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 |