



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

APPRAISAL REPORT CHECKLIST

PROJECT NAME: _____
STATE PROJECT #: _____
FEDERAL-AID PROJECT #: _____
PARCEL #: _____ UNIT #: _____

Appraiser: _____

Special Instructions or priorities: _____

Note: If item is not applicable, write "N/A" by the box for that item

<ul style="list-style-type: none"> <input type="checkbox"/> Current ROW Plans and contract scope attached <input type="checkbox"/> Appraisal matches plans <input type="checkbox"/> Narrative Appraisal Summary Completed (25A-R445) <input type="checkbox"/> Certificate of Appraiser (25A-R450) signed <input type="checkbox"/> Scope of appraisal, Purpose and function <input type="checkbox"/> Assumptions & Limiting Conditions <input type="checkbox"/> Area & Neighborhood Analysis <input type="checkbox"/> Land area and shape <input type="checkbox"/> Access/Frontage <input type="checkbox"/> Topography <input type="checkbox"/> Soils <input type="checkbox"/> Utilities <input type="checkbox"/> Rights to be acquired <input type="checkbox"/> Easements and encroachments shown <input type="checkbox"/> Existing ROW <input type="checkbox"/> Present use <input type="checkbox"/> Zoning / Restrictions (Before & After) <input type="checkbox"/> Known Hazards: Environmental, Flood <input type="checkbox"/> Improvements described + sketch + shown on plat <input type="checkbox"/> Specialty items or Tenant owned improvements <input type="checkbox"/> Assessed Value/tax trends <input type="checkbox"/> Plat/Plot Plan/Parcel Map <input type="checkbox"/> Photographs: land & improvements <input type="checkbox"/> Five-Year Sales History <input type="checkbox"/> Highest and best use <input type="checkbox"/> Approaches: Market-Income-Cost <input type="checkbox"/> Support for Adjustments or Assumptions <input type="checkbox"/> Value of the whole <input type="checkbox"/> Conclusion and, if applicable, correlation <input type="checkbox"/> Value of acquisition & allocation <input type="checkbox"/> Remainder as a part of the whole <input type="checkbox"/> Remainder value after acquisition <input type="checkbox"/> Value reasonable and consistent <input type="checkbox"/> Owner contact verification <input type="checkbox"/> Title Report and Legal Description <p>Issues: _____</p> <p>_____</p> <p>_____</p>	<p>Comparable Sales data should include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Comparable Sales map <input type="checkbox"/> Size <input type="checkbox"/> Shape <input type="checkbox"/> Topography <input type="checkbox"/> Utilities <input type="checkbox"/> Soils <input type="checkbox"/> Use / Zoning <input type="checkbox"/> Access and Grade relationship <input type="checkbox"/> Improvement allocation <input type="checkbox"/> Photographs <input type="checkbox"/> Verification by the appraiser <p>After Value: Has the appraiser considered</p> <ul style="list-style-type: none"> <input type="checkbox"/> Highest & Best Use change <input type="checkbox"/> Access/Frontage issues <input type="checkbox"/> Area/Shape <input type="checkbox"/> Elevation or Drainage change <input type="checkbox"/> Improvements <input type="checkbox"/> Approaches: Market-Income-Cost <input type="checkbox"/> Support for Adjustments <input type="checkbox"/> Support for Damages/Special Benefits/Cost-to-cure <ul style="list-style-type: none"> <input type="checkbox"/> Contract terms met <input type="checkbox"/> Progress Payment Approval
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Date: _____

Review Appraiser