



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

**REVIEW APPRAISER'S
RECOMMENDATION OF
JUST COMPENSATION**

PROJECT NAME: _____
STATE PROJECT #: _____
FEDERAL-AID PROJECT #: _____
PARCEL #: _____ UNIT #: _____

NOTE: Use "Rd" if figure is rounded.

Original Revision

The following appraisal was reviewed using DOT&PF and nationally-recognized appraisal standards.

<u>Appraiser:</u>	<u>Value Estimate Effective Date</u>	<u>Appraisal Report Date:</u>	<input type="checkbox"/> Approved
_____	_____	_____	<input type="checkbox"/> Accepted
_____	_____	_____	<input type="checkbox"/> Not Accepted
			<input type="checkbox"/> Accepted
			<input type="checkbox"/> Not Accepted

Owner: _____

Access to Remainder: _____

Uneconomic Remnant? No Yes If yes, enter value: \$ _____ and describe (attach second page as needed): _____

This Recommendation of Just Compensation is based upon my review of the recent appraisal of the above-referenced parcel, which complies with DOT&PF appraisal guidelines in the Alaska Right-of-Way Manual and is considered reasonable given the data and analysis presented in the appraisal report. This Recommendation of Just Compensation was prepared in conformity with 49 CFR Part 24, _____ Edition of the *Uniform Standards of Professional Practice*, and DOT&PF's Appraisal Review Guidelines (see Chapters 4 and 5 of the *Alaska Right-of-Way Manual*). It is the result of my independent, personal, unbiased, professional analysis, opinions, and conclusions based upon a technical review of the appraisal and other factual data without significant professional assistance or direction. The data and statements of fact presented in the appraisal have not been verified by this office and are assumed to be true and correct. All of the assumptions and limiting conditions contained in the original appraisal report are also conditions of this review, unless otherwise stated. The signed "Certification of Appraisal Review" is attached.

I made a physical inspection of the subject and comparable properties on (date): _____

If no field inspection was made, state reasons. _____


Recommended Just Compensation for the property being acquired is allocated as follows:				
Partial Acquisition	_____	sf @	\$ _____ /sf =	\$ _____
Site Improvements	_____	sf @	\$ _____ /sf =	\$ _____
Utility Easements	_____	sf @	\$ _____ /sf =	\$ _____
TCE	_____	sf @	\$ _____ /sf =	\$ _____
Existing SLEs/PLOs (Underlying Fee)	_____	sf @	\$ _____ /sf x 10%=	\$ _____
Damages	_____	sf @	\$ _____ /sf =	\$ _____
Special Benefits	_____	sf @	\$ _____ /sf =	\$ _____
TOTAL				\$ _____
Federal Participation:	\$ _____	State Funds:	\$ _____	

Review Appraiser's Signature: _____ Date: _____

Review Appraiser (print or type name): _____ AK Appraiser Cert#: _____

It is understood that this Recommendation of Just Compensation is to be used in conjunction with a Federal-Aid or State project. To the best of my knowledge, there are/are not items compensable under State Law that are not eligible for

Federal reimbursement. Describe: _____

 <p>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p>REVIEW APPRAISER'S RECOMMENDATION OF JUST COMPENSATION (continued)</p>	PROJECT NAME: _____
	STATE PROJECT #: _____
	FEDERAL-AID PROJECT #: _____
	PARCEL #: _____ UNIT #: _____

CERTIFICATION OF APPRAISAL REVIEW

For the Appraisal Review identified on page 1 of the Review Appraiser's Recommendation of Just Compensation I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no direct, indirect, present, or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved in the assignment.
- I have performed no services in any capacity (appraisal or otherwise) regarding the property that is the subject of the work under review within the three-year period immediately preceding my acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results, or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- I have/have not made a personal inspection of the subject of the work under review.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.
- All Assumptions and Limiting Conditions included in the original appraisal report referenced on page 1 are conditions of this review assignment.
- Client: *(Example: State of Alaska, Department of Transportation & Public Facilities (DOT&PF))* _____
- Intended Users: *(Example: DOT&PF and contractual assigns and Federal funding partners where applicable)* _____
- Intended Use: *(Example: To assist DOT&PF in determining just compensation for acquisition related to a public transportation project)* _____
- Purpose of the Appraisal Review: *(Example: To conduct a technical review of the appraisal referenced on page 1 for compliance with the USPAP and DOT&PF standards)* _____
- Scope of the Review: *(Example: In preparing this appraisal review I have completed a technical review of the appraisal report referenced on page 1. I have adhered to criteria in Chapters 4 and 5 of the Alaska Right-of-Way Manual and utilized this form to communicate this review assignment. Supporting documentation is retained in the work file as appropriate. I have checked the report for proper appraisal methodology, analytical consistency, internal logic, accuracy of mathematical calculations, and compliance with USPAP.)* _____
- Property Rights Appraised: (fee simple, leased fee, etc.) _____
- *(Example of additional certification: To ensure Statewide Consistency, and in conformance with DOT&PF standards and 49 CFR Part 24, the Review Appraiser has applied to the area encumbered by existing SLE/PLO, 10% of the fee-simple unit value reconciled in the reviewed appraisal (for the area at road grade), the intent of which is to extinguish possible underlying interests.)* _____

Review Appraiser's Signature: _____

Date: _____

Review Appraiser (print or type name): _____

AK Appraiser Cert#: _____