

APPRAISAL SCOPING CHECKLIST

Owners Name		County	HAS
David Bower		Route	Bridge Street
		Section	Bowerston
		Parcel No.	7-SH1, SH2, T1, T2
		Project ID No.	120494
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)			See Comments
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)			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 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 w/o review
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Title was not available at the time of this scoping checklist.			
50 LF of 4' tall woven wire fencing, noted as poor condition on ROW plans. Any contributory value?			
Value Analysis Report, Waiver of Appraisal Provision			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			
	Name and Title Paula Beamer; Mayor of the Village of Bowerston		Date
Review Appraiser Signature and Date			
	Name		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