



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

VALUE FINDING REPORT

PROJECT NAME: _____

STATE PROJECT #: _____

FEDERAL-AID PROJECT #: _____

PARCEL #: _____ UNIT #: _____

PROJECT & OWNER INFORMATION

Name of Owner _____

Address _____

Telephone Number _____

Parcel Location _____ ROW Map Date _____

Legal Description _____

Zoning _____ Current Use _____ Highest and Best Use _____

Rights Appraised _____ Inspection Date _____ Date of Value _____

PROPERTY DESCRIPTION SUMMARY

Property Area _____

Easement Acquired _____

Area of Acquisition (Parcel) _____

Permit Acquired _____

Remainder _____

Area of Parcel Subject to PLO or Section Line Easement _____

**STATEMENT OF APPRAISAL PROBLEM and
INFORMATION SIGNIFICANT TO SOLUTION OF PROBLEM**

**DESCRIPTION OF PROPERTY AND IMPROVEMENTS IN BEFORE SITUATION
[Location, size, shape, access, etc.]**

**DESCRIPTION OF PROPERTY BEING ACQUIRED AND
HOW ACQUISITION AFFECTS PROPERTY**

**DESCRIPTION OF REMAINDER
[Size, shape, access, utility, etc.]**

**LIST OF IMPROVEMENTS ACQUIRED
(WITH SUPPORT FOR COST-TO-CURE IF APPLICABLE)**

VALUATION ANALYSIS

CORRELATION AND CONCLUSION

ACQUISITION SUMMARY

Table with 4 columns: Description, Land, Improvements, and Total Value. Rows include Market Value Before Acquisition, LESS Acquisition Value as Part of the Whole, Remainder Value as Part of the Whole, Estimated Market Value of Remainder, and various cost-to-cure items (Permits, Easements, PLO, etc.).

SALES DATA [] Contained in Market Data Book _____ or [] Comparable Sales Data Attached

LEGAL DESCRIPTION [] In Files or [] Attached

I have considered damages to the remainder (if a partial acquisition) and either

[] found none or [] have concluded that the "cost-to-cure" shown above and described as follows, mitigates any identifiable damages: _____

Appraisal assistance provided: [] Yes [] No

If yes, provide the name of each individual and, if a state registered, licensed, or certified appraiser, include status and license number: _____

The following required items are attached: [] ROW parcel plat [] Photographs [] Five-year sales history [] Property contact letter regarding property inspection

Date _____ Prepared By _____