STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

VALUE FINDING REPORT

PROJECT & OWNER INFORMATION

Name of Owner _______________________________________________________________________________________
Address _____________________________________________________________________________________________
Telephone Number ________________________  ROW Map Date __________________________
Parcel Location ___________________________  Current Use __________________________
Legal Description ____________________________________________________________________________________
Zoning __________________       Current Use __________________       Highest and Best Use ______________________
Rights Appraised __________________  Inspection Date ___________________  Date of Value ______________________

PROPERTY DESCRIPTION SUMMARY

Property Area _____________________________   Easement Acquired __________________________
Area of Acquisition (Parcel) ______________________  Permit Acquired __________________________
Remainder _____________________________   Area of Parcel Subject to PLO or Section Line Easement __________________________

STATEMENT OF APPRAISAL PROBLEM and
INFORMATION SIGNIFICANT TO SOLUTION OF PROBLEM

DESCRIPTION OF PROPERTY AND IMPROVEMENTS IN BEFORE SITUATION
[Location, size, shape, access, etc.]

DESCRIPTION OF PROPERTY BEING ACQUIRED AND
HOW ACQUISITION AFFECTS PROPERTY

DESCRIPTION OF REMAINDER
[Size, shape, access, utility, etc.]

LIST OF IMPROVEMENTS ACQUIRED
(WITH SUPPORT FOR COST-TO-CURE IF APPLICABLE)
### ACQUISITION SUMMARY

1. Market Value Before Acquisition  
   - Land  
   - Improvements  
   \[ \text{Land} + \text{Improvements} = \text{Total} \]

2. LESS Acquisition Value as Part of the Whole  
   - Land  
   - Improvements  
   \[ \text{Land} + \text{Improvements} / - = \text{Remaining} \]

3. Remainder Value as Part of the Whole  
   \[ \text{Remaining} = \text{Remaining Value} \]

4. Estimated Market Value of Remainder  
   - Land  
   - Improvements  
   \[ \text{Land} + \text{Improvements} = \text{Estimated Market Value} \]

5. Acquisition Value as Part of the Whole (Amount with * from above)  
   \[ \text{Estimated Market Value} \]

6. Cost-to-Cure (describe below)  
   + \[ \text{Cost-to-Cure} \]

7. Permits  
   + \[ \text{Permits} \]

8. Easements  
   + \[ \text{Easements} \]

9. PLO or Section Line Easements  
   + \[ \text{PLO or Section Line Easements} \]

10. Other  
    + \[ \text{Other} \]

11. MARKET VALUE OF ACQUISITION  
    \[ \text{Remaining Value} = \text{Total Market Value} \]

### SALES DATA

- [ ] Contained in Market Data Book
- [ ] Comparable Sales Data Attached

### LEGAL DESCRIPTION

- [ ] In Files
- [ ] Attached

I have considered damages to the remainder (if a partial acquisition) and either
- [ ] found none
- [ ] have concluded that the “cost-to-cure” shown above and described as follows, mitigates any identifiable damages:  
  [ ]

Appraisal assistance provided:  [ ] Yes  [ ] No

If yes, provide the name of each individual and, if a state registered, licensed, or certified appraiser, include status and license number:  
  [ ]

The following required items are attached:  
[ ] ROW parcel plat  [ ] Photographs
[ ] Five-year sales history  [ ] Property contact letter regarding property inspection

Date _______________________________  Prepared By _______________________________