**Appraisal Monitor Checklist**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Fed Aid Project:** | |  | | | | **Parcel:** | |  | | |
| **Owner:** |  | | | | | **Minority:** | | **Yes** | | **No** |
| **Acquiring Agency:** | | | |  | | | | | | |
| **Type Acquisition:** | | | **Partial** | | **Total Take** | | **Improved** | | **Unimproved** | |
| **Residential** | | | **Commercial** | | **Industrial** | | **Farm** | | **Other** | |

**Appraisal / Appraisal Review**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Appraiser #1** | **Appraiser #2** | **Appraiser #3** |
| **Name:** |  |  |  |
|  | **Staff**  **Fee** | **Staff  Fee** | **Staff  Fee** |
| **Date of Valuation:** |  |  |  |
| **Date of Appraisal:** |  |  |  |
| **Before Value:** | **$** | **$** | **$** |
| **After Value:** | **$** | **$** | **$** |
| **FMV Estimate:** | **$** | **$** | **$** |

**\*\* Ratings: OK=(OK) (C) = Concern (D) = Deficient (V) = Violation (N/A)**

|  |  |  |
| --- | --- | --- |
|  | **Appraiser #1** | **Appraiser #2** |
| **Owner Accompaniment:** |  |  |
| **Estate Appraised:** |  |  |
| **Purpose and Function:** |  |  |
| **Adequate Description of Subject:** |  |  |
| (encumbrances, title, zoning, 5 yr. history) | |  |
| **Highest and Best Use Analysis:** |  |  |
| **Relevant Approach (ES) Used:** |  |  |
| **Adequate Description of Comp. Sales:** |  |  |
| (parties, financing, verification) |  |  |
| **Data and Analysis Support FMV Estimate:** |  |  |
| **Reconciliation of Approaches:** |  |  |
| **Assumptions and Conditions Statement:** |  |  |
| **Appraiser’s Certification and Signature:** |  |  |
| **Project Influence (Increase/Decrease):** |  |  |
| **Review** |  |  |
| **Identified Deficiencies:** |  |  |
| **Action on Deficiencies:** |  |  |
| **Explanation of Estimate of Just**  **Compensation:** |  |  |

**Comments:**

**Monitor:       Date:**