | I have field reviewed the comparable sales used in the valuation. | | | | | | | | | | | | | |
|  | | I concur that the Value Analysis format is the proper valuation format in that it is obvious that the taking does not adversely impact the residue property, that the valuation problem is uncomplicated and that the FMVE is $10,000 or less. | | | | | | | | | | | | | |
|  | | I concur that the Value Analysis complies with ODOT’s Policies and Procedures Manual. | | | | | | | | | | | | | |
|  | | I have no present or prospective interest in the subject property. | | | | | | | | | | | | | |
|  | | My employment and compensation is not contingent on an action or event resulting from this analysis, opinions or conclusions or reporting pre-determined results. | | | | | | | | | | | | | |

|  |  |  |
| --- | --- | --- |
|  | DATE: | Click or tap to enter a date. |
|  | Signature |  |
|  | Typed Name: |  |