|  |  |  |
| --- | --- | --- |
| 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 bySignature, Title, and DateTyped 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 |