

Memorandum

To: Mr. Fred Hawkins, P.E.
 Director of Engineering
 City of Alabaster
 1953 Municipal Way
 Alabaster, Alabama 35007

From: T. Mandell Tillman, MAI, AI-GRS

Date: 8/10/2022

Re: Project No: TAPBH-TA22(939)
 CPMS #: N/A
 Tract No: 1

I have completed a review of the submitted appraisal on the above-referenced tract by Rusty Rich, MAI, MRICS. The appraiser valued the acquisition at \$10,800. In my opinion the appraisal report conclusions are credible for client/ALDOT's basis for an offer to be used in the negotiation process in the amount of \$10,800 consisting of:

Land Acquired	0.12 acres@ \$	\$90,000.00 /acre	\$	10,800
All Structures Acquired			\$	-
All Site Improvements that contribute value			\$	-
Any Damages (Or Enhancements)			\$	-
Easements	Temporary	<u>No</u>	Permanent	<u>No</u>
			\$	-
TOTAL			\$	10,800

The acquisition is a rear triangular parcel that is wood but no landscaping. The acquisition is outside of the rear fenced yard. The appraisal problem to value the rear land portion to be acquired as a part of the whole. The property owner is not currently using the acquisition area and the remaining depth after the acquisition is larger than the typical for the area.

The appraiser determined the acquisition will not damage the remaining property which is reasonable in this instance.

The appraisal report is credible and in compliance with the applicable regulatory requirements.

All documentation and support for my recommendation is set forth on the appraisal review forms and/or memo to file attached to the appraisal report package. I submit this recommendation for your approval.

T. Mandell Tillman

8/10/2022

T. Mandell Tillman, MAI, AI-GRS

Date

Review Appraiser

cc: _____

APPRAISAL REVIEW CHECKLIST & CERTIFICATION

Project: Alabaster Park Trail County: Jefferson Appraiser: Rusty Rich, MAI, MRICS

Tract No: 1 Form Report Type: Complete Partial Value Finding

Yes	No	Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AFTER VALUATION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REVIEW AND APPROVAL ACTION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BEFORE VALUATION

*** TO BE FURNISHED TO THE APPRAISER**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: See Letter of Memorandum

I certify:

- I have reviewed the appraisal thoroughly for the referenced tract and have accurately represented the contents by this checklist.
- On the following date(s) 8/10/2022 I made a visual inspection of this tract and of the applicable comparable sales.
- The comparable sales are similar to the subject and do provide a proper test of the subject's value. (If any of the sales are not similar and do not provide a proper test, please explain.) N/A
- During my inspection of the tract, I verified all improvements were identified and photographed in the appraisal, (esp. in the taking).
- I have verified exterior measurements of the improvement(s) to be acquired/damaged & my calculations of the area of the primary improvement(s) are N/A. (If Multiple improvements, attach additional information for each improvement.)

Extent of visual inspection of the comparables data: Street

- Appraisal Report Identified As: (Indicate One) **Not Accepted** (unable to obtain necessary corrections, revisions, or additional data)
- Accepted** (meets all requirements, but not selected as recommended or approved)
- Recommended** (as basis for establishment of amount believed to be just compensation)

T. Mandell Tillman, MAI, AI-GRS Appraiser License #G00073

LPA APPRAISAL REVIEW REPORT (SUMMARY OF APPRAISALS)

PROJECT NO.	TAPBH-TA22(939)	COUNTY	Jefferson	TRACT NO	1
PROPERTY OWNER:	Luke Short				

APPRAISER: Rusty Rich, MAI, MRICS **DATE OF APPRAISAL:** 7/28/2022

AREA	(ACRES)	BEFORE	AFTER	DIFFERENCE
		0.74	0.62	0.12

ESTIMATED FAIR MARKET VALUE:

LAND (Including, timber, shrubbery, lawns, crops, etc.)	\$	66,600	\$	55,800	\$	10,800
IMPROVEMENTS (Incl., fence, wells, out buildings, etc.)	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-
					\$	-
INDICATED VALUE OF THE ACQUISITION:					\$	10,800

BREAKDOWN OF ACQUISITION: Land 0.12/ac X \$90,000/ac = **\$10,800**

APPRAISER: N/A **DATE OF APPRAISAL:** N/A

BEFORE	AFTER	DIFFERENCE
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LPA/CONSULTANT REVIEW APPRAISER'S

VALUE OF PROPERTY NEEDED FOR THE PROJECT

AREA	(ACRES)	BEFORE	AFTER	DIFFERENCE
		0.74	0.62	0.12

ESTIMATED FAIR MARKET VALUE:

LAND (Including, timber, shrubbery, lawns, crops, etc.)	\$	66,600	\$	55,800	\$	10,800
IMPROVEMENTS (Incl., fence, wells, out buildings, etc.)	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-
					\$	-
JUST COMPENSATION (No obligations for services)						
JUST COMPENSATION <input checked="" type="checkbox"/>					\$	10,800

BREAKDOWN OF ACQUISITION: Land 0.12/ac X \$90,000/ac = **\$10,800**

BASIS OF LPA/CONSULTANT REVIEW APPRAISER'S DETERMINATION OF VALUE: This review is to ensure fair market value has been estimated and compensatory items have been considered. The review includes checking the propriety of methods and techniques and the accuracy of physical and math data. The report complies with USPAP except in areas employing jurisdictional exception or unless otherwise noted. The data, methods, and techniques used, and opinions formed in the appraisal appear relevant, reasonable, and adequately supported unless otherwise noted. The basis of the review (as applicable): appraisal(s), supplements, R.O.W. map, and plans of proposed project. Any documents or memorandum prepared by the review appraiser and attached to this form are to be considered as a part of this review report. REVIEWER COMMENTS (See Attached.)

CERTIFICATE OF LPA/CONSULTANT REVIEW APPRAISER

I certify that, to the best of my knowledge and belief: The above determination of fair market value is made with the understanding that it is to be used in connection with a Federal aid transportation project. I have made a personal inspection of the subject property of the work under review and of the comparable sales relied on in estimating the values concluded and shown in this review report. The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report (or attached), and are my personal, unbiased professional analyses, opinions and conclusions. I have no (or the specified) present or prospective interest or bias in the property that is the subject of the work under review and I have no (or the specified) personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the appraisal requirements found in 49 CFR 24.103 (rule and Appendix A) which are intended to be consistent with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice, and support the appraiser's opinion of value. This review is based on appraisals with proper consideration given to each encumbrance shown on the right-of-way map and/or plans. No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification (review report); if there are exceptions, the name(s) of individual(s) providing appraisal, appraisal review, or appraisal consulting assistance, will be shown in the certification addendum. The value determination does not include any compensable items ineligible for Federal reimbursement.

That my opinion of just compensation for the acquisition as of **7/28/2022** **\$10,800.00** based upon my independent appraisal review and the exercise of my professional judgment. Certification Addendum (See Attached)

Appraisal Report By Rusty Rich, MAI, MRICS Identified As **Not Accepted** (unable to obtain necessary corrections, revisions, or additional data)
 Accepted (meets all requirements, but not selected as recommended or approved)
 Recommended (as basis for establishment of amount believed to be just compensation)

Appraisal Report By N/A Identified As **Not Accepted** (unable to obtain necessary corrections, revisions, or additional data)
 Accepted (meets all requirements, but not selected as recommended or approved)
 Recommended (as basis for establishment of amount believed to be just compensation)

REVIEW APPRAISER (Signature): J. Mandell Jilman
 Title: LPA/Consultant Review Appraiser

DATE OF REVIEW: 8/10/2022
 STATE CERT. NUMBER: G00073
 DATE OF REVIEW:

LPA RECOMMENDS (Signature): _____

ALDOT REVIEW APPRAISER'S

DETERMINATION OF JUST COMPENSATION

		BEFORE	AFTER	DIFFERENCE
AREA	(ACRES)			0

ESTIMATED FAIR MARKET VALUE:

LAND (Including, timber, shrubbery, lawns, crops, etc.)			\$	-
IMPROVEMENTS (Incl., fence, wells, out buildings, etc.)			\$	-

COMPENSATION (No obligations for services)

COMPENSATION ()

BREAKDOWN OF ACQUISITION:

BASIS OF ALDOT REVIEW APPRAISER'S DETERMINATION OF VALUE: This review is to ensure fair market value has been estimated and compensatory items have been considered. The review includes checking the propriety of methods and techniques and the accuracy of physical and math data. The report complies with USPAP except in areas employing jurisdictional exception or unless otherwise noted. The data, methods, and techniques used, and opinions formed in the appraisal appear relevant, reasonable, and adequately supported unless otherwise noted. The basis of the review (as applicable): appraisal(s), supplements, R.O.W. map, and plans of proposed project. Any memorandum prepared by the review appraiser and attached to the approval letter is to be considered as a part of this review report.

REVIEWER COMMENTS:

CERTIFICATE OF ALDOT - REVIEW APPRAISER

I certify that, to the best of my knowledge and belief: The above determination of fair market value is made with the understanding that it is to be used in connection with a transportation project. That I, or a qualified subordinate, made a personal inspection of the subject property of the work under review and of the comparable sales relied on in estimating the values concluded and shown in this review report. The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report (or attached), and are my personal, unbiased professional analyses, opinions and conclusions. I have no (or the specified) present or prospective interest or bias in the property that is the subject of the work under review and I have no (or the specified) personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the appraisal requirements found in 49 CFR 24.103 (rule and Appendix A) which are intended to be consistent with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice, and support the appraiser's opinion of value. This review is based on appraisals with proper consideration given to each encumbrance shown on the right-of-way map and/or plans. No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification (review report); if there are exceptions, the name(s) of individual(s) providing appraisal, appraisal review, or appraisal consulting assistance, will be shown in the certification addendum. The value determination does not include any compensable items ineligible for Federal reimbursement.

That my opinion of just compensation for the acquisition as of the _____

based upon my independent appraisal review and the exercise of my professional judgment.

Certification Addendum:

Appraisal Report By _____

Identified As: **Not Accepted** (unable to obtain necessary corrections, revisions, or additional data)

Accepted (meets all requirements, but not selected as recommended or approved)

Recommended (as basis for establishment of amount believed to be just compensation)

Appraisal Report By _____

Identified As: **Not Accepted** (unable to obtain necessary corrections, revisions, or additional data)

Accepted (meets all requirements, but not selected as recommended or approved)

Recommended (as basis for establishment of amount believed to be just compensation)

REVIEW APPRAISER (Signature): _____

Title: Staff Review Appraiser

DATE OF REVIEW: _____

STATE CERT. NUMBER: G00073

RECOMMENDED BY (Signature): _____

Title: _____

DATE RECOMMENDED: _____

STATE CERT. NUMBER _____

REVIEWER COMMUNICATION WITH APPRAISER

Date: August 10, 2022

To: **Rusty Rich, MAI, MRICS**

From: T. Mandell Tillman, MAI, AI-GRS
Consultant Review Appraiser

Re:	Project Number	TAPBH-TA22(939)
	Project Name	Alabaster Park Trail
	CPMS No.	N/A
	Tract #	1

I have completed a review of the appraisal report for the above referenced tract and my comments follow:

NONE REQUIRED

Thanks for your cooperation in the review process. If you have any questions contact me accordingly.

T. Mandell Tillman, MAI, AI-GRS
Tillman Consulting, LLC
256-504-5705
mandell@tillmanbiz.com

CERTIFICATE OF CONSULTANT REVIEW APPRAISER

State of Alabama

County of Jefferson

Project No. TAPBH-TA22(939)

Tract # 1

I hereby certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of the work under review and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on any action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the appraisal and appraisal review requirements found in 49 CFR 24.103 & 29.104 (which are intended to be consistent with the Uniform Standards of Professional Appraisal Practice – USPAP – with Jurisdictional Exceptions).
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have made a personal inspection of the subject property of the work under review. The inspection consisted of a viewing of the subject property from the street or streets on which the subject fronts.
- As of the date of this report, T. Mandell Tillman, MAI, AI-GRS, has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.
- In compliance with Alabama Code, Sec. 34-27A-3 (applicable for State Certified Appraisers): This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a “certified appraisal.”
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have performed no other appraisal services as an appraiser or in any other capacity regarding the property that is the subject of the work under review, within the three year period immediately preceding acceptance of this assignment.

In my opinion the appraisal report and conclusions are credible and the recommended offer for the acquisition as of **7/28/2022** is **\$10,800** based upon my independent appraisal review and the exercise of my professional judgment.

Date 8/10/2022



Consultant Review Appraiser Signature
State of Alabama Real Property Appraiser License #G00073