

FMV WAIVER VALUATION TRAINING

- **Purpose** - The purpose of the training is to introduce the FMV Waiver Valuation process, which is used to determine the value for uncomplicated parcels having an anticipated fair market value of \$10,000 or less. Once the FMV Waiver Valuation is complete, the parcel may be sent to buying negotiation and assigned to the same person completing the valuation.
- **Eligibility** – Candidates must possess a valid Indiana Real Estate Broker’s license and have passed the INDOT Buyer’s Exam and attended an INDOT FMV Waiver Valuation training session. The preparer should be knowledgeable about the real estate market in the area of the subject. Market knowledge can be gained through many sources, e.g., searching comparable sales on the DLGF website, GIS websites, visiting area real estate offices, multiple listing sites, etc.
- **Authority** – 49 CFR 24.102(c)(2)(ii)
- **Overview** –
 - No APA is required when INDOT staff buyers are assigned for the FMV Waiver Valuation. An APA will be required for turnkey projects.
 - Parcel Assignment: while not an appraisal service, the parcel is routed to Appraising for Appraising and assigned to Appraisal Type for Waiver Valuation.
 - The valuator will send a notice to owner letter to the property owner, with a copy maintained in the parcel file.
 - There may be minimal information in the parcel packet. It may be up to the assignee to retrieve and **review plans, engineering documents, including legal descriptions, and title work from ERMS**, along with parcel and tax information from the county in which the parcel is situated. There is always the potential for mistakes in any of this information. It is preferable that any errors are corrected sooner than later, which will help reduce project delays.
 - Based on the **type of land** being acquired, (residential, commercial, agricultural, industrial, or special purpose), the valuator will obtain sales data for comparable properties (comps).
 - Zoning designation – check with County or municipality planning/zoning departments.

- Flood area designation may affect value. Data can be obtained from some County or City GIS Websites, and also the following:
 - FEMA flood maps <https://msc.fema.gov/portal/home>
 - Indiana DNR - INdiana Floodplain Information Portal <https://dnrmaps.dnr.in.gov/appsphp/fdms/>
 - Floodplains – Flood Rate Insurance Maps (FIRM) https://maps.indiana.edu/previewMaps/Hydrology/Floodplains_FIRM.html
- Once the FMV Waiver Valuation form is completed, the Appraisal Parcel Details screen in LRS is completed. While a review is not required, the review screen in LRS needs to be completed in order to print the Statement of the Basis for Just Compensation, (SBJC). The approver will also be assigned for appraisal review. Once the review section is complete, for INDOT staff, a supervisor or other authorized staff member will provide an administrative review and complete the PCSC evaluation. The valuator will prepare the Statement of the Basis for Just Compensation, (SBJC) and sign as the approver. INDOT staff who are the valuator will also sign as the approver. For consultants, an INDOT staff member is required to desk review the FMV Waiver Valuation and approve the SBJC.
- Owner contact is not required for a FMV Waiver Valuation; however, the valuator may contact the owner if needed. If contact is made, the valuator may only discuss the valuation process and ***may not make any buying offer or disclose the anticipated value to the owner prior to the parcel being assigned in buying.***
- ***Prior to making an assignment to buying, it must be verified that R/W acquisition funding is approved. For projects with federal participation, environmental completion is also required.***

FMV Waiver Valuation Practicum

Candidates should bring their laptops to the training session

- **Comp Searching – Stephen Wilcoxon & Lynn Wilkins**

If you don't have access to a Multiple Listing Service (MLS) in a particular County here in Indiana, how can you still find comparable sales?

GIS WEBSITES AND COMPARABLE SALES SEARCHING

Does your County have a GIS system?



elevate
by 39 DEGREES NORTH



WTH
Smarter just got easier®



THINK GIS



 Beacon™

Does your County upload sales disclosures to Gateway/DLGF?



Gateway INDIANA
Sales Disclosure Form



<https://39dn.com/elevate/>

Benton County, IN

Bartholomew County, IN

Cass County, IN

Clark County, IN

Elkhart County, IN

Floyd County, IN

Grant County, IN

Harrison County, IN

Hendricks County, IN

Jay County, IN

Lawrence County, IN

Martin County, IN

Miami County, IN

Monroe County, IN

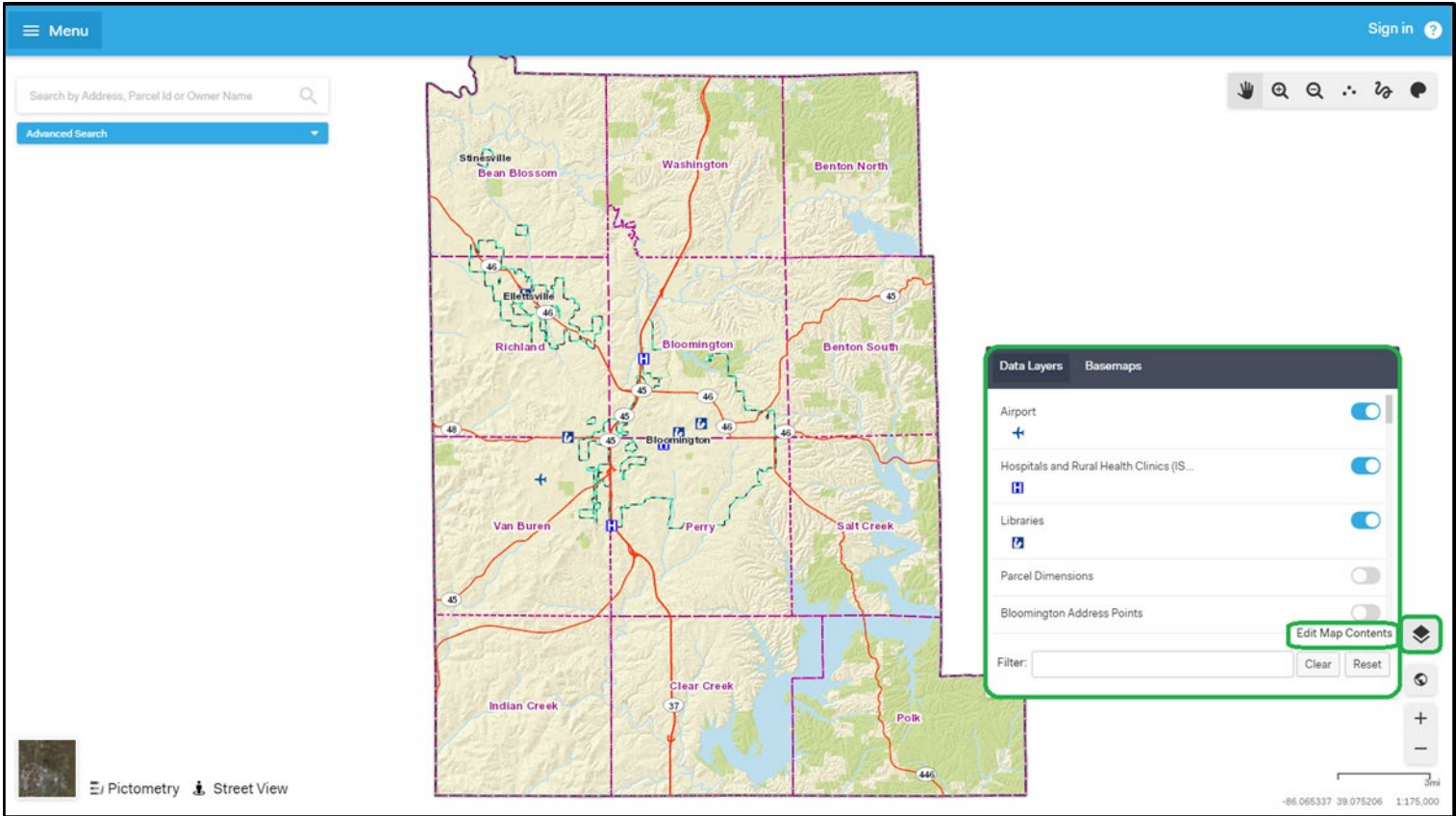
Morgan County, IN

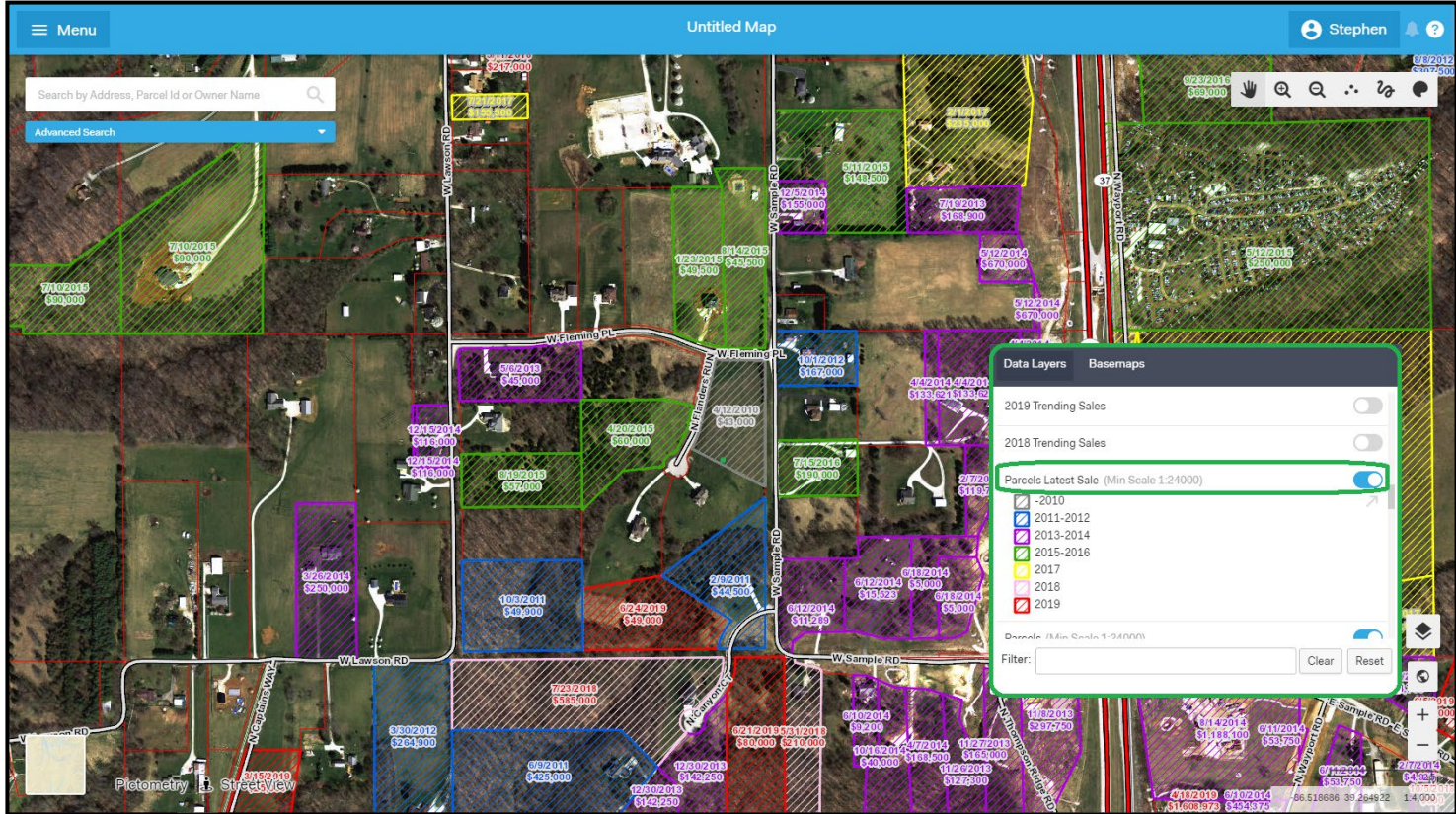
Orange County, IN

White County, IN

TO GET THE INFORMATION PRESENTED IN THE ELEVATE WEBSITE YOU WILL HAVE TO SIGN IN AS A GUEST OR CREATE AN ACCOUNT.

SEARCHING FOR COMPARABLE SALES ON THE GIS







<http://www.wthgis.com/>

Benton County

Brown County

Clay County

Daviess County

Dubois County

Fayette County

Franklin County

Fulton County

Greene County

Jackson County

Jefferson County

Jennings County

Knox County

Ohio County

Owen County

Parke County

Perry County

Pike County

Posey County

Pulaski County

Putnam County

Randolph County

Ripley County

Scott County

Shelby County

Spencer County

Starke County

Sullivan County

Switzerland County

Union County

Vermillion County

Vigo County

Warren County

Warrick County

Washington County



Parcel Tools – Sales Tab

Important Search Fields

Sale Date Range / Property Class / Acreage

Sale Date: 01/01/2018

Property Class Code: 100 (Ag)

Acreage (10-50 Acres)

Each Blue Dot is a sale



<https://beacon.schneidercorp.com/>

Blackford, County

Carroll, County

Clinton, County

Crawford, County

Dearborn, County

Decatur, County

DeKalb, County

Delaware, County

Fayette, County

Fountain, County

Gibson, County

Hancock, County

Hendricks, County

Henry, County

Howard, County

Huntington, County

Jasper, County

Johnson, County

Knox, County

Kosciusko, County

LaGrange, County

LaPorte, County

Marshall, County

Montgomery, County

Newton, County

Noble, County

Parke, County

Steuben, County

Sullivan, County

Tippecanoe, County

Tipton, County

Vigo, County

Wabash, County

City of Greenfield

City of Lawrence

City of Valparaiso

Sanitary District of Michigan
City

Town of Avon

Town of Brownsburg

Town of Danville,

Town of McCordsville

Town of Plainfield

City of Terre Haute



Comp searching for in Beacon is easy, click on comp search and add your criteria in.

Tippecanoe County, IN

Log In

Layers
Comp Search
Map
Search

Print
Settings
Email

Residential Comparables Search

Use	Category	Criteria
<input type="checkbox"/>	Year Built	Between <input type="text"/> and <input type="text"/>
<input type="checkbox"/>	Finished Living Area	Between <input type="text"/> and <input type="text"/> ft ²
<input type="checkbox"/>	Finished Basement Area	Between <input type="text"/> and <input type="text"/> ft ²
<input type="checkbox"/>	Lot Area	Between <input type="text"/> and <input type="text"/> ft ²
<input type="checkbox"/>	Acreage	Between <input type="text"/> and <input type="text"/>
<input type="checkbox"/>	Stories	<input type="text"/> .0 <input type="text"/> 0 <input type="text"/> 1 <input type="text"/> 1.0
<input type="checkbox"/>	Bedrooms	<input type="text"/> 0 <input type="text"/> 1 <input type="text"/> 2 <input type="text"/> 3
<input type="checkbox"/>	Central Air	<input type="checkbox"/> (Check for Yes / Uncheck for No)
<input type="checkbox"/>	Fireplace	<input type="checkbox"/> (Check for Yes / Uncheck for No)
<input type="checkbox"/>	Sale Price	Between <input type="text"/> and <input type="text"/>
<input type="checkbox"/>	Sale Date	<input checked="" type="radio"/> 1 Month <input type="text"/> OR <input type="radio"/> Between <input type="text"/> and <input type="text"/>
<input type="checkbox"/>	Assessed Value	Between <input type="text"/> and <input type="text"/>
<input type="checkbox"/>	Property Class	<input type="text"/> Bldg. on leased land <input type="text"/> Common areas condos <input type="text"/> Res 1 fam dwelling platted lot <input type="text"/> Res 1 fam unplatted 0-9.99 ac
<input type="checkbox"/>	Occupancy	<input type="text"/> 1 Familyother

Information

Tippecanoe County, IN
 20 North 2nd St.
 Lafayette, IN 47901
[Website](#)

Commissioners
 Tracy Brown
 (765) 423-9215
 David Byers
 (765) 423-9215
 Tom Murtaugh
 (765) 423-9215

Assessor
 Eric Grossman
 (765) 423-9255

Auditor
 Bob Plantenga
 (765) 423-9207

Building Commission
 Mike Wolf
 (765) 423-9225

GIS
 Mark Ehle
 (765) 423-9357

Highway

<http://gatewaysdf.ifionline.org/Search.aspx>

INDIANA Gateway Sales Disclosure Form



[Login](#) | [Main](#) | [Change Password](#) | [FAQ](#) | [Search](#) | [Lookup](#)

[Did you know your local budget notices are available online this year?](#)

SDF Online Search

SDF ID:

Year:

County:

Parcel #:

Buyer's Name (first, last, company):	<input type="text" value="First Name"/>	<input type="text" value="Last Name"/>	<input type="text" value="Company Name"/>
Seller's Name (first, last, company):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Preparer's Name (first, last, company):	<input type="text"/>	<input type="text"/>	<input type="text"/>

Parcel Address:

Zip Code:

Tax District:

Sales Price (Min, Max):

Conveyance Date (Min, Max):

Sale Date (Min, Max):

Date Received (Min, Max):

Transfer Date (Min, Max):

Valid for Trending:

Property Class (Choose Range):



Type the code from the image

INDIANA Gateway Sales Disclosure Form

Indiana Property Tax Code Manual

<https://www.in.gov/dlgf/files/PropertyTaxManualCodeLists.pdf>

CODE	Type
100	Agricultural – Vacant Land
300	Industrial – Vacant Land
400	Commercial Vacant Land
500	Residential Vacant Platted Lot
501	Residential Vacant Unplatted Land of 0-9.99 acres
502	Residential Vacant Unplatted Land of 10-19.99 acres

503 Residential Vacant Unplatted Land of 20-29.99 acres

504 Residential Vacant Unplatted Land of 30-39.99 acres

505 Residential Vacant Unplatted Land of 40 or more acres

INDIANA Gateway Sales Disclosure Form

★ Save for Later
667 W Fleming Place, Bloomington, In 47404-8816
Print Send

[Report Card](#)
[Tax Bill](#)
[Overlay Report](#)
[Additional Data](#)

Parcel Information

Owner Name	Wainwright Inc
Owner Address	Wayne F Johnson li 1569 S Piazza Dr Bloomington, In 47401
Parcel Number	53-02-28-300-031.000-017
Alt Parcel Number	011-03905-16
Property Address	667 W Fleming Place, Bloomington, In 47404-8816
Property Class Code	500
Property Class	Vacant - Platted Lot
Neighborhood	Washington - Developer, 53017888-017
Legal Description	011-03905-16 WAINWRIGHT MANOR LOT 16

Taxing District

Township	Washington Township
Corporation	Monroe County Community

Land Description

Land Type	Acreage	Dimensions

Monroe County - Report Card

Monroe County – Scanned Property Record Card

INDIANA Gateway Sales Disclosure Form

53-02-28-300-031.000-017

WAINWRIGHT INC

667 W Fleming Place

500, Vacant - Platted Lot

WASHINGTON - DEVELOP 1/2

General Information

Parcel Number
53-02-28-300-031.000-017
Local Parcel Number
011-03905-16
Tax ID:

Ownership

Wainwright Inc
1569 S Piazza Dr
Bloomington, IN 47401

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
07/16/2004	Wainwright Inc	0	QC	1/1		\$0	I
01/01/1900	JOHNSON, WAYNE F		WD	/		\$0	I

Notes

5/2/2016 GENERAL INFORMATION: 2016/2017—CHANGED AG BASE RATE, PER STATE. 05/2/16 SJ
2/12/2016 2016- LAND COMMISSION: 2016/2017-Base Rate changed from \$1800 to \$2100 per acre, same as the AG Base rate. ND
3/27/2015 2015-TRENDING: 2015 PAY 2016-CHANGED EXCESS LAND RATE FROM \$2,000 TO \$4,000. 03/27/15 K/S/SJ
12/23/2014 2014-REVAL: 15/16 no change per ks 11/10/14 lp

Routing Number

28.05-0016.000

Property Class 500

Vacant - Platted Lot

Legal

WAINWRIGHT MANOR LOT 16



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Year: 2019

Location Information

County
Monroe
Township
WASHINGTON TOWNSHIP
District 017 (Local 017)
WASHINGTON TOWNSHIP
School Corp 5740
MONROE COUNTY COMMUNITY
Neighborhood 53017888-017
WASHINGTON - DEVELOPER
Section/Plat
Location Address (1)
667 W Fleming Place
Bloomington, IN 47404-8816

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2019	WIP	01/11/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$4,900	\$0	\$0	\$4,900	\$0	\$0	\$0	\$0	\$4,900	\$0	\$0	\$4,900
2018	AA	03/12/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$4,900	\$0	\$0	\$4,900	\$0	\$0	\$0	\$0	\$4,900	\$0	\$0	\$4,900
2017	AA	03/21/2018	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$4,900	\$0	\$0	\$4,900	\$0	\$0	\$0	\$0	\$4,900	\$0	\$0	\$4,900
2016	AA	03/30/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$4,900	\$0	\$0	\$4,900	\$0	\$0	\$0	\$0	\$4,900	\$0	\$0	\$4,900
2015	GenReval	05/02/2016	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$5,100	\$0	\$0	\$5,100	\$0	\$0	\$0	\$0	\$5,100	\$0	\$0	\$5,100
2014	GenReval	05/27/2015	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$1,800	\$0	\$0	\$1,800	\$0	\$0	\$0	\$0	\$1,800	\$0	\$0	\$1,800

12/9/2010 2011 - REASSESSMENT: 2011 PAY 2012 NO CHANGE 7/27/2010 JF/JA

10/28/2006 : MM01 Plexis Conv. Note 12/09/2004 Parcel DEV LAND PRICE UNTIL TRANSFERS TO INDIVIDUAL

Land Computations

Calculated Acreage	2.62
Actual Frontage	0
Developer Discount	<input checked="" type="checkbox"/>
Parcel Acreage	2.62
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	2.62
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$4,900
Supp. Page Land Value	

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Zoning

91 A

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
91	A		0	2.62	1.00	\$1,850	\$1,850	\$4,847	0%	0%	1.0000	\$4,850

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard Level
Public Utilities ERA
Streets or Roads TIF
Paved

INDIANA Gateway Sales Disclosure Form



SALES DISCLOSURE FORM
 State Form 46021 (R11/12-11)
 Prescribed by Department of Local Government Finance
 Pursuant to IC 6-1.1-5.5

SDF ID:

14	2018	4788989
County	Year	Unique ID

SDF Date:

PRIVACY NOTICE: The telephone numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR
A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
Parcel Number: 140220200001000005	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	CR 300E ELNORA, IN 47529	13121 N STATE ROAD 58 ELNORA, IN 47529

7. Legal Description:
 003-02515-00 PT W 1/2 NW 20-05-06 78.000 ACRES

B. CONDITIONS - IDENTIFY ALL THAT APPLY **C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1 - 15**

- If condition 1 applies, filer is subject to disclosure and a disclosure filing fee*
- 1. A transfer of real property interest for valuable consideration.
 - 2. Buyer is an adjacent property owner.
 - 3. Vacant land.
 - 4. Exchange for other real property. ("Trade")
 - 5. Seller paid points. (Provide the value Table C Item 12.)
 - 6. Change planned in the primary use of the property? (Describe in special circumstances in Table C Item 3)
 - 7. Existence of family or business relationship between buyer and seller. (Complete Table C Item 4)
 - 8. Land contract. Contract term (YY): 0
Land Contract Date (MM/DD/YYYY):
 - 9. Personal property included in transfer. (Provide the value Table C Item 5.)
 - 10. Physical changes to property between March 1 and date of sale. (Describe in special circumstances in Table C Item 3)
 - 11. Partial interest. (Describe in special circumstances in Table C Item 3)
 - 12. Easements or right-of-way grants.

- 1. Conveyance date (MM/DD/YYYY): 03/15/2018
 - 2. Total Number of parcels: 1
 - 3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.
- See attachments for additional applicable circumstances*

- If conditions 13 - 15 apply, filers are subject to disclosure, but no disclosure filing fee*
- 13. Document for compulsory transactions as result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
 - 14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
 - 15. Transfer to a charity, not-for-profit organization, or government.

4. Family or business relationship existing between buyer and seller? Amount of discount: \$0.00	<i>Disclose actual value in money, property, a service, an agreement, or other consideration.</i>	
5. Estimated value of personal property:	\$0.00	
6. Sales price:	\$640,000.00	
<input type="checkbox"/> 7. Is the seller financing sale? If yes, answer questions (8-13)		
<input type="checkbox"/> 8. Is buyer/borrower personally liable for loan?		
<input type="checkbox"/> 9. Is this a mortgage loan?		
10. Amount of loan:	\$0.00	
11. Interest rate:	0.0000%	
12. Amount in points:	\$0.00	
13. Amortization Period:	000	

Waiver Valuation Form – Lynn Wilkins & Stephen Wilcoxon

- 3 comparable sales, unless an exception is given by the Acquisition Manager. May have additional comps in working files;
- Any rounding of calculations will be upwards;
- Calculating areas of improvements, including gravel and tended lawn using GIS maps, recent photos and /or plans. The Adobe measuring area tool is useful to calculate areas on plans;
- When considering the value of land improvements, the observed depreciated contributory value (ODCV) will be used;
- Landscaping – Naturally occurring vegetation would not normally be considered a land improvement, particularly if a wooded lot is used as a comparable. Ornamental trees, grasses, shrubs, etc., would be included as land improvements at an observed contributory value (OCV);
- Temporary easements – calculated by taking the unit price (\$/acre or SF) x number of units (acres / SF) x 0.1 x 2.736 = \$ for temporary easement;
- Fee area – calculated by taking the unit price x number of units;
- **Completing the FMV EVALUATION: WAIVER VALUATION Form**
 - Address / Location: the address in LRS is populated in Engineering by identifying the parcel's location on the local GIS mapping system. Some counties & municipalities invest more resources than others, which accounts for the accuracy of the parcel location;
 - Owner: the deeded owner(s) name;
 - Owner Address: from tax records;
 - Tax ID#: From Legal Description, verify with T & E and tax records;
 - Before Area of Subject Parcel: Use L10 and Area Computations in Engineering Documents;
 - The after is calculated by subtracting the new fee area from the before. This can differ from the Area Computation Sheet or L10 when there is verified existing R/W;
 - New Fee Simple R/W, PER R/W and Temporary R/W: should match the Legal Description and Area Computation Sheet;
 - Present Use, Zoning & HBU: Select from the dropdown menu – Residential, Commercial, Agricultural, Industrial or Special Purpose;
 - Sales History: usually this is included on the Tax Assessor's Card
 - Flood plain: consult area flood map
 - Land Improvements Acquired: List the items being acquired that are of value and their quantities, such as tended lawn, gravel, asphalt, concrete, etc., and provide an observed depreciated value for the acquired items;
 - Minor and uncomplicated CTC items may be included with the FMV Evaluation Waiver Valuation. They must be fully described and fairly valued;
 - The three best comparable sales are listed;

- Market Analysis: Provide a narrative of the selected comparable sales, along with the opinion of value that is supported by the analysis of the provided sales. Show your math for calculating new fee and PER (if any) and temporary R/W and round upward;
 - Carry the calculations down to the summary box; and
 - Sign and date page two as preparer and approver. Enter the total compensation on page two, unless below the minimum offer amount, in which case the Total Due is \$1,000.00 and check the minimum offer box.
 - Attachments required are Subject Photos, Legal Description, and Plan Sheet.
- **LRS Entries**
 - The INDOT staff member who is assigned to do the Waiver Valuation is assigned roles as Appraiser and Reviewer. After receiving the parcel in LRS, the following fields, highlighted in green, are completed:

Land Acq. Code: 6618	DES #: 1600469	Owner Name: Larry J. Knee and Nancy L. Knee
Parcel #: 3	Parcel County: Grant	Primary Phone#: Alt Phone#:
Parcel Status: ACTIVE	District: Fort Wayne	Owner Email:
Packet Location: BUY	Road: SR 18	Owner Address: 4315 W Delphi Pike, Marion, IN, 46952
Incentive Available: N	Project Manager: Langmaid, John	Property (parcel) Location: 4315 West DELPHI PIKE, MARION
Is Condemnation?: No	Mitigation Site Number:	Is Priority Parcel?: No
Assets:	Is Donation?: No	Gasb Reportable?: Yes Comment:

Page is View Only - Packet is not available in this Discipline

Appraising

Owner Info | Details | Basis for Just Compensation

Appraisal Problem Analysis

Appraisal Problem Analysis is Viewable when Engineering Reviewer, Land area acquired and Appraising Parcel location are populated

Assigned Name	Driml, David	Assigned Date	03/18/2019
Due Date	03/20/2019	Completed Date	03/19/2019
Notice to Proceed Date			

Remark(s)	Created By	Created Date
Showing 1-1 of 1		

Potential Relocation: YES NO

Approved: 03/19/2019

Approved Name: Driml, David

Approved Fee: \$645.00

Save Cancel

Remark(s)	Created By	Created Date
Showing 1-1 of 1		

Appraisal Parcel Details

Appraiser Name	Wilcoxon, Stephen	Appraiser Type	STAFF
Property Use	RI - Residential Improved	Building Acquired	<input type="radio"/> YES <input checked="" type="radio"/> NO
Has Mobile Home	<input type="radio"/> YES <input checked="" type="radio"/> NO	Appraisal Type	Waiver Valuation
Appraisal Amount	\$3,990.00	Revised Appraisal	
Relocation Breakout Required	<input type="radio"/> YES <input checked="" type="radio"/> NO	Revised Appraisal Amount	
Appraisal Assigned	10/02/2019	Appraisal Due	10/16/2019
Appraisal Received		Appraisal Extension	
Property Location	4315 West DELPHI PIKE, MARION	Owner Contact Date	N/A
		Appraisal Complete	10/28/2019

Save Cancel

Remark(s)	Created By	Created Date
Showing 1-1 of 1		

Appraisal Review Parcel

Appraising Reviewer Name	Wilcoxon, Stephen	Reviewer Assigned	10/07/2019
Reviewer Due	10/16/2019	Relocation Break out Sheet Sent to Relocation	
Appraisal Sent to Relocation	<input type="radio"/> YES <input checked="" type="radio"/> NO	Review Complete	10/28/2019
Reviewer Received	10/28/2019	Revised Reviewed Appraisal Amount	
Reviewed Appraisal Amount	\$3,990.00	Appraising Parcel Submitted for Evaluation	

Performance Evaluation

- **Statement of the Basis for Just Compensation** – completed by appraiser / reviewer – orange fields are mandatory

1. This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. In accordance with Public Law 91-646 as amended, the "Uniform Act", and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Des #: 1600469 Parcel: 3 Road: SR 18 County: Grant

Owner(s): Larry J. Knee and Nancy L. Knee

Override: [text box]

3. The area and type of interest being acquired: .334 AC Fee Simple

Override: [text box]

The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

4. This acquisition is (Check one):

- a. A total acquisition of the real property.
b. A partial acquisition of the real property

This acquisition has Mitigation Costs (Check one):

- Yes
No

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

Table with columns for description and amount. Includes rows for Total Land, Land Improvements and Buildings (\$3,990.00), Excess Land Acquisition Cost (\$0.00), Mitigation Cost, Perpetual Easement (\$0.00), Severance Damages (\$0.00), and Other damages (Cost to Cure estimates). Total amount believed to be Just Compensation offered for this acquisition is: \$3,990.00.

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:

N/A

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:

N/A

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows:

N/A

9. Remarks:

N/A

Form is complete and ready to print.

Save Cancel

Indiana Department of Transportation Approval

Reviewer

Signature:

Signature:

Name Printed:

Name Printed:

Stephen Wilcoxon

Title:

License:

Date:

Company:

IN Dept of Transportation

Date:

10/29/2019

* This color background fields are mandatory.

Des.# 0400077
 County Lawrence

FMV EVALUATION: WAIVER VALUATION

Code 6639
 Parcel 2
 Road US 50

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:	Redacted personal information from this section		
Owner:		Phone:	Unknown
Owner Address:			
Tax Identification #:			

Area of Parcel	
Before:	13.272 AC (Net)
After:	12.928 AC

Area and Type of Acquisition			
New Fee Simple R/W:	0.321 AC	Perpetual R/W:	N/A
PER R/W:	N/A	Access Rights:	N/A
Temporary R/W:	N/A	Other:	N/A

Present Use:	Agricultural
Has subject sold in past 5 yrs.:	No

Zoning:	Choose an item.
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Highest and Best Use:	Agricultural
Is the Subject in a flood plain:	No (Y/N)

Temporary R/W	Price/unit:	N/A	Area of Acq.	N/A	Rate:	N/A	Value	N/A
Land Improvements Acquired:	Approximately 236 LF of fencing @ \$5.00 per LF = \$1,180 less 80% depreciation - \$236. There is naturally growing grass and vegetation located in the acquisition area. There is no value above and beyond the land value for naturally growing grass and vegetation. Therefore, no compensation is required.							
Cost to Cure:	There are no CTC items to be considered.							

Comparable sales

Address	Date of Sale	Size	Sale Price	Per unit/price	Existing use
State Road 60 W	11/17/2017	3.00 AC	\$9,500	\$3,167	Res/Ag
1401 E. Grissom Road	05/22/2019	47.74 AC	\$150,000	\$3,142	Res/Ag
S. Sandstone Road	06/05/2019	4.00 AC	\$2,500	\$2,500	Res/Ag

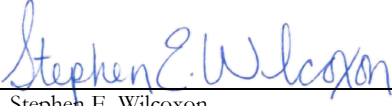
Market Analysis:	<p>The selected sales were analyzed for such features as market conditions, size, zoning, available utilities, shape, proximity, time, and physical features. It is determined that the evaluation of the subject's land is well supported at \$3,300 per AC.. Therefore, the calculation for compensation to the owner will be based on the indicated land value of \$3,300 per AC.</p> <p>\$3,300 X 0.321 AC = \$1,059.30</p> <p>SUMMARY: Tabulations of the proposed R/W acquisition is for the land improvements (\$236) and land (\$1,059.30) for a total \$1,295.30.</p>
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***There is no County Zoning in Lawrence County, Indiana and the Zoning Section was purposely left blank.

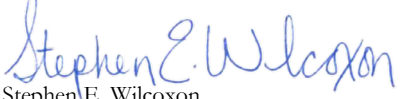
Land Acquired:	\$1,295.30- Fee Simple
Land Improvements Acquired:	\$236.00 - Fencing
Temporary R/W	N/A
Cost to Cure:	N/A
Total Compensation	\$1,300.00(Rounded)

The waiver valuation is not an appraisal, it is a brokerage function and the intended user does not expect an appraiser to complete the Waiver Valuation form. Neither law, regulation nor agreement requires or expects an appraiser to complete the waiver valuation. The expectation is that a broker will complete the form within the scope of valuation services.

Consultant Valuation Preparer

Signature 
Name Printed Stephen E. Wilcoxon
Date 09/25/2019

Agency Approval

Signature 
Name Printed Stephen E. Wilcoxon
Acquiring Agency/Title INDOT - Real Estate Specialist
Date 09/25/2019
Total Due Owner: \$1,300.00
Minimum Offer:

Attachments:
Subject Photographs
R/W Legal Description
Plan Sheet

Photographs:



Looking Southeast from SR 50



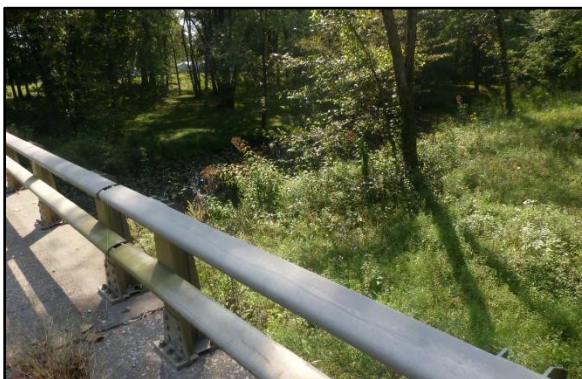
Looking East from SR 50



Looking Southeast from SR 50



Looking East from SR 50

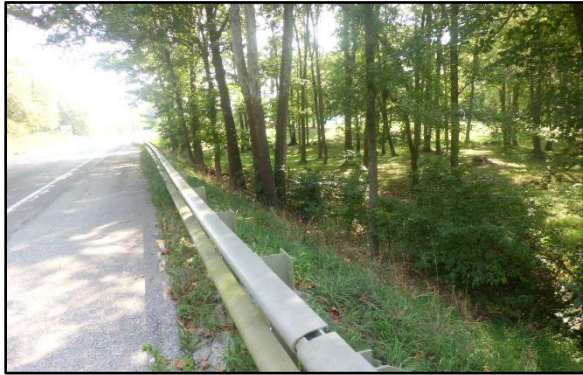


Looking Southeast from SR 50



Looking East from SR 50

Photographs Continued:



Looking East from SR 50



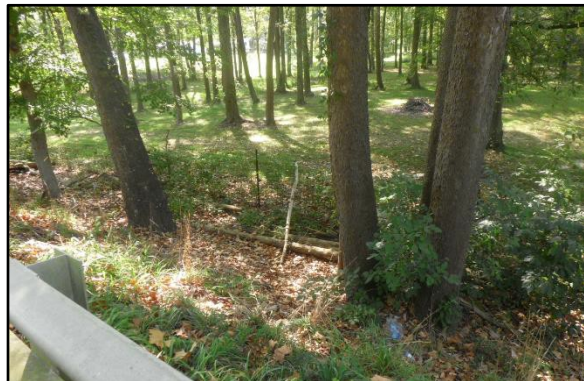
Looking Southeast from SR 50



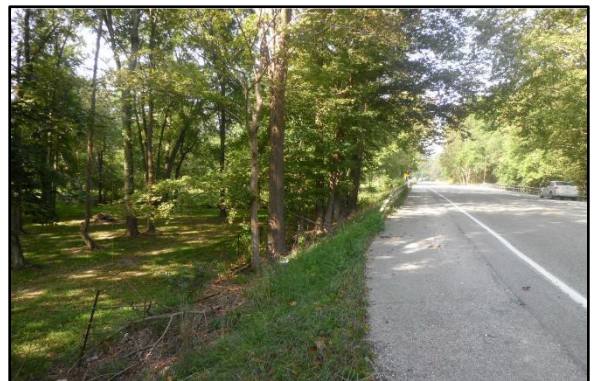
Looking South – Old Woven Wire Fencing



Looking South from SR 50



Looking Southeast from SR 50



Looking West from SR 50

EXHIBIT "A"

Sheet 1 of 2

Des. No.: 0400077

Code: 6639

Parcel: 2

Key Number:

Form: WD-1

A part of the southwest quarter of the northeast quarter of Section 6, Township 3 North, Range 2 West, Lawrence County, Indiana, and being that part of the grantor's land described in Instrument 200700004030, and lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", more particularly described as follows:

Commencing at the southwest corner of the said quarter quarter; thence on and along the west line of said quarter quarter North 00 degrees 05 minutes 37 seconds West (basis of bearing being the Location Control Route Survey plat recorded as Instrument Number 2018006586 in the Office of the Recorder of said county) 553.35 feet to the north line of the grantor's land and the south right of way of US Route 50; thence on and along said right of way and north line South 89 degrees 55 minutes 19 seconds East 132.28 feet to the point of beginning, designated "662" on said plat; thence continuing on and along the said right of way and north line the following two (5) courses and distances: 1) South 89 degrees 55 minutes 19 seconds East 175.00 feet; 2) South 84 degrees 12 minutes 41 seconds East 100.50 feet; 3) North 84 degrees 22 minutes 03 seconds East 100.50 feet; 4) South 89 degrees 55 minutes 19 seconds East 126.60 feet; 5) southeasterly 98.00 feet on and along a curve to the right having a radius of 8558.74 feet, subtended by a long chord bearing South 89 degrees 35 minutes 38 seconds East a chord length of 98.00 feet to point designated "661" on said plat; thence South 00 degrees 44 minutes 03 seconds West 25.00 feet to point designated "605" on said plat; thence northwesterly 97.71 feet on and along a curve to the left having a radius of 8533.74 feet, subtended by a long chord bearing North 89 degrees 35 minutes 38 seconds West a chord length of 97.71 feet to point designated "606" on said plat; thence North 89 degrees 55 minutes 19 seconds West 501.60 feet to point designated "607" on said plat; thence North 00 degrees 04 minutes 41 seconds East 25.00 feet to the point of beginning, containing 0.321 acres, more or less.

This description was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey and has been prepared for the Indiana Department of Transportation, by Brian M. Stanoch, License Number LS21200018, on this 22nd day of March, 2019.



THE ETICA GROUP, INC.

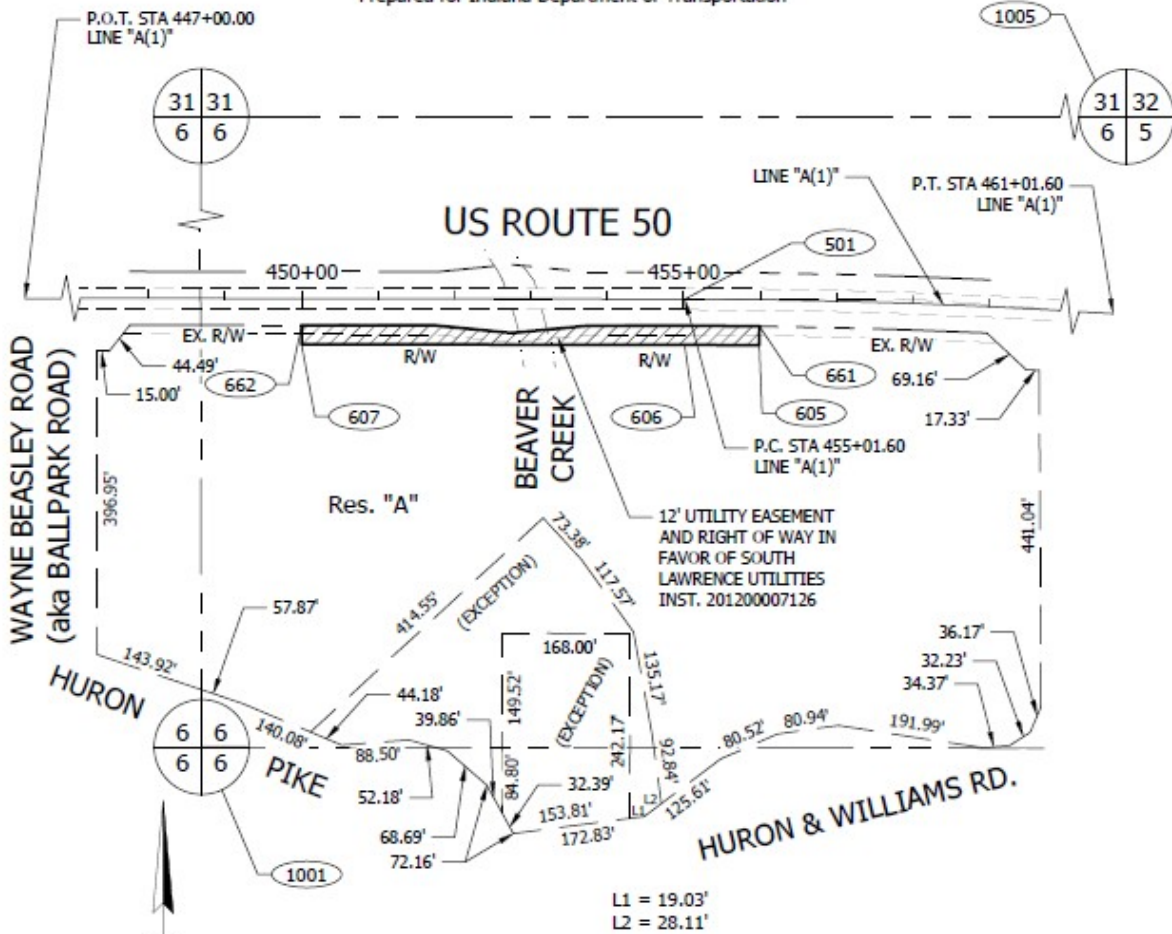
A handwritten signature in black ink that reads "Brian M. Stanoch".

**Brian M. Stanoch, Professional Surveyor
License No. LS21200018, State of Indiana**


Exhibit "B"
Right of Way Parcel Plat

SHEET 1 OF 2

Prepared for Indiana Department of Transportation



Owner: _____
 Parcel: 2
 State ID: _____
 Code: 6639
 Project: 0400077
 Road: US 50
 County: Lawrence
 Section: 6
 Township: 3 North
 Range: 2 West

 Hatched Area is the Approximate Taking.

Drawn By: TJN
 Checked By: BMS
 Des. No.: 0400077

Instrument 200700004030 Dated: May 18, 2007

Dimensions Shown Are From The Above Listed Record Documents.

Exhibit "B"
 Right of Way Parcel Plat
 Prepared for Indiana Department of Transportation

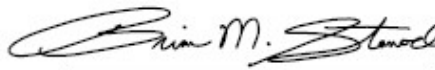
SHEET 2 OF 2

PARCEL POINT TABLE					
POINT NUMBER	NORTHING	EASTING	STATION	OFFSET	LINE
500	*See Location Control Route Survey Plat				
501	*See Location Control Route Survey Plat				
503	*See Location Control Route Survey Plat				
605	345611.7255	738443.8295	456+00.00	60.00' RT	"A(1)"
606	345612.4181	738346.1195	+PC (455+01.60)	60.00' RT	"A(1)"
607	345613.1020	737844.5200	450+00.00	60.00' RT	"A(1)"
661	345636.7234	738444.1498	456+00.00	RW (35.00' LT)	"A(1)"
662	345638.1019	737844.5540	450+00.00	RW (35.00' LT)	"A(1)"
1001	*See Location Control Route Survey Plat				
1005	*See Location Control Route Survey Plat				

SURVEYOR'S STATEMENT:

To the Best of My Knowledge and Belief, This Plat, Together With the "Location Control Route Survey Plat" are Recorded as Instrument No. 2018006586 in the Office of the Recorder of Lawrence County, Indiana (Incorporated and Made Part Hereof by Reference) Comprise a Route Survey Executed in Accordance with Indiana Administrative Code 865-IAC ("Rule 12").

Note: Stations & Offsets Control Over Both North & East Coordinates and Bearings & Distances



BRIAN M. STANOCH, P.S.



Owner: Parcel: 2 State ID: Code: 6639 Project: 0400077 Road: US 50 County: Lawrence Section: 6 Township: 3 North Range: 2 West	Drawn By: TJN Checked By: BMS Des. No.: 0400077
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