

**COLORADO DEPARTMENT OF TRANSPORTATION
REVIEWER'S WORKSHEET ON
APPRAISAL STANDARDS**

Project # Project Code

Parcel(s)

	Yes	No
1. Does the project have 3111 authorization?	<input type="checkbox"/>	<input type="checkbox"/>
2. Was a letter of Instructions provided the appraiser?	<input type="checkbox"/>	<input type="checkbox"/>
3. Is purpose of appraisal in the report? It should include a statement of value to be estimated, and the rights or interest being appraised.	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there a description of the neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is there a description of the subject property, total ownership, property interest being acquired (include easements) and description of the remainders?	<input type="checkbox"/>	<input type="checkbox"/>
6. Did the appraiser include photographs of subject property including all principal above ground improvements taken or affected?	<input type="checkbox"/>	<input type="checkbox"/>
7. Are signs (on premise & off premise) and sign sites valued? Off premise signs are handled by the sign program.	<input type="checkbox"/>	<input type="checkbox"/>
8. A certified inventory of real and personal property may be required. This inventory must delineate realty/personal property and tenant or fee ownership of the item. Is this included in the report? Tenant ownership must be separately valued.	<input type="checkbox"/>	<input type="checkbox"/>
9. Is highest and best use clearly set out?	<input type="checkbox"/>	<input type="checkbox"/>
10. Is appraisal consistent with highest and best use?	<input type="checkbox"/>	<input type="checkbox"/>
11. Are the subject, sales used, and zoning consistent and clearly described?	<input type="checkbox"/>	<input type="checkbox"/>
12. Are sales confirmed with buyer or seller?	<input type="checkbox"/>	<input type="checkbox"/>
13. Did the appraiser include any sales of the subject ownership during the last 5 years?	<input type="checkbox"/>	<input type="checkbox"/>
14. Is there an adequate sales map?	<input type="checkbox"/>	<input type="checkbox"/>
15. Are the plats properly marked?	<input type="checkbox"/>	<input type="checkbox"/>
16. Is project enhancement considered?	<input type="checkbox"/>	<input type="checkbox"/>
17. Cash equivalency considered?	<input type="checkbox"/>	<input type="checkbox"/>
18. Correlation: Does it include sufficient explanation as to how sales support the value?	<input type="checkbox"/>	<input type="checkbox"/>
19. Did appraiser apply dollar or percentage adjustment to each item of differential affecting comparability of sales to subject property?	<input type="checkbox"/>	<input type="checkbox"/>
20. Is there support for damages or benefits to remaining real property?	<input type="checkbox"/>	<input type="checkbox"/>
21. When determining the amount of compensation to be paid for a partial taking, the compensation for the property taken and damages to the residue of said property shall be reduced by the amount of any special benefits which result from the improvement or project, but not to exceed fifty percent of the total amount of compensation to be paid for the property actually taken. Was this accomplished?	<input type="checkbox"/>	<input type="checkbox"/>
22. Is total just compensation, value date, and appraiser's signature specifically set out?	<input type="checkbox"/>	<input type="checkbox"/>
23. Is there a certification and statement of contingent and limiting conditions?	<input type="checkbox"/>	<input type="checkbox"/>
24. Are other descriptive material such as maps, charts, plans, photographs, referenced in the report?	<input type="checkbox"/>	<input type="checkbox"/>
25. Are the Federal-aid project number and parcel identification included?	<input type="checkbox"/>	<input type="checkbox"/>
26. Has the appraiser given the property owner or his representative an opportunity to go over the taking?	<input type="checkbox"/>	<input type="checkbox"/>
27. Appraisers must always be alert to the possibility of soil contamination and toxic waste. They must be addressed in the appraisal when applicable. Does this apply?	<input type="checkbox"/>	<input type="checkbox"/>

All items checked "no" must be corrected. If not corrected, explanation is as follows: (Use the back of this sheet if more space is necessary.)

Reviewer	Date
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