|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Road |  | | |  | | | | | | | | | | | | | | Code | | | |  | |
| County |  | | | **WAIVER VALUATION-FMV Evaluation** | | | | | | | | | | | | | | Parcel | | | |  | |
|  |  | | |  | | | | | | | | | | | | | | Des.# | | | |  | |
| Prior to making an offer to purchase property, the agency must establish a proposed purchase price for the property. Pursuant to 49 CFR 24.102(c)(2)(ii), the agency does not have to use an appraisal to support the proposed purchase price if the “valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at 10,000 or less.” This form is used to evaluate fair market value of an acquisition when the agency has determined that an appraisal is not necessary and 49 CFR 24.102(c)(2)(ii) applies. | | | | | | | | | | | | | | | | | | | | | | | |
| Address/Location: | | |  | | | | | | | | | | | | | | | | | | | | |
| Owner: | | |  | | | | | | | | | | | | | Phone: | | |  | | | | |
| Owner Address: | | |  | | | | | | | | | | | | | | | | | | | | |
| Tax Identification #: | | |  | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| Area of Parcel | | | | |  | | | | Area and Type of Acquisition | | | | | | | | | | | | | | |
| Before: |  | | | |  | | | | New Fee Simple R/W: | | |  | | | Perpetual R/W: | | | | |  | | | |
| After: |  | | | |  | | | | PER R/W: | | |  | | | Access Rights: | | | | |  | | | |
|  | | | | |  | | | | Temporary R/W: | | |  | | | Other: | | | | |  | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| Present Use: | | Choose an item. | | | |  | Zoning: | | | Choose an item. | | |  | Highest and Best Use: | | | Choose an item. | | | | | | |
| Has subject sold/transferred in past 5 yrs: | | | | | | | |  | | | (Y/N) | | | Is the Subject in a flood plain: | | | | | | |  | | (Y/N) |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| Land Improvements Acquired: | | | | | | | | | | | | | | | | | | | | | | | |
| Total: | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| Cost to Cure: | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| **Comparable Sales** | | | | | | | | | | | | | | | | | | | | | | | |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Address  Tax ID # | | Date of Sale | Size | Sale Price | Per unit/price | Existing use  ? |
|  | |  |  |  |  |  |
|  | |  |  |  |  |  |
|  | |  |  |  |  |  |
| Market Analysis: |  | | | | | |
| Land Acquired: |  | | | | | |
| Perpetual R/W: |  | | | | | |
| Temporary R/W: |  | | | | | |

|  |  |  |
| --- | --- | --- |
| Land Acquired + PER: | $ |  |
| Land Improvements Acquired: | $ |  |
| Temporary R/W: | $ |  |
| Cost to Cure: | $ |  |
| Total Compensation: | $ |  |

This FMV Evaluation: Waiver Valuation (“Report”) is not intended to be an appraisal. It does not need to be completed by an appraiser. Neither law, regulation, nor agreement requires or expects an appraiser to complete this Report.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Valuation Preparer** | | | |  |  |
| Signature | |  | |  |  |
|  | |  |  |
| Name Printed | |  | |  |  |
| Date | |  | |  |  |
| Total Valuation | |  | |  |  |
|  |  | |  |  |  |

Attachments:

R/W Legal Description (Exhibit “A”)

Plat Sheet (Exhibit “B”)

Aerial of Subject Property

Current Photographs

Comparable Sale Data *(Defined as either MLS Sheet, Full Sales Disclosure, Property Tax Card, INDOT Comp Sheet)*

Comparable Sale Map