
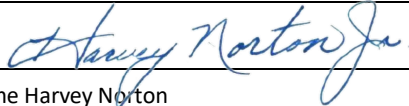


APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Wagner Rentals, LLC		Route	37
		Section	6.10
		Parcel No.	2-SH1,SH2
		Project ID No.	110412
<b>Appraisal Scope</b>			
Partial or total acquisition			Partial
<b>Ownership</b>			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
<b>Regulation</b>			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
<b>R/W and Construction Plans</b>			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
<b>Conclusion</b>			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			< \$10,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VA with review
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic and the Value Analysis Form is suggested. The Agency will have a Voluntary VA Review performed. Existing Easement overlaps this acquisition.			
<b>Signatures</b>			
Agency Approval by Signature, Title, and Date Typed Name			06/11/2020
	Name and Title John R. Wooldridge, ODOT District 5 Real Estate Administrator		Date
Review Appraiser Signature and Date			6/12/2020
	Name Harvey Norton		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date			
	Name Allison Durant		Date