**TABULATION OF VALUES – MEMORANDUM OF VALUE DETERMINATION**

|  |  |  |
| --- | --- | --- |
| Parcel:       | Highway:       | ROW CSJ:       |
| Whole or Partial Taking:       | District:        |
| Size of Remainder:       | County of Record:       |
| Type of Property:       | County:       |
| Contract Fencing:       | Federal Project:       |
| Valued by:       | Participating LPA:       |
| Date Valued:       | Participating LPA:       |
| Access will be provided [ ]  or denied [ ]  to the new facility. If access will be partially provided or denied, explain in comments. |

| **Interest Owner** | **Acq. Interest** | **Land Area** | **Value** | **Lease (Y/N)** |
| --- | --- | --- | --- | --- |
|       |       |       | $      |       |

# I. Appraised Values

| **Land Value** | **Non-OAS Value** | **Sign Value**  | **Cost to Cure** | **Total Value** |
| --- | --- | --- | --- | --- |
| $      | $      | $      | $      | $      |

**II. Improvements**

| **Item** | **Improvement Type** | **Type Construction** | **Improvement Value** | **Retention Value** | **Bisect.****Cat.** |
| --- | --- | --- | --- | --- | --- |
|       |       |       | $      | $      |       |
|       |       |       | $      | $      |       |
|       |       |       | $      | $      |       |
|       |       |       | $      | $      |       |
|       |       |       | $      | $      |       |
|  |  | Total | $      |  |  |

**III. Cost to Cure (Explanation of Each Item)**

| **Type of Improvement** | **Contributory Value** | **Replacement Cost** | **Total** |
| --- | --- | --- | --- |
|       | $      | $      | $      |
|       | $      | $      | $      |
|       | $      | $      | $      |
|       | $      | $      | $      |
|       | $      | $      | $      |

**TABULATION OF VALUES – MEMORANDUM OF VALUE DETERMINATION (Continued)**

|  |  |  |
| --- | --- | --- |
| Parcel:       | Highway:       | ROW CSJ:       |

**IV. Sign Value**

| **Item** | **Improvement** **Type** | **Type** **Construction** | **Improvement Value** | **Retention****Value** | **Bisect.****Cat.** |
| --- | --- | --- | --- | --- | --- |
|       |       |       | $      | $      |       |
|  | **Total $**      |  |  |  |  |

1. **Recapitulation**

**Preparer’s Name:**

**Parcel Area:**       ac./sf

**VALUE FOR PARCEL**

 **Land: per**       $

**Easement** $

**Improvements** $

**Cost to Cure** $

**OAS Value(s)** $

**TOTAL COMPENSATION $**

**VI. Comments and Conclusions on Values in the Memorandum of Value Determination**

|       |
| --- |

**VII. Justification and Explanation for Credit if Retained**

|       |
| --- |

**TABULATION OF VALUES – MEMORANDUM OF VALUE DETERMINATION (Continued)**

|  |  |  |
| --- | --- | --- |
| Parcel:       | Highway:       | ROW CSJ:       |

**VIII. Reviewing Appraisers’ Statements**

It is my opinion that the appraiser’s report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser Date

Contract Reviewing Appraiser (if applicable) Date
 Division Reviewing Appraiser (if applicable) Date

**IX. Approval of Values**

County/City Representative Date

 ROW Staff Representative Date