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| RE-25-16 | | | | APPRAISAL REVIEW TEMPLATE for the | | | | | | | | | | | | County | |  | | | | | | | | |
| Rev. 05-2020 | | | | RE 25-17 R/W APPRAISAL REPORT | | | | | | | | | | | | Route | |  | | | | | | | | |
|  | | | |  | | | | | | | | | | | | Section | |  | | | | | | | | |
|  | | | |  | | | | | | | | | | | | Parcel | | - | | | | | | | | |
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| This appraisal review template is to be used for the review of R/W Appraisal Reports that have been prepared to estimate compensation to owners for the part taken and damages, if any, to the part not taken. R/W Appraisal Reports prepared for the Department must comply with instructions included in the template for the form RE 25-17 as well as ODOT’s Real Estate Manual and with the USPAP. | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | | ***Recommended***= | | | The report meets the many Federal and State requirements (including USPAP) and is recommended as the basis for the acquiring agency's offer. | | | | | | | | | | | | | | | | | | |  | |
|  | | | ***Accepted*** = | | | The report meets the many Federal and State requirements (including USPAP) but is not recommended as the basis for the acquiring agency's offer. | | | | | | | | | | | | | | | | | | |  | |
|  | | | ***Not Accepted*** = | | | The report does not meet the many Federal and State requirements (including USPAP) and will not be used as the basis for the acquiring agency's offer. | | | | | | | | | | | | | | | | | | |  | |
|  | |  | | | | | | | | | | | |  | | | | | | | | | | | | |
| 1. | | **State the identity of the client: [*SR 4-2(a)*]** | | | | | | | | | | | |  | | | | | | | | | | | | |
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|  | | The client is the Ohio Department of Transportation (ODOT). | | | | | | | | | | | | | | | | | | | | | | | | |
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| **2.** | | **State the identity of any intended users of this appraisal review: [*SR 4-2(a)*]** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | The intended users of the appraisal review are the Ohio Department of Transportation (ODOT), the Ohio Attorney General's Office, and the report is a public record. | | | | | | | | | | | | | | | | | | | | | | | | |
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| **3.** | | **State the intended use of this appraisal review: [*SR 4-2(b)*]** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | The intended use of the reviewer’s opinions and conclusions are to assist the Ohio Department of Transportation (ODOT) in establishing F.M.V.E. in compliance with the Uniform Act, Ohio law and the appropriate Federal and State regulations, or, to provide a documented reason as to why the appraisal report is not acceptable, or, is not to be used as a basis to establish F.M.V.E. | | | | | | | | | | | | | | | | | | | | | | | | |
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| **4.** | | **State the purpose of the appraisal review: [*SR 4-2(c)*]** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | The purpose of this appraisal review is to:  (*i*) determine if the appraisal meets the definition of an appraisal found in 49 CFR 24.2(a)(3) and OAC 5501:2-5-01(B)(3);  (*ii*) determine if the appraisal meets the appraisal requirements found in 49 CFR 24.103 and the OAC 5501:2-5-06 (C)(1)(b);  (*iii*) determine if the appraisal meets published ODOT procedures regarding the RE 25-17 Summary R/W Appraisal Report format;  (*iv*) determine if the appraiser’s data, reasoning and support are adequate for the value conclusion(s) reported in the analysis, and;  (*v*) if the appraisal report is concluded to be adequate, make a determination if the report is to be recommended as a basis for the establishment of the amount of just compensation which is FMVE. | | | | | | | | | | | | | | | | | | | | | | | | |
| **5.** | | **Identify the work under review: [*SR 4-2(d)*]** | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | **(*i*) Identify the ownership interest of the property that is the subject of the work under review;** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | **(*ii*) Identify the date of the work under review;** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | Click or tap to enter a date. | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | **(*iii*) Identify the effective date of the opinions or conclusions in the work under review;** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | Click or tap to enter a date. | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | **(*iv*) Identify the appraiser who completed the work under review.** | | | | | | | | | | | | | | | | | | | | | | | | |
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| **6.** | | **State the date of this appraisal review report: [*SR 4-2(e)*]** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | Appraisal Review Report Date: Click or tap to enter a date. | | | | | | | | | | | | | | | | | | | | | | | | |
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| **7.** | | **State any extraordinary assumptions of this appraisal review and that their use might have affected the assignment results: [*SR 4-2(f)*]** *(Comment: An extraordinary assumption may be used in a review assignment only if:*   * *it is required to properly develop credible opinions and conclusions;* * *the reviewer has a reasonable basis for the extraordinary assumption;* * *use of the extraordinary assumption results in a credible analysis; and* * *the reviewer complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.)* | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | **State any hypothetical conditions of this appraisal review and that their use might have affected the assignment results: [*SR 4-2(f)*]** *(Comment: A hypothetical condition may be used in a review assignment only if:*   * *use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;* * *use of the hypothetical condition results in a credible analysis; and* * *the reviewer complies with the disclosure requirements set forth in USPAP for hypothetical conditions.)* | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | *[Note: The review appraiser’s use of extraordinary assumptions or hypothetical conditions without the client’s prior knowledge is contrary to the spirit of USPAP. These items should be discussed with the client during the definition of the problem phase of the appraisal review assignment or as soon as the review appraiser becomes aware of the need to incorporate them in the assignment so they can be incorporated into the scope of work. The review appraiser should never wait until the final report to reveal to the client the use of these items in the assignment. The reviewer is required to obtain prior approval from the agency in order to use an extraordinary assumption or hypothetical condition ODOT Real Estate Manual Sec. 4000.05(D)&(E).* | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | | | | | | | | | | | | | | | | | | | | | | | | |
| **8.** | | **State the scope of work used to develop this appraisal review: [*SR 4-2(g)*]** | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | *(i)* To identify the extent of the review process, the reviewer has:  Reviewed the right of way plans  Reviewed construction plans  Viewed subject property  Viewed comparable properties  Read the appraisal report | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | *(ii)* Analyzed the appraisal report for compliance with:  Uniform Act/ 42USC CH 61/49 CFR Part 24  O.R.C. 163/OAC 5501:2-5-06  ODOT Real Estate Manual Sections 4100 to 4500  USPAP | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | *(iii)* Analyzed the appraisal for:  Appraisal theory and techniques  Proper before and after analysis  Mathematical accuracy  Reasonableness and consistency  Fair, supportable compensation | | | | | | | | | | | | | | | | | | | | | | | | |
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| **Review of the RE 25-17 Summary R/W Appraisal Report** | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 9. | | Did the appraiser use the Form RE 25-17(Revised 01-2014)? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 10. | | The appraiser included the Certificate of Appraiser: Form RE 25-6  (Revised 1-2014)? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 11. | | Is the appraiser an approved ODOT consultant, or an approved agency staff appraiser? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 12. | | Is there a copy of the Appraisal Scoping Checklist in the appraisal report? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 13. | | Are the Appraisal Scoping Checklist signed by the appraiser, review appraiser, and agency official? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 14. | | Has the appraiser adequately complied with the scope of work outlined in the Appraisal Scoping Checklist? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 15 | | Are there tenant-owned improvements classified as real property? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 15a. If yes, did the appraiser allocate a contributory value to the tenant-owned improvements? | | | | | | | | | | | | | | | | | | Yes | | No | | N/A | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 15b. If yes, how will salvage value be addressed on the form RE 22-1? | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 1 – Introduction** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 16. | | Did the appraiser include any extraordinary assumptions or hypothetical conditions? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 16a. If yes, were the assumptions or conditions agreed to by the client? | | | | | | | | | | | | | | | | | | Yes | | No | | N/A | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 17. | | Does the use of any assumptions or conditions effect the credibility of the report? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 18. | | Is this a “Limited Scope” Appraisal? | | | | | | | | | | | | | | | | | | Yes | | No | | N/A | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 18a. If yes, what are the limitations of the scope? | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | | 18b. If yes, did the appraiser comply with the limitations of the scope? | | | | | | | | | | | | | | | | | | Yes | | No | | N/A | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 19. | | Did the appraiser adequately comply with Part 1 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
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| **Review of Part 2 – Factual Data Before The Taking** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 20. | | Did the appraiser adequately comply with Part 2 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 20a. If No, explain below and also conclude whether the appraisal is still credible; | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 3 – Valuation Before The Taking** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 21. | | What is the value of the whole property – Before the taking? | | | | | | | | | | | | | | | | | |  | | | | | | |
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| 22. | | Has the appraiser considered all relevant and reliable approaches to value? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 23. | | Did the appraiser adequately comply with Part 3 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 23a. If no, explain below and also conclude whether the appraisal is still credible. | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 4 – Analysis of The Take** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 24. | | What is the allocated value of those items in the take area, if any? | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | |  | | | | | Land | | | | | | $ | | | | | | | |  | |  | | |  | | |
|  | |  | | | | | | Site Improvements | | | | | $ | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | Structures: | | $ | | | | | | |  | |  | |  | | |
|  | |  | | | | | | Total=Part Taken: | | | | | $0 | | | | | | |  | |  | |  | | |
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| 25. | | Did the appraiser adequately comply with Part 4 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
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|  | | 25a. If no, explain below and also conclude whether the appraisal is still credible | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 5 – Factual Data After The Taking** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | | N/A due to limited scope of work | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 26. | | Has the appraiser adequately described the residue in its uncured condition? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 26a. What is the effect of the taking on the uncured residue property?  *[Reviewer must discuss changes in H&B Use or changes in intensity of H&B Use]* | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 27 | | Did the appraiser consider a cure? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 27a. If yes, has the appraiser adequately described the residue in its cured condition? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 27b. What is the effect of the taking on the cured residue?  *[Reviewer must discuss changes in H&B Use or changes in intensity of H&B Use]* | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 28. | | Did the appraiser adequately comply with Part 5 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 28a. If no, explain below and also conclude whether the appraisal is still credible | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 6 - Valuation of the Residue Uncured** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | | N/A due to limited scope of work | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| 29. | | Did the appraiser value the residue uncured? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 30. | | Has the appraiser considered all relevant and reliable approaches to value? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 31 | | What are total damages uncured; | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | Value Before the Taking | | | | | | $ | | | | | | | |  | |  | |  | | |
|  | |  | | | | Value of the Residue Uncured | | | | | | (-) $ | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | Difference | | $0 | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | Part Taken | | (-) $ | | | | | | | |  | |  | |  | | |
|  | |  | | Total Damages if Uncured | | | | | | | | $0 | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 32. | | Did the appraiser adequately comply with Part 6 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 32a. If no, explain below and also conclude whether the appraisal is still credible. | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 7 - Feasibility of the Cost-To-Cure** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
| 33. | | Was a Cure considered? | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 33a. If Yes, briefly describe the cure. | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 33b. If Yes, Is the cure feasible? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 34. | | Did the appraiser adequately comply with Part 7 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 34a. If No, explain below and also conclude whether the appraisal is still credible; | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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| **Review of Part 8 - Valuation of the Residue As Cured** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | N/A due to limited scope of work | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 35. | | Did the appraiser value the residue cured? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 36. | | Has the appraiser considered all relevant and reliable approaches to value? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 37. | | Are there damages remaining after the cure has been considered? | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | |  | |  | |  | |  | |  | | |
|  | |  | | | | Value of the Residue as Cured | | | | | | | | | | $ | | | |  | |  | |  | | |
|  | |  | | | | Value of the Residue Uncured | | | | | | | | | | (-)$ | | | |  | |  | |  | | |
|  | |  | | | | Value of the Cure | | | | | | | | | | $0 | | | |  | |  | |  | | |
|  | |  | | | |  | | | | | | | | | |  | | | |  | |  | |  | | |
|  | |  | | | | Total Damages, if Uncured | | | | | | | | | | $ | | | |  | |  | |  | | |
|  | |  | | | | Value of the Cure | | | | | | | | | | (-)$ | | | |  | |  | |  | | |
|  | |  | | | | Remaining Damages Uncured | | | | | | | | | | $0 | | | |  | |  | |  | | |
|  | |  | | | |  | | | | | | | | | |  | | | |  | |  | |  | | |
|  | | 37a. Reviewer’s explanation of remaining uncured damages | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | |  | | | | | | | | | |  | | | |  | |  | |  | | |
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|  | |  | | | |  | | | | | | | | | |  | | | |  | |  | |  | | |
| 38. | | How has the Net Cost-to-Cure been addressed? | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | |  | | | | | | | | | |  | | | |  | |  | |  | | |
|  | |  | | | | Cost to Cure | | | | | | | | | | $ | | | |  | |  | |  | | |
|  | |  | | | | Items cured but paid for in the take | | | | | | | | | | (-)$ | | | |  | |  | |  | | |
|  | |  | | | | Net Cost -to-Cure | | | | | | | | | | $0 | | | |  | |  | |  | | |
|  | |  | | | |  | | | | | | | | | |  | | | |  | |  | |  | | |
|  | | 38a. Reviewer’s explanation of Net Cost-to-Cure: | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 39. | | Did the appraiser adequately comply with Part 8 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 39a. If no, explain below and also conclude whether the appraisal is still credible. | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| **Review of Part 9- Compensation Estimate for Temporary Easements** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | N/A | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 40. | | Did the appraiser adequately and reasonably consider any temporary easements? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 41. | | Was the compensation for the temporary based upon the residue property? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| **Review of Part 10 - Valuation Summary and Compensation Estimate** | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 42. | | Allocate the appraiser’s estimate of compensation: | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | **The Compensation Estimate** | | | | | | | | | | |  | | | | |  | |  | |  | | |
|  | |  | |  | | | | |  | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | **The Part Taken** | | | | |  | | | | | | **$** | | | | |  | |  | |  | | |
|  | |  | |  | | | | |  | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | **+ Damages** | | | | |  | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | Net Cost to Cure | | | | | $ | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | Damages Uncured | | | | | $ | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | Total Damages | | | | |  | | | | | | **$****0** | | | | |  | |  | |  | | |
|  | |  | |  | | | | |  | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | **+ Temporary Easements** | | | | | | | | | | | **$** | | | | |  | |  | |  | | |
|  | |  | |  | | | | | | | | | | |  | | | | |  | |  | |  | | |
|  | |  | | **Total Compensation** | | | | | | | | | | | **$0** | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 43. | | Did the appraiser adequately comply with Part 10 of the RE 25-17? | | | | | | | | | | | | | | | | | | Yes | | No | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | 43a. If no, explain below and also conclude whether the appraisal is still credible. | | | | | | | | | | | | | | | | | |  | |  | |  | | |
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|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
| 44. | | State the reviewer’s opinions and conclusions about the work under review,  Including the reasons for any disagreement. [*SR4-2(H)*] | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | | *The reviewer’s final comments should adequately set forth conclusions about the following:*   * *Does the appraisal comply with the USPAP?* * *Does the appraisal comply with the real estate appraisal procedures of the Ohio Department of Transportation?* * *In the reviewer’s opinion, is the estimate of compensation estimated by the appraiser fair and reasonable, adequately supported in compliance with procedure and does it adequately consider compensation for the part taken and damages, if any, to the part not taken in accordance with Ohio laws for compensation?* * *Does the reviewer recommend the appraisal report as the basis for the Agency’s offer of FMVE to the property owner?* | | | | | | | | | | | | | | | | | |  | |  | |  | | |
|  | |  | | | | | | | | | | | | | | | | | | | | | | | | |

| RE 25-16  Rev. 05-2020 | | |  | | CRS  PID:  Parcel: : | |  | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Reviewer’s Certification**  **I disclose that:** | | | | | | | | |
|  | I am an employee of the Ohio Department of Transportation approved to perform appraisal review services. | | | | | | | |
|  | I am a consultant approved by the ODOT Office of Consultant Services to perform appraisal review services for ODOT projects and Federally funded projects. | | | | | | | |
|  | I have not provided any services regarding the subject property within the three-year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. (*If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.)* | | | | | | | |
|  | No one provided significant real property appraisal review assistance to the person signing this certification. If this box is not checked then the appraiser must explain below:  *(When any portion of the work involves significant real property appraisal assistance, the appraiser must describe the extent of that assistance. The signing appraiser must also state the name(s) of those providing the significant real property appraisal assistance in the certification, in accordance with Standards Rule 2-3.)* | | | | | | | |
| **I certify that, to the best of my knowledge and belief:** | | | | | | | | |
| * The statements of fact contained in this report are true and correct. * I have physically viewed the subject property and the take area of the subject property of the work under review. * I have personally viewed the comparable sales in the field used in the valuation. * The Appraisal Report reviewed complies with Sections 4000 through 4500 of the Real Estate Manual promulgated by the Office of Real Estate, Ohio Department of Transportation. * That I understand that such appraisal review report may be used in connection with the acquisition of right of way for a transportation project to be constructed by the State of Ohio with the assistance of Federal-Aid Highway Funds or other Federal Funds. * That such appraisal review report has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of the State of Ohio. * The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. * I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved. * I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment. * My engagement in this assignment was not contingent upon developing or reporting predetermined results. * My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use. * My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review. * My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice. * That I have not revealed the findings and results of such appraisal review report to anyone other than the proper officials of the Ohio Department of Transportation or officials of the Federal Highway Administration, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings. * My class of certification is: (insert your certification or licensure)   This appraisal review report:  is within the scope of my certification or licensure  is not within the scope of my certification or licensure   * My certification/license number is: (insert your license number) | | | | | | | | |
| Appraisal Reviewer Signature | |  | | | |
| Typed Name : | |  | |  | |