Rev. 10-2012

**Appraisal Problem Analysis**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| County |  | Parcel | | | | | - | | | Whole Taking | | | Click. |
| Route |  | Partial Taking | | | | | Click. | | | R/w Plan Sheets | | |  |
| Section |  | Date of R/W Plans | | | | | Click . | | | Cross Section Sheets | | |  |
| PID |  | Date of Construction Plans | | | | | Click . | | | Plan & Profile Sheets | | |  |
| **Ownership / Contact Information** | | | | | | | | | | | | | |
| Ownership Name | | | |  | | | | | | | | | |
| Contact Name | | | |  | | | | | | | | | |
| Mailing Address | | | |  | | | | | | | | | |
| Telephone | | | | (   )    - | | | | FAX | | | | (   )    - | |
| **Legal Considerations** | | | | | | | | | | | | | |
| Is the Ownership Interest Divided? Will the appraiser need to allocate the award between the separate interests? | | | | |  | | | | | | | | |
| Will we need an M&E Appraisal or Specialty Report | | | | |  | | | | | | | | |
| Zoning Classification | | | | |  | | | | | | | | |
| Zoning Definition | | | | |  | | | | | | | | |
| Building Setback Regulation | | | | |  | | | | | | | | |
| Existing Setback | | | | |  | | | | | | Proposed Setback | |  |
| Other Regulations | | | | |  | | | | | | | | |
| Minimum Site Size | | |  | | | Obvious or Apparent Easements? | | | | |  | | |
| Actual Site Size | | |  | | |
| Residue Site Size | | |  | | |
| Access? | | |  | | | | | | | | | | |
| Is property Compliant / Non Compliant? Explain: | | | | | |  | | | | | | | |
| Is Residue compliant / non compliant? Explain: | | | | | |  | | | | | | | |
| Are any regulations being waived as a result of the project or the Acquiring Agency’s efforts? Explain: | | | | | |  | | | | | | | |
| **Health Department Regulations** | | | | | | | | | Health Dept. Ph # | | | (    )    - | |
| Sanitary / Septic | |  | | | | | | | | | | | |
| Public Water/Private Well | |  | | | | | | | | | | | |
| Public water regulation / tap fees | |  | | | | | | | | | | | |
| **Preliminary Impressions of the Larger Parcel** | | | | | | | | | | | | | |
| Unity of Title / Ownership | |  | | | | | | | | | | | |
| Contiguity - Contiguous | |  | | | | | | | | | | | |
| Unity of Use / Integrated H&B Use | |  | | | | | | | | | | | |
| What is the Present Use of the Property? | |  | | | | | | | | | | | |

**Appraisal Problem Analysis**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Items in Take** | | | | | | | |
| Structures in take, Signs, etc. |  | | | | | | |
| Landscape Items |  | | | | | | |
| Crops |  | | | | | | |
| Septic Systems, water wells |  | | | | | | |
| Specialty Items |  | | | | | | |
| Oil / gas wells |  | | | | | | |
| Other |  | | | | | | |
| **Impact of the Take on the Residue** | | | | | | | |
| Will there be any change in access? Will there be any landlocked parcels? How many residue parcels will exist? What are the cuts or fills / Are there any changes in grade? Will there be any structures that will become obsolete? Will there be any impact upon utilities available to the residue? Is a cost-to-cure necessary? | | | | | | | |
|  | | Left | | | | Right | |
| Site Size | |  | | | |  | |
| Conforming / Non-Conforming | |  | | | |  | |
| Landlocked Parcels? | |  | | | |  | |
| Grade Changes? | |  | | | |  | |
| Proximity Issues? | |  | | | |  | |
| Utilities? | |  | | | |  | |
| Permanent Impacts from Temp’s? | |  | | | |  | |
| Financial Impacts? | |  | | | |  | |
| Additional Comments / Issues? | |  | | | |  | |
| Will the taking displace people or personalty? Will this be a complex or simple negotiation? | | | | | | | |
|  | | | | | | | |
| Additional Comments | | | | | | | |
|  | | | | | | | |
| Is the “Appraisal Problem” Simple or Complex? | | | Choose . | | Should the Agency get a Specialty Appraisal Report? | | Click. |
| What is the minimum acceptable Appraisal Report Type? | | | | Choose an item. | | | |
| Signature of person preparing this Appraisal Problem Analysis: |  | | | | | | Click . |
| Date |