**County:**

**Route:**

**Job No.:**

**Parcel No.:**

**Property Address:**

1. **Owner:**

 **Tenant-owner:**

1. **Identification of the Property:**

1. **Description of Acquisition:**

1. **Calculation of Value of Land to be Acquired:**

 Land: ac @ $ $

 Basis for Value:

**5. Summary:**

 Value of Land Acquired: $

 Value of Improvements to be Acquired:

 Fee Owner: Salvage Value $

 Tenant Owner: Salvage Value $

 Damages to the Remainder:

 Permanent Easement: ac $

 Temporary Easement: ac $

 Other Damages: $

 Subtotal: (Maximum $25,000) $

 Fencing: lf @ $ = $

 lf @ $ = $

 Total Fencing: $

 Total Just Compensation: **$**

**6. Uneconomic Remnant:**

 Area ac @ $ $

 Prepared by: Effective Date:

 State Certified Appraiser

 Approved by: Date:

 State Certified Appraiser

**USPAP Compliance Statement:** This waiver valuation was prepared according to the contract/assignment from the agency, Missouri Department of Transportation. The intended use of the waiver valuation is for eminent domain related acquisition and the agency is the only intended user. 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 administrative approval function, all waiver valuation 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 waiver valuation, 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 fulfill the agency’s needs. Any inconsistencies with USPAP are covered by the USPAP Jurisdictional Exception provision.

**Required Attachments**:

Site Plan

Photograph of Acquisition Area

Comparable Sale or Other Value Support

**Optional Attachments:**

Cover letters

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Qualifications

Engagement Letter or Notice to Proceed