STANDARD APPRAISAL Report FORMAT

**County:**

**Route:**

**Job No.:**

**Parcel No.:**

**Area of Contiguous Ownership:**

(As calculated from plans)

**Acquisition:**

(As indicated on plans)

**Normal Land:**

**Controlled Land:**

**Fully Controlled Land:**

**Permanent Easement:**

**Temporary Easement:**

**Remainder:**

**Appraiser:**

**Effective Date of Appraisal:**

**1. Owner and Tenant-owner:**

**2. Purpose of Appraisal:**

 The purpose of this appraisal is to estimate just compensation, if any, due the owners as a result of appropriating certain realty rights as herein described.

1. **Fair Market Value Definition:** Fair market value is the value of the property taken after considering comparable sales in the area, capitalization of income, and replacement cost less depreciation, singularly or in combination, as appropriate, and additionally considering the value of the property based upon its highest and best use, using generally accepted appraisal practices. If less than the entire property is taken, fair market value shall mean the difference between the fair market value of the entire property immediately prior to the taking and the fair market value of the remaining or burdened property immediately after the taking. (RSMo 523.001)

**Jurisdictional Exception to Standards Rule 1-**2(c)

 **B. Intended Use:** The intended use of the appraisal report is to assist the agency in its determination of the amount paid for the property rights acquired or conveyed.

 **C. Intended Users:** Intended users of this report are the agency, the Missouri Highways and Transportation Commission, the Missouri Department of Transportation, the Federal Highway Administration, and the United States Department of Transportation (the client), and persons authorized by the client, state enforcement agencies and such third parties as may be authorized by due process of law, and a duly authorized peer review committee. Although the Agency and the Missouri Department of Transportation authorizes a copy of this report be provided to the owner of the subject property of this appraisal for information and settlement purposes only, the owner is not an intended user as defined by USPAP.

 **D. USPAP Compliance Statement:** This appraisal was prepared according to the contract/assignment from the agency and the Missouri Department of Transportation. The intended use of the appraisal is for eminent domain related acquisition and the agency is the only intended user (except as indicated above). The agency bears responsibility for contract/assignment requirements that meet its needs and therefore are not misleading. In combination with the Scope of Assignment and review function, all appraisal reports assigned by the agency identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analysis necessary to produce a credible appraisal, and are therefore in compliance with USPAP Standard 1. In that the agency is the only intended user of the report and others may only be provided copies for informational purposes, the agency has determined that reports prepared in conformance with these procedures constitute an Appraisal Report, which fulfills the agency’s needs. For any inconsistencies with USPAP, appraisers are protected by the USPAP Jurisdictional Exception provision.

**3. Interest Appraised:**

**4. Scope of Work:**

Property and Sale Inspection:

 This report was prepared in conformance with the Scope of Assignment and the requirements of the format assigned.

**5. Identification of the Realty:**

**6. History of the Property:**

**7. Description of Realty Prior to Acquisition:**

 A. Land:

 Access Before Acquisition:

 Utilities In Use Before Acquisition:

 Utilities Available Before Acquisition:

 B. Zoning:

 Code:

 Category:

 Compliance:

 C. Fee Owned Improvements, Fixtures and Personalty:

 D. Tenant Owned Improvements, Fixtures and Personalty:

 E. Other Appraisal Considerations:

**8. Highest and Best Use Analysis Before Acquisition:**

**9. Valuation Before Acquisition:**

 A. Sales Comparison Approach Before Acquisition:

 Before Value by Sales Comparison Approach: $

 B. Cost Approach Before Acquisition:

 Before Value by Cost Approach: $

 C. Income Approach Before Acquisition:

 Before Value by Income Approach: $

**10. Reconciliation of Value Before Acquisition:**

 Total Value Before Acquisition: $

**11. Description of Property After Acquisition:**

 A. Land:

 Access After Acquisition:

 Utilities After Acquisition:

 Utilities Available After Acquisition:

 B. Zoning:

 Code:

 Category:

 Compliance:

 C. Fee Owned Improvements, Fixtures, and Personalty:

 D. Tenant Owned Improvements, Fixtures, and Personalty:

 E Other Appraisal Considerations:

**12. Highest and Best Use of Remaining Realty:**

**13. Valuation After Acquisition:**

 A. Sales Comparison Approach:

 After Value by Sales Comparison Approach: $

 B. Cost Less Depreciation Approach:

 After Value by Cost Less Depreciation Approach: $

 C. Income Approach:

 After Value by Income Approach: $

**14. Reconciliation of Value After Acquisition:**

 Total Value After Acquisition: $

**15. Estimate of Total Just Compensation:**

 Estimated Value Before Acquisition: $

 Estimated Value After Acquisition: $

 Indicated Just Compensation Due to Acquisition: $

**16. Allocation of Just Compensation:**

 A. Fee holder's interest:

 1. Land Acquired: $

 2. Improvements: $

 3. Total Land and Improvements $

 4. Damages to the Remainder:

 Permanent Easement: ac $

 Temporary Easement: ac $

 Other Damages: $

 Total Damages to the Remainder: $

 5. Total Just Compensation Due Fee Holder $

 B. Tenant's interest:

 1. Tenant-owned Improvements: $

 Total Tenant Owned Improvements: $

 2. Damage to Tenant-owned Improvements: $

 Total Damage To Tenant Owned Improvements: $

 3. Leasehold Interest: $

 4. Total Leasehold Interest: $

 5. Total Just Compensation Due Tenant-Owner: $

**17. Uneconomic Remnant****:**  $

**18. Salvage Value:**

 Item:$

**19. Required Attachments:**

 Assumptions and Limiting Conditions (Form 236.6.3.1.B)

 Certificate of Appraiser (Form 236.6.3.1.C)

Site Plan

 Photographs

 Floor Plans of Acquired Residential Units and Structures With Internal Walls

 Sale Forms (Forms 236.6.3.5.A and 236.6.3.5.B)

 Sale Map

 **Optional Attachments:**

Cover Letters

 Tables of Contents

 Appraiser Qualifications

 Engagement Letter or Notice to Proceed

 Legal Instructions, if any