

REAL ESTATE PROPERTY APPRAISAL REPORT

Subject Excess/Remainder Parcel Data	
Project Code:	
Project Number:	
Parcel Number:	
Property Address or Location:	
Name of Owner:	CDOT
Name of Tenant:	
Owner Present at Inspection (if not, document efforts made):	Not required on CDOT owned parcels.
Property Interest Appraised:	
Effective Appraisal/Value Date:	
Date of Appraisal Report:	
Summary of Environmental Concerns:	
Larger Parcel Land/Site Area:	
Owner Improvements:	
Subject Use History:	
Subject 5 Year Sales History:	
Access:	
Zoning:	
External Market Influences:	Summarize key external (neighborhood and/or other) influences on subject value
Highest/Best Use:	Stand Alone Unit
	Across-the-Fence:
	Enhancement to Adjoining Owner:

Delete/Edit these cells/rows as appropriate

Summary Of Conclusions		
Subject Parcel Value Ranges:	From:	To:
Land/Site Value – Stand Alone Unit	\$	\$
Improvements Contributory Value – Stand Alone	\$	\$
Subject Parcel Value Range – Stand Alone	\$	\$
Land/Site Value – Across-the-Fence	\$	\$
Improvements Contributory Value – Across-the-Fence	\$	\$
Subject Parcel Value Range – Across-the-Fence	\$	\$
Land/Site Value – Enhancement to the Adjoining Owner	\$	\$
Improvements Contributory Value – Enhancement to Adjoining Owner	\$	\$
Subject Parcel Value Range – Enhancement Value	\$	\$

Sample Real Estate Commercial Appraisal Report

LP Steffe



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