Memorandum

То:	Mr. Fred Hav Director of Er City of Alaba 1953 Municip Alabaster, Al	ngineering ster					
From:	T. Mandell Till	man, MAI, AI-C	GRS				
Date:	8/10/2022						
Re:	Project No: CPMS #: Tract No:	TAPBH-TA22 N/A 1					
					· ·	ty Rich, MAI, MRICS	<u> </u>
	valued the acqui		<u>\$10,800</u>			port conclusions	
				d in the negotiat	ion		
process in the	amount of	\$10,800	consisting o	f:			
Land Acquired	0.12	2 acres@ \$	\$90,000.00	/acre		\$	10,800
All Structures A	cquired					\$	-
All Site Improve	ements that con	tribute value				\$	-
· ·	(Or Enhanceme					\$	-
Easements	` Temporary			Permanent	No	\$	-
TOTAL	, ,			-		\$	10,800
						•	,
yard. The app not currently u area.	raisal problem t using the acquis	to value the real	ar land portion the remaining	to be acquired a depth after the a	is a part of the vacquisition is lar	n is outside of the rea whole. The property o ger than the typical f	owner is or the
The appraise	determined the	acquisition wil	ll not damage	the remaining pr	operty which is	reasonable in this in	stance.
The appraisal	report is credib	le and in comp	liance with the	e applicable regu	latory requirem	ents.	
				et forth on the apommendation for		forms and/or memo	to file
2. Mard	ell Jillme	an		<u>8/10/2022</u>			
T. Mandell Till	man, MAI, AI-G	RS		Date			
Review Apprais	ser						
00							
CC	•		_				

APPRAISAL REVIEW CHECKLIST & CERTIFICATION

Proje	ect:	Alabaster Park Trail	County:	Jeffer	rson	Appraiser: Rusty Rich, MAI, MRICS	
Trac	t No:	1	Form Re	port T	ype:	Complete Partial ✓ Value Finding	
Yes	No			Yes	No		
V		Letter of Transmittal, Project No. Owner	, Contact with		V	23. Cost Approach – Description of Imps, photos, floor plan, Est. of Eco. Rent, Cost/ Depreciation Support and Sources	
✓		2. Appraisal Report Summary, Own Area Acquired*, Breakdown of Acqu		✓		24. Dimensional Sketch with onsite Review Verification (Certification Below)	
V			on Date 25. Correlation of Before Value, Unused Approaches Explained - Purpose of Appraisal, Extent property 1) identified & 2) inspected, Type & Extent Data is researched and Type & Extent Specific Scope Details for Assignment which should be the same as the Scope of Work on the Work Authorization shall b				
		included in the report. This is the mutually agreed on content of the appraisal (at a minimum) regarding approaches to value, depth of HBU Analysis, etc. AFTER VALUATION					
V		4. Rights Appraised *		V		26. Description of Remainder	
✓		5. Definition of Market Value *		$\overline{\checkmark}$			
V		Five-year Sales History, Recording Consideration, Verification	ng data,	V		27. Remainder H&B Use Analysis28. After Land Valuation – Percentage of dollar adj. To each sale, discussion of each adjustment	
V		7. Inspection Data				•	
✓		8. Tax Data				29. Other Relevant After Approaches to Value	
		9. Zoning			abla	30. Explain/Support Damages, etc. Not Applicable	
✓ ✓		10. Utilities Available		✓ ✓		 Correlation of After Value, TCE, Breakdown, Effect of Acquisition Addenda Section – Appraiser qualifications, limiting conditions, tract sketch*, structure sketches, comparable sales maps, Sales, etc. 	
	V	11. Realty Vs Personalty Meeting: Attendees, & Discussion of Results	` '.	V		33. DOT Certificate of Appraiser date of valuation within 20 days of Region receipt of report, estimated value of acquisition, signed.	
V		12. Present Use-Photos of all Impro	ovements				
✓		13. H&B Use Analysis (Before)				REVIEW AND APPROVAL ACTION	
✓		14. Description of Acquisition			✓	Supplemental information requested	
\checkmark		15. County, City & Neighborhood Data			✓	Excess Acquisition [Uneconomic Remnant(s)] Recommended	
✓		16. Site Data-Topography, Landsca System, ROW Proximity, etc.	ping, Septic		\checkmark	Non-compensable Items	
		BEFORE VALUAT	ION		V	State Obligated	
~		17. Before Land Valuation Percenta adj. To each sale, discussion of each	ch adjustment,		✓	Owner Obligated	
		Land sales; photos, consideration, recification, etc.	-		✓	Clause to enter remainder	
	\checkmark	18. Improved Market Approach-prosupported adjustments, Sales; photos			✓	Two or more appraisal reports	
		consideration, recording & verification		✓		All property listed per appraiser instructions	
	V	19. Income Approach – Actual rent, Rent (mkt. Support), explanation variance, expenses (supported)	n of rent , interest		✓	Outdoor Signs in ROW considered per appraiser instructions	
	V	rate, recapture rate, GIM (suppo 20. Rent Comps. Photographs, rent H&B use, zoning, etc. Sold Rental consideration, recording & verificati	ts verification, Comps, photos,	✓		The appraisal report complies with the definition of appraisal in § 24.2(a) (3) in title 49 CFR Part 24.	
✓		21. Location of Septic System (re: taking if applicable) considered				* TO BE FURNISHED TO THE APPRAISER	
~		22. Proximity of existing ROW cor	nsidered				
		Comments:	See Letter o	f Mem	norar	ndum	
				I certi	•		
						and have accurately represented the contents by this checklist.	
		 On the following date(s) The comparable sales are similar not provide a proper test, please ex 				I made a visual inspection of this tract and of the applicable comparable sales, a proper test of the subject's value. (If any of the sales are not similar and do	
	- 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: (Indi	icate One)	Not A	ccept	ed (unable to obtain necessary corrections, revisions, or additional data)	
				Ассер	ted (meets all requirements, but not selected as recommended or approved)	
			✓	Recon	nmen	ded (as basis for establishment of amount believed to be just compensation)	
				T. Ma	ande	ell Tillman, MAI, AI-GRS Appraiser License #G00073	

LPA APPRAISAL REVIEW REPORT (SUMMARY OF APPRAISALS)

PROJECT NO.	TAPBH-TA22(939)		COUNTY		Jefferson		TRAC	CT NO	1
PROPERTY OWNER: Luke SI		hort							
APPRAISER: Rusty Rich, MAI, MRICS		DATE OF APPRAISAL:							
			BEFORE		AFTER		DIFFERENCE		
AREA (ACRES)			0.74		0.62		0.12		
ESTIMATED FAIR N	IARKET VAL	UE:							
LAND (Including, timber, shrubbery, lawns, crops, etc.)			\$	66,600	\$	55,800		\$10,8	00
IMPROVEMENTS (Incl., fence, wells, out buildings, etc.)			\$	-	\$	-	\$		-
			\$	-	\$	-	\$		-
							\$		1
INDICATED VALUE OF THE ACQUISITION:				·		·	\$		10,800

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

APPRAISER: N/A		DATE O	F APPRAISAL:		N/A				
		В	BEFORE		AFTER	DI	FFERENCE		
LPA/CONSULTANT REVIEW APPRAISER'S			VALUE OF PROPERTY NEEDED FOR THE PROJECT						
			BEFORE		AFTER		DIFFERENCE		
AREA	(ACRES)		0.74 0.62			0.12			
ESTIMATED FAIR MARKET VAL	UE:								
LAND (Including, timber, shrubbery, lawns, crops, etc.)			66,600	\$	55,800	\$	10,800		
IMPROVEMENTS (Incl., fence, wells, out buildings, etc.)			=	\$	-	\$	-		
		\$	-	\$	-	\$	-		
						\$	-		
JUST COMPENSATION (No o	obligations for services)								
JUST COMPENSATION ☑					\$	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 conjugns and conclusions in this review report are limited only by the assumptions 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 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 reimbur sement.

That my opinion of just compensation for the	e acquisition as of	7/28/2022	\$10,800.00					
based upon my independent appraisal revie	w and the exercise of	of my professional j	udgment. Certification Addendum (See Attack	hed)				
Appraisal Report By Rusty Rich, MAI, MRICS	Identified As	ried As Not Accepted (unable to obtain necessary corrections, revisions, or add						
		Accepted (meets	s all requirements, but not selected as recomm	nended or approved)				
	\checkmark	Recommended	(as basis for establishment of amount believed	d to be just compensation)				
Appraisal Report By N/A	Identified As	Not Accepted (unable to obtain necessary corrections, revisions, or additional data)						
		Accepted (meets	s all requirements, but not selected as recomn	nended or approved)				
		Recommended	(as basis for establishment of amount believed	d to be just compensation)				
REVIEW APPRAISER (Signature): 2. Man	dell Jellman	V	DATE OF REVIEW:	8/10/2022				
Title: LPA/C	onsultant Review Ap	praiser	STATE CERT. NUMBER: G00073	1				
LPA RECOMMENDS (Signature):			DATE OF REVIEW:					

ALDOT REVIEW APPRAISER'S

RECOMMENDED BY (Signature):

Title:

DETERMINATION OF JUST COMPENSATION

DATE RECOMMENDED:

STATE CERT. NUMBER

		DETERMINATION C	7 0001 001111 1	
		BEFORE	AFTER	DIFFERENCE
AREA	(ACRES)			0
ESTIMATED FAIR MARKET VAL	.UE:			
LAND (Including, timber, shrubbe	ry, lawns, crops, etc.)			-
IMPROVEMENTS (Incl., fence, w	ells, out buildings, etc.)			-
COMPENSATION (No obligat	ions for services)			
COMPENSATION	()			
BREAKDOWN OF ACQUISIT	ION:			
items have been considered. The rev complies with USPAP except in areas formed in the appraisal appear releva	view includes checking the prossembles employing jurisdictional exception, reasonable, and adequates of proposed project. Any me	opriety of methods and techi eption or unless otherwise no ely supported unless otherwis	niques and the accur oted. The data, met se noted. The basis	alue has been estimated and compensatory tracy of physical and math data. The report thods, and techniques used, and opinions to fithe review (as applicable): appraisal(s), and attached to the approval letter is to be
REVIEWER COMMENTS:		- 41 DOT - DEWEW 4		
		F ALDOT - REVIEW A		e understanding that it is to be used in
the comparable sales relied on in esti used in the review process are true a conditions stated in this review report specified) present or prospective inte bias with respect to the parties involve compensation is not contingent on ar opinions, and conclusions were deve Appendix A) which are intended to be appraiser's opinion of value. This rev	mating the values concluded nd correct. The analyses, opi (or attached), and are my perest or bias in the property the ed. My engagement in this as a action or event resulting fron loped and this review report we consistent with the Appraisal riew is based on appraisals with praisal, appraisal review, or a dual(s) providing appraisal, ap does not include any comper	and shown in this review reginions, and conclusions in the resonal, unbiased professionate is the subject of the work using ment was not continger in the analyses, opinions, or was prepared in conformity will Foundation's Uniform Stanith proper consideration gives appraisal consulting assistary praisal review, or appraisal	cort. The facts and of is review report are all analyses, opinions under review and I have to upon developing occurred in the appraisal requards of Professional to each encumbrative to the person signonsulting assistance deral reimbursemen	ave no (or the specified) personal interest or or reporting predetermined results. My eview or from its use. My analyses, quirements found in 49 CFR 24.103 (rule and al Appraisal Practice, and support the ance shown on the right–of–way map and/or gning this certification (review report); if there see, will be shown in the certification
Certification Addendum:				
Appraisal Report By	Identified As:	Not Accepted (unable to	obtain necessary co	orrections, revisions, or additional data)
		Accepted (meets all req	uirements, but not se	elected as recommended or approved)
		Recommended (as basis	for establishment o	of amount believed to be just compensation)
Approinal Depart Du	Identified As:	□ Not Accepted (unable to	ohtain necessary co	orrections, revisions, or additional data)
Appraisal Report By	identified As.		•	elected as recommended or approved)
				of amount believed to be just compensation)
DEVIEW ADDDAIGED (O'	۸.		DATE OF DEVE	-14/.
REVIEW APPRAISER (Signature			DATE OF REVIE	
	Title: Staff Review Appra	aiser	STATE CERT. N	NUMBER: G00073

REVIEWER COMMUNICATION WITH APPRAISER

Date: <u>August 10, 2022</u>

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

2. Mandell Tillman