

REVIEW APPRAISER CERTIFICATE

REG/DIST

CO

RTE

KP

P.M.

EXP AUTH

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1. I have have not personally viewed the subject parcel(s), the comparable market data contained in the report. I am satisfied with the relative comparability noted.
 2. The highest and best use of the property(ies), as shown in the report is reasonable and proper.
 3. Gross income multipliers
 - are supported with factual data
 - are not applicable
 4. The cost approach
 - is supported with data from recognized sources
 - is not applicable
 5. The income approach
 - including the capitalization rate, is supported by data from the market
 - is not applicable
 6. Damages
 - are correct and supported in accordance with existing instructions
 - are not applicable
 7. Benefits
 - are correct and supported in accordance with existing instructions
 - are not applicable
 8. Construction contract work
 - is correct and supported in accordance with existing instructions
 - is not applicable
 9. The amount listed for each parcel in the certificate is the market value amount approved or recommended for approval to govern negotiation and settlement.
 10. I understand that the approved value may be used in connection with a Federal highway project.
 11. I have no direct or indirect, present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

REVIEW APPRAISER CERTIFICATE (Cont.)

- 12. The report has been made in conformity with the appropriate Federal and State laws, regulations, and policies and procedures applicable to the appraisal of right of way.
- 13. That to the best of my knowledge no portion of the value assigned to each property contained in the report consists of items, which are noncompensable under established laws of the State of California.
- 14. That my salary/compensation is not contingent upon developing or reporting predetermined results.
- 15. That I believe the information contained in the appraisal report is accurate, but I assume no responsibility for its accuracy.
- 16. That the amount approved or recommended for approval for each parcel is not a direct amount, but was arrived at fairly without coercion and is based on appraisals and other factual data of record.
- 17. That any typographical, grammatical, or minor mathematical errors remaining in the report were not considered to either materially affect the concluded value or to mislead the reader in understanding the report and the conclusions contained therein.
- 18. That the requirements of the Right of Way Manual have been met as evidenced by the Appraisal Checklist, which is attached hereto.
- 19. That the values expressed in the appraisal report
 - were not changed in any manner
 - were changed as specified in the attached Review Appraiser Report

As the Region/District Review Appraiser, I hereby approve recommend for approval the following parcels for acquisition use:

PARCEL NO.

APPRAISED VALUE

REVIEW APPRAISER
RIGHT OF WAY DIVISION
REGION/DISTRICT ____

Date _____

Signature _____

COUNTY OF FRESNO • DEPARTMENT OF PUBLIC WORKS AND PLANNING

SENIOR REVIEW CERTIFICATE AND APPRAISAL REVIEW REPORT

Federal Project ID NO.: CML-5942(293)
CMAQ Fowler & Olive Traffic Signal Installation
Parcel:
APN

1. I have not personally inspected the subject property nor the comparable data. I have read this report and I am satisfied with the relative comparability noted. I am familiar with the subject property neighborhood and general area and I have relied upon the photographs and exhibits in this report in analyzing and concurring in the conclusions contained herein.
2. The highest and best use of each property, as shown in the report, is reasonable and proper.
3. Gross Income Multipliers are supported with factual data. Not applicable.
4. The Cost Approach is supported by data from recognized sources. Not applicable.
5. The Income Approach to value, including the interest rates, is supported by data from the market. Not applicable.
6. Damages, Benefits and Construction Contract Work are correct and are supported in accordance with existing instructions. Not applicable.
7. The amount listed for each parcel in the certificate is the market value amount approved or recommended for approval to govern negotiation and settlement.
8. I understand that the approved value may be used in connection with a Federal aid road or bridge project.
9. I have no direct or indirect, present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.
10. The amount approved or recommended for approval is not a directed amount; it was arrived at fairly, without coercion, and is based on appraisals and other factual data of record.

COMMENTS:

Appraised Value: \$2,224.34
Damages: \$0.00
Total Fair Value: \$2,224.34 rounded to \$2,250.00

Right of Way Agent assigned to Review

Date: _____