***FA-1 (Rev.10/20)***

**REAL PROPERTY APPRAISAL REPORT**

**Prepared for**

**ALABAMA DEPARTMENT OF TRANSPORTATION**

By (Appraiser, Address)

|  |
| --- |
|  |
|  |
|  |

|  |  |
| --- | --- |
| **Region, Area**  |  |
| **Project Number** |  |
| **Tract Number** |  |
| **County** |  |
| **CPMS Number** |  |
| **Property Owner(s)**  |  |
| **Address of Owner(s)** |  |
| **Property Address** |  |
| **Contact Person** |  |
| **Telephone Number** |  |
| **Original Date of Report** |  | **Revised Date of Report** |  | **Effective Date of the Appraisal** |  |

***Please Note:***

*This report is intended for use by the Alabama Department of Transportation and was developed with consideration of ALDOT’s assignment requirements. This report is not intended for any other use or user not specifically described herein.*

The Uniform Act **(\*)** and Title 79, Code of Federal Regulations, Part 24 set the requirements for appraisal and appraisal review in support of Federal and Federally-assisted acquisition(s) of real property for government projects. This appraisal has been prepared in accordance with these requirements which are intended to be consistent with the Uniform Standards of Professional Appraisal Practice (USPAP). In accordance with 49 CFR-§24.103(b); the appraiser, in developing the fair market value of a property before a proposed acquisition, is instructed to disregard any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. Additionally, the appraiser is instructed to value any remainder property as if the planned project is complete as of the effective date of appraisal. These instructions are legal requirements which can be construed to create hypothetical conditions as defined in USPAP Standards Rule 1-2(g) and are noted herein in accordance with USPAP Standards Rule 2-2(a)(xiii).

**(\*) Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.**

Uniform Standards of Professional Appraisal Practice (USPAP)

This appraisal report was developed in substantial compliance with Standards Rule-1 of USPAP.

It is being reported as an “Appraisal Report” in accordance with Rule 2-2 of the USPAP.

**Appraiser Comments:** Any additional comments (i.e. value is retrospective-for circuit court situations);