**APPRAISAL REVIEW**

REBP2128 05/2023

This form is to communicate an opinion about the quality of the appraisal report identified herein. The appraisal being reviewed, and the opinion of market value contained therein, may be used by the Agency to establish an offering price. The purpose of this review assignment is to determine and communicate whether the appraisal being reviewed meets FHWA and WisDOT standards, which are based on the WisDOT Real Estate Program Manual. The appraisal and appraisal review standards are found in the WisDOT Real Estate Program Manual

|  |
| --- |
| [ ]  For BTS-RE (central office) review.[ ]  For regional review (if $10,000 or less and non-complex). |
| Property owner nameClick or tap here to enter text. | Appraiser name/contact infoClick or tap here to enter text. |
| Date received by reviewerClick or tap to enter a date. |
| Project IDClick or tap here to enter text. | Parcel #Click or tap here to enter text. | Was subject field reviewed? [ ] Yes If “Yes”, date: Click or tap to enter a date. [ ] No  |
| According to appraisal being reviewed:* Fair Market Value – “Before” acquisition
 | $ Click or tap here to enter text. |
| * Fair Market Value – “After” acquisition
 | $ Click or tap here to enter text. |
| * Damages or benefits to property from acquisition
 | $ Click or tap here to enter text. |
| * Separate entity consideration, if applicable
 | $ Click or tap here to enter text. |
| Offering Price | $ Click or tap here to enter text. |
| I certify that, to the best of my knowledge and belief:* The facts reported by me and presented on this form are true and correct.
* I have no direct or indirect, present or prospective interest in the property that is the subject of this review, and I have no personal interest or bias with respect to parties involved.
* I understand that results of my review are to be used in connection with a federally funded highway project.
* My compensation is not contingent on an action or event resulting from the analyses, opinions, conclusions in, or use of, this review form.
* My review of this appraisal was not contingent upon developing or reporting predetermined results.
* No one provided significant professional assistance to person signing this review form, unless identified at bottom.
* The analyses, opinions, and conclusions in this review report are limited only by assumptions and limiting conditions, if any, stated on this form, and are my personal, unbiased professional analyses, opinions and conclusions.
* The appraisal report identified on this form, and upon which this review is based, contains the data that has been considered in this review.
* This form and my review are consistent with Standard 3 of USPAP.
* This review assignment was completed at the direction of Click or tap here to enter text..
* Click or tap here to enter text.. is the intended user of appraisal being reviewed
* Click or tap here to enter text.. is the intended user of this review assignment.
* I have personally field inspected both the subject property and the comparable.
 |
|  |  | Click or tap to enter a date. |
| Reviewer signature | Date |
| Click or tap here to enter text. |
| Print name |

|  |  |  |  |
| --- | --- | --- | --- |
|  | This instrument was drafted byClick or tap here to enter text. | Project IDClick or tap here to enter text. | Parcel No.Click or tap here to enter text. |

|  |
| --- |
| **REVIEW CHECKLIST** |
| Format: | [ ] Standard Before and After | [ ] Standard Abbreviated | [ ] Short Format |
| Scope of work and parameters for this review are as follows: | Yes | No |
| 1. Area and interest to be acquired agrees with latest plat. |[ ] [ ]
| 2. Owner/representative offered joint inspection opportunity. |[ ] [ ]
| 3. Date of opinion same as date of latest inspection. |[ ] [ ]
| 4. Adequate project and neighborhood discussion. |[ ] [ ]
| 5. Adequate discussion of land. |[ ] [ ]
| 6. Adequate discussion of improvements and utilities. |[ ] [ ]
| 7. Discussion of highest and best use. |[ ] [ ]
| 8. Discussion of zoning and its bearing on subject. |[ ] [ ]
| 9. Thorough description and analysis of acquisition. |[ ] [ ]
| 10. Adequate discussion of remainder. |[ ] [ ]
| 11. Property assessment discussed if used for before value. |[ ] [ ]
| 12. Appraisal methods and techniques explained. |[ ] [ ]
| 13. Appraisal methods are appropriate and adequate to justify market value expressed in appraisal. |[ ] [ ]
| 14. Comparable sales are of a sufficient number and quality. |[ ] [ ]
| 15. Comparable sales were adequately verified. |[ ] [ ]
| 16. Clear and accurate comparable sales map included. |[ ] [ ]
| 17. Conclusion of value used sound logic. |[ ] [ ]
| 18. Separate entity acknowledged, if a before and after appraisal. |[ ] [ ]
| 19. Analysis, opinions and conclusions in appraisal report under review are complete, appropriate and reasonable. |[ ] [ ]
| 20. Adjustments to data are adequate and relevant. |[ ] [ ]
| 21. Plat used for this appraisal was approved/recorded on (date) and correctly appears in appraisal. |[ ] [ ]
| 22. Were there any extraordinary assumptions or hypothetical conditions used in this report and were they approved by Click or tap here to enter text.. |[ ] [ ]
| - - Recommendation - - |[ ]  I approve and recommend this appraisal as the basis for establishment of the amount believed to be compensation. |
|  |[ ]  I accept this appraisal (meets all requirements, but not selected as approved or recommended).Reason(s) is:  |
|  |[ ]  This appraisal is not approved. Reason(s) for non-approval: *If subject appraisal report is not accepted, this assignment may include development of reviewer’s opinion of value. (If applicable, see attached: [ ] ).* |
|  |  |  | Click or tap to enter a date. |
|  |  | Reviewer’s signature | Date |
|  |  | Click or tap here to enter text. |
|  |  | Print name |
| Review Diary (attach additional pages as necessary): Click or tap here to enter text. |