|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Owners Name | | | | County | FAI | | |
| ACT INVESTMENTS LLC | | | | Route | 037 | | |
| Section | 06.10 | | |
| Parcel No. | 002-U1, U2 | | |
| Project ID No. | 110412 | | |
| Appraisal Scope | | |  | | | |  |
|  | Partial or total acquisition | | | | | | Partial |
| Ownership | | |  | | | | |
|  | 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 |
| Regulation | | |  | | | | |
|  | Significant zoning or legal regulations are impacting acquisition | | | | | | No |
|  | Property is not compliant with legal regulations in the before or after | | | | | | N/A |
| R/W and Construction Plans | | |  | | | | |
|  | 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 |
| Conclusion | | |  | | | | |
|  | Parcel acquisition cost estimate amount ($10,000 VA limit or $65,000 VF limit) | | | | | | < $10,000 |
|  | Anticipated damages (access, proximity, internal circuity, change H&B use, etc.) are expected | | | | | | No |
|  | Cost-to-Cure should be considered | | | | | | No |
|  | Specialized Report (parking, drainage, circuity, etc.) should be considered | | | | | | No |
|  | Appraisal Format Conclusion | | | | | | VA w/o review |
| Explanation of appraisal problem. Include discussion of any “Yes” responses above | | | | | | | |
| Possible fencing in the acquisition area; | | | | | | | |
| Signatures | | |  | | | | |
| Agency Approval by  Signature, Title, and Date  Typed Name | |  | | | |  | |
| Name and Title John R. Wooldridge REA | | | | Date | |
| Review Appraiser  Signature and Date | | |  | | --- | |  | | | | |  | |
| 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 Brittany Bradford, RS1 | | | | Date | |