

**COLORADO DEPARTMENT OF TRANSPORTATION
FAIR MARKET VALUE**

RA

Project #	Subacct	Code 4210-1-3111, <input type="checkbox"/> N <input type="checkbox"/> P	Region#
Parcel #	Property owner		

A. LAND VALUE

Parcel	Land classification	Area <input type="checkbox"/> SF <input type="checkbox"/> AC	Unit price	Appraisal support		
					\$	
PE SE	Purpose	Area <input type="checkbox"/> SF <input type="checkbox"/> AC	Unit price	% of unit price		
					\$	
Land Total					\$	

B. IMPROVEMENT VALUE

Parcel	Type improvement	Size	Unit price	Appraisal support		
					\$	
Improvement Total					\$	

C. BENEFITS/DAMAGES (Market loss or cost to cure)

	\$		
Net Total			\$

D. LAND RENTAL

TE's	Purpose	Area <input type="checkbox"/> SF <input type="checkbox"/> Ac	Unit price	% of unit price		
					\$	
Land rental Total					\$	
Estimate of compensation					\$	

E. APPRAISAL SUPPORT

Supported by:	Appraisal	Second appraisal Total \$
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F. UNECONOMIC REMAINDERS yes no

Department must offer to purchase UNECONOMIC REMAINDERS 49 CFR PART 24.102(K)			
A separate deed should be used for parcel	containing	Sq. ft. or acres	Total for remainder \$
A separate deed should be used for parcel	containing	Sq. ft. or acres	Total for remainder \$
Estimate of compensation & Remainder value			\$

G. SALVAGE VALUE and REMARKS (Including non-participating items and reasons for value determination when there are divergencies between appraisals.)

This revised FMV supercedes FMV #	Dated:

Regional Transportation Director	Date	Reviewing Appraiser (see certificate on back)	Date
The above amount is established as an estimate of just compensation for the real property		Contract Manager	Date

I, the undersigned Reviewing Appraiser, do certify that, to the best of my knowledge and belief:

1. the Fair Market Value estimate has been reached independently by me, without collaboration or direction, and is based on appraisal(s) and other pertinent factual data;
2. the facts and data reported by the review appraiser and used in this review process are true and correct;
3. as a part of the appraisal review, there has been a field inspection of the property to be acquired and the comparable sales applicable thereto;
4. the analyses, opinions, and conclusions in this review report are subject to the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions;
5. I have no direct or indirect present or contemplated future personal interest in such property or in any monetary benefit from its acquisition and I have no personal interest or bias with respect to the parties involved;
6. my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report;
7. unless otherwise stated, the Review Appraiser agrees with the identification or listing of any buildings, structures, and other improvements on the land, as well as fixtures and appurtenances which the appraisers considered to be part of the real property to be acquired. The fair market value includes no items not eligible for Federal reimbursement, except such as may be compensable under the laws of Colorado, and which are clearly marked in the review as "non-participating;"
8. my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with The Uniform Standards of Professional Appraisal Practice and The Board of Real Estate Appraisers of the State of Colorado;
9. I understand such fair market value may be used in connection with a Federal Aid Highway Project.