

**COLORADO DEPARTMENT OF TRANSPORTATION
FAIR MARKET VALUE**

FMV

Project #:	Project Code:	LPA - Yes/No:	P or N:	Region #:
Parcel(s) #:		Property Owner:		

A. LAND/SITE VALUE OF PART(S) TAKEN

Parcel	Land Class	Area/Unit	Unit Value	Appraisal Support	Value
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B. EASEMENT VALUE OF PART(S) TAKEN

PE, SE, etc.	Purpose	Area/Unit	Unit Value	% of Unit Value	Value
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TOTAL LAND/SITE AND EASEMENT VALUE OF PART(S) TAKEN \$-0-

C. IMPROVEMENTS CONTRIBUTORY VALUE OF PART(S) TAKEN (For numerous improvements, attach a separate sheet)

Parcel	Improvement Type	Size	Unit Value	Appraisal Support	Value
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TOTAL IMPROVEMENTS CONTRIBUTORY VALUE OF PART(S) TAKEN \$-0-

TOTAL VALUE OF PART(S) TAKEN \$-0-

D. COMPENSABLE DAMAGES AND/OR OFFSETTING BENEFITS

Compensable Damages – Curable (Net Restoration Cost to Cure)	\$-0-
Compensable Damages – Incurable	\$-0-
Offsetting Specific Benefits (Up to 100% of Incurable Damages)	\$-0-
Offsetting Specific Benefits (Up to 50% of Parts Taken)	\$-0-

NET COMPENSABLE DAMAGES AND/OR OFFSETTING BENEFITS \$-0-

E. RENTAL VALUE OF TEMPORARY EASEMENTS

TE	Purpose	Area/Unit	Unit Value	% of Unit Value	Term (Mo/Yr)	Value
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TOTAL RENTAL VALUE OF TEMPORARY EASEMENTS \$-0-

COMPENSATION ESTIMATE \$-0-

F. APPRAISAL SUPPORT

Recommended report prepared by: X Date of value: X Date of report: X

G. UNECONOMIC REMAINDERS (CDOT must offer to purchase per 49 CFR 24.102(k))

Use separate deed for remainder Parcel xxx containing xxxx acres/sf REMAINDER TOTAL \$-0-

COMPENSATION ESTIMATE RECOMMENDED FOR APPROVAL \$-0-

H. SALVAGE VALUE AND REMARKS (Include remarks for non-participating items, takings, damages, benefits, etc., as applicable)

This revised FMV supersedes FMV #xxxx Dated xxxxx xx, 20xx:

Regional Transportation Director	Date	Review Appraiser	Date
The above amount is APPROVED as the basis for just compensation		Cert. Genl. Appr. #CGxxxxxxxxxxxxxxxx	
		CDOT Contract Manager (applicable when there has been a contract review appraiser)	Date

CC: Orig. to ROW Services (Main file) ♦ Acquisition (Encumbrance) ♦ Region ♦ AG's Office (Litigation) ♦ Prop. Mgmt. (Imps. or "R" Parcel acquired) ♦ Relocation (Relocation involved)