

Maine State Library

**Digital Maine**

---

Transportation Documents

Transportation

---

3-30-2006

## **Appraiser Short Form (VL-8), March 30, 2006**

Maine Department of Transportation

Follow this and additional works at: [https://digitalmaine.com/mdot\\_docs](https://digitalmaine.com/mdot_docs)

---

# Parcel ( )

**Parcel #**

**Owner:**

**Appraisal Report**

See Preface of report for purposes of the appraisal, value to be estimated, limiting conditions, and the neighborhood data.

MAILING ADDRESS:

PROPERTY LOCATION:

CURRENT USE:

TAX MAP: LOT:

ZONING :C-1

ASSESSMENT: L - \$ B-\$

AREA BEFORE:

TAKEN IN FEE:

AREA AFTER:

EASEMENTS AND/OR RIGHTS TAKEN:

**Stationing:** Sta 0+000.0± to Sta 0+000.0± RT

**Five-Year Transfer Information**

**From**  
N/A

**To**

**Date**

**Book**

**Page**

**Instr.**

**Consideration:** N/A

**HIGHEST AND BEST USE BEFORE:**

**HIGHEST AND BEST USE AFTER:**

**Parcel #**

**Owner:**

**Description of Property Before**

**The available utilities are:**

	ELECTRICITY		TELEPHONE		CATV
	WATER, PUBLIC		WATER, PRIVATE		GAS
	SEWER, PUBLIC		SEWERAGE, PRIVATE		

**Description of the Part Taken and Effect on the Remainder**

In this appraiser's opinion the taking and/or construction will have no adverse affect on the market value of the remainder property, nor will there be any special benefits created

**Construction Details**

General information about the project may be found on the project data page located in the preface of this report

See R/W and construction plans for further details.

**Parcel**

**Owner:**

**Value Justification**

The appraisal process typically calls for three approaches to value, the cost approach, the income approach and the market comparison approach with the correlation of the three to arrive at a concluded value. Because this appraisal deals with estimating the contributory value of a narrow strip of land the income approach is not considered appropriate. Because the appraisal is to determine the estimated contributory value of land, the cost approach is not applicable either. Therefore, the sales comparison approach is the only technique applied in this appraisal.

All market data contained in the addenda were considered with the greatest emphasis placed on the following sales:

	<b><u>Subject</u></b>	<b><u>Sale# 4L</u></b>	<b><u>Sale# 8L</u></b>	<b><u>Sale# 9L</u></b>
<b>Price</b>	- - -			
<b>\$/SF</b>				
<b>Date</b>				
<b>Location</b>				
<b>Size &amp; Shape</b>				

Summary:

**Parcel**

**Owner:**

**Estimate and Summary of Damages**

In this appraiser's opinion, the damages are in the amount of \$ \_\_\_\_\_ allocated as follows:

LAND IN FEE AS UNIMPROVED:

= \$

IMPROVEMENTS

= \$

**TOTAL: or MINIMUM PAYMENT of \$250.00 (\$ 100.00 for Temporary Construction Easements)**

**TOTAL DAMAGES = \$**

**Date of inspection:**

**Date Owner contacted:**

**Advised of Title 23, M.R.S.A., Section 153 B(2)**

**Date value applies:**

**Date Signed by Appraiser:**

\_\_\_\_\_  
Appraiser

## CERTIFICATE OF APPRAISER

Town: \_\_\_\_\_ Pcl/Itm No.: \_\_\_\_\_ County: \_\_\_\_\_  
Owner(s): \_\_\_\_\_  
Federal Project No.: \_\_\_\_\_

I hereby certify:

That I have personally inspected the property herein and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the descriptions and/or photographs contained in said appraisal.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That I understand that such appraisal is to be used in connection with the acquisition of right of way for highway to be constructed by the State of Maine with assistance of federal-aid highway funds or other federal funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right of way for such property consists of items that are non compensable under the established law of said State.

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

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

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Maine Department of Transportation or officials of the Federal Highway Administration, and I will not do so until so authorized by said State officials 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.

That any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which this property is acquired or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner(s), was disregarded in determining the compensation for this property.

That I have not given consideration to, nor included in this appraisal, any allowance for relocation assistance benefits.

That in my opinion of just compensation as of \_\_\_\_\_ is \$ \_\_\_\_\_ based upon my independent appraisal and the exercise of my professional judgment.

Date \_\_\_\_\_

Signature \_\_\_\_\_