|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Owners Name | | | | County | MUS | | |
| Charlie N. Rogers | | | | Route | SR 376 | | |
| Section | 5.09 | | |
| Parcel No. | 10-WD | | |
| Project ID No. | 115989 | | |
| Appraisal Scope | | |  | | | |  |
|  | Partial or total acquisition | | | | | | Total |
| Ownership | | |  | | | | |
|  | Whole parcel determination is complex | | | | | | No |
|  | RE-95 will be required | | | | | | Yes |
|  | RE 22-1 Apportionment will be required | | | | | | See Comments |
|  | Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements) | | | | | | N/A |
| 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) | | | | | | See Comments |
|  | Significant impact to site improvements (landscaping, vegetation, or screening) | | | | | | See Comments |
|  | Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted) | | | | | | See Comments |
|  | 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) | | | | | | See Comments |
|  | 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 | | | | | | LS Before Only |
| Explanation of appraisal problem. Include discussion of any “Yes” responses above | | | | | | | |
| Total Take of Parcel with a Structure Removed. Offer of Accompaniment is required. Habitability of structure is unknown and needs determined. Parcel purchased by current owner relatively recently. RE-95 Needed. Before only summary report. | | | | | | | |
| Signatures | | |  | | | | |
| Agency Approval by  Signature, Title, and Date  Typed Name | |  | | | | 05/18/2023 | |
| Name and Title John R. Wooldridge, D5 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 | | | | Date | |