

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	\$	\$

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LP Steffe



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Implementation of Appraisal Reform Sections of FIRREA United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on General Oversight and Investigations,1993 How to Make Money With Real Estate Options Thomas Lucier,2012-06-29 Spend like a miser profit like a mogul Who says you have to spend money to make money Savvy real estate investors follow the examples of Donald Trump and Walt Disney turning substantial profits on properties without incurring the debt risk and maintenance costs of ownership and now so can you In How to Make Money with Real Estate Options real estate expert Thomas Lucier introduces you to the low risk high yield investment vehicle that can earn big bucks even for small investors Lucier explains what real estate options are how they work and why they are the tools of choice for thousands of successful investors Step by step he shows you how to Locate potential option properties using the Internet want ads and bird dogs Contact and negotiate with property owners Perform due diligence and avoid options pitfalls Prepare an option agreement that protects you Insure real estate options with title insurance Package and sell optioned properties for optimum profits Packed with no nonsense advice on how to identify the most profitable properties and manage every step of the option process How to Make Money with Real Estate Options is a practical guide to one of the secret weapons of savvy investors **Real Estate Appraisals** United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on General Oversight, Investigations, and the Resolution of Failed Financial Institutions,1994 Distributed to some depository libraries in microfiche **Commercial Real Estate Investing in Canada** Pierre Boiron,Claude Boiron,2009-01-26 Many investors include commercial real estate in their portfolio yet there are few comprehensive resources available to those looking for information on how to profit in commercial real estate Written by a father and son team with extensive experience in buying selling and developing commercial real estate Commercial Real Estate Investing in Canada is a must have guide for all real estate investors This one of a kind compendium will guide readers on such topics as The business of real estate Land use controls Taxation of property Types of income producing properties Renovations and repairs Property management Property appraisals Conducting due diligence Real estate contracts And much more Commercial Real Estate Investing in Canada is a tremendously valuable and indispensable tool to all Canadian real estate investors agents brokers property managers landlords loan officers builders and lawyers Dictionary of Real Estate Terms Jack P. Friedman,Jack C. Harris,J. Bruce Lindeman,2017-07-24 Need to know real estate jargon This quick reference guide can help Home buyers and sellers as well as real estate professionals investors and attorneys can rely on this quick reference source More than 3 000 terms and definitions cover topics that include appraisal architectural styles brokerage construction development environmental finance mortgage types zoning regulations and much more Includes graphs charts and line art *Code of Federal Regulations* ,1994 Real Estate Valuation Theory Ko Wang,Marvin L. Wolverton,2002-09-30 Is real property appraisal evolving or have all of the big ideas already been conceived This question

has been circulating among the leaders of the Appraisal Institute during the past several annual meetings usually encountering little in the way of satisfying answers This is not too surprising because grand ideas and new knowledge do not typically evolve from off hand conversation They are the product of focused intellectual activity and hours of difficult work This unquenched thirst for new knowledge is the primary reason for assembling this collection of new manuscripts dealing with valuation theory which was financially underwritten by the Appraisal Institute Their generosity and willingness to partner with the American Real Estate Society made this collection of thoughtful and thought provoking essays possible They are the result of a global response to a worldwide call for papers and demonstrate that real estate valuation is indeed an international discipline The United States Australia and New Zealand Southeast Asia the Pacific Rim and Europe are all represented by this impressive collection of authors Together the eighteen essays that make up this volume demonstrate that there are a sufficient number of big ideas to challenge and improve the appraisal profession for years to come Real Estate Valuation Theory is organized around five categories of intellectual contribution to the whole appraiser decision making and valuation accuracy application of nontraditional appraisal techniques such as regression and the minimum variance grid method appraising contaminated property ad valorem tax assessment and new perspectives on traditional appraisal methods One common thread is that all of the papers are exceptionally well written and thought provoking

The Complete Guide to Real Estate Finance for Investment Properties Steve Berges, 2011-01-06 This practical real world guide gives investors all the tools they need to make wise decisions when weighing the value and potential of investment properties Written for old pros as well as novice investors this friendly straightforward guide walks readers step by step through every stage of property analysis Whether you're buying or selling investing in big commercial properties or single family rentals you'll find expert guidance and handy resources on every aspect of real estate finance including Proven effective valuation techniques Finance tips for all different kinds of property How various financing strategies affect investments Structuring financial instruments including leverage debt equity and partnerships Measurements and ratios for investment performance including capitalization rates and gross rent multiplier ratios Future and present value analysis How the appraisal process works Primary appraisal methods replacement cost sales comparison and income capitalization and how to know which one to use How to understand financial statements including income balance and cash flow Case studies for single family rentals multifamily conversions apartment complexes and commercial office space A detailed glossary of important real estate terminology

Federal Register , 1994-06-07 *Wall Street and the Financial Crisis* United States. Congress. Senate. Committee on Homeland Security and Governmental Affairs. Permanent Subcommittee on Investigations, 2011 **Hearings, Reports and Prints of the Senate Committee on Government Operations** United States. Congress. Senate. Committee on Government Operations, 1978 *The National Real Estate Journal* , 1928 **Hearings and Reports on Atomic Energy** United States. Congress. Joint Committee on Atomic Energy, 1946 The Code of Federal Regulations of the United States

of America ,1979 The Code of Federal Regulations is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government *Impact of Faulty and Fraudulent Real Estate Appraisals on Federally Insured Financial Institutions and Related Agencies of the Federal Government* United States. Congress. House. Committee on Government Operations. Commerce, Consumer, and Monetary Affairs Subcommittee,1986 **Appraisal Reform** United States. General Accounting Office,1992 **Chicago Realtor and Chicago Real Estate** ,1921 **"Code of Massachusetts regulations, 2010"** ,2010 Archival snapshot of entire looseleaf Code of Massachusetts Regulations held by the Social Law Library of Massachusetts as of January 2020 **"Code of Massachusetts regulations, 2005"** ,2005 Archival snapshot of entire looseleaf Code of Massachusetts Regulations held by the Social Law Library of Massachusetts as of January 2020 *"Code of Massachusetts regulations, 2007"* ,2007 Archival snapshot of entire looseleaf Code of Massachusetts Regulations held by the Social Law Library of Massachusetts as of January 2020

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