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## **Memorandum from Review Appraiser (Form VL-21), 2005**

Maine Department of Transportation

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# Memorandum

To : \_\_\_\_\_ ,  
From: \_\_\_\_\_ , Review Appraiser  
Date:  
Subject: Appraisal Review Summary  
TOWN PIN

As of the date of this memorandum, the undersigned has completed a review of the following appraisal reports prepared by \_\_\_\_\_ , in conjunction with the above noted highway improvement project.

The appraisal review consisted of an office review for technical content and accuracy as noted on the project check sheets that are attached to this memo. The reviewer did conduct a field inspection of each of the subject properties and primary comparable sales data.

It is the opinion of the reviewer that the appraisals are accurate in their representation of the subject properties and the portions appraised, and that the computations contained therein are correct. It is further the opinion of the reviewer that the content of the appraisal reports comply with the intent of the applicable specifications, and that the value estimates contained therein are a reasonable and well documented representation of the values of the real property, or rights therein, proposed to be acquired in connection with the said project.

The following is a listing of the properties and value estimates provided by the Appraiser. These estimates are recommended as the basis for the State's Determination of Just Compensation.

**Parcel/Item #**                      **Owner**                                      **Date of Valuation**                      **Damage Est.**

## Appraisal Review Summary

The reviewer certifies that to the best of his knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property which is the subject of this report, and that I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Act and 49 CFR 24.
- I have personally inspected the subject properties of the report under review. No one provided significant professional assistance to the person signing this review report, (except as specified herein.)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewing Appraiser