

**COLORADO DEPARTMENT OF TRANSPORTATION
SHORT FORM APPRAISAL**

Name of owner	Project
Address of owner	Location
Address or location of property	Parcel no.
Value to be estimated: <input type="checkbox"/> market value	Subaccount no.
Rights or interests appraised. <input type="checkbox"/> fee value	
Has property sold in last 5 years? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, include sale:	Highest and best use of property:

Describe neighborhood:

Impr. no.	Description of improvements	Area	Cost new	Condi- tion*	Effec. age	Rem. life	% dep.	Impr. value	
TOTAL VALUE OF IMPROVEMENTS TO BE TAKEN:									\$

Parcel no.	Area	Units	Type of land	Zoning	Unit value	Total value	
TOTAL VALUE OF LAND TO BE TAKEN:							\$

TE parcel no.	Area	Units	Interest	Term (in months)	Unit value	Total value	
TOTAL FOR TEMP. EASEMENTS:							\$

Damages/Benefits		
TOTAL FOR DAMAGES/BENEFITS:		\$
TOTAL COMPENSATION:		\$

Subject can be compared to:
 Sale @ \$ / | Sale @ \$ /

Has owner or designated representative accompanied appraiser during inspection of property?
 yes date _____ no describe efforts made:

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REMARKS:

AFFIDAVIT OF APPRAISER

On _____ date(s), I personally made a field inspection of the property appraised.
 On _____ date(s), personally made a field inspection of the comparable sales used in the appraisal.

The subject and the comparable sales used in the appraisal are represented by the photographs contained in the appraisal.
 To the best of my knowledge, the statements contained in the appraisal are accurate and the information used to formulate opinions are accurate subject to limiting conditions.

I understand that the appraisal is associated with the aquisition of right-of-way for a transportation facility to be constructed by the State of Colorado, with the assistance of Federal-aid transportation funds, and that the appraisal is conforming with the appropriate state laws, regulations, policies and procedures applicable to appraise right-of-way for such purposes. To the best of my knowledge no portion of the value assigned to the property consists of items which are noncompensable under the established law of the State.

Neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported.

I have no direct or indirect, present or contemplated future personal interest in the property or in any benefit from the acquisition of the property appraised.

I will not reveal the findings and results of this appraisal to anyone other than the proper officials of the Colorado Department of Transportation or officials of the Federal Highway Administration until authorized by State officials to do so or until I am required to do so , by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

My independent opinion of fair market value of the parcel as of the _____ day of _____, 19____, is _____ and that the conclusion in this appraisal was reached without collaboration or direction as to value, subject to the attached limiting conditions.

_____ (signature)