

WAIVER VALUATION

PREPARED FOR
STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION

Project Number: _____ Project Name: _____
Tract Number: _____ Control Number: _____
Property Owner: _____
Property Address: _____
Owners Address: _____

Total Compensation: _____
Lessee Interest: _____

This "Waiver Valuation" is not to be considered an appraisal under the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation and adopted by the Nebraska Real Estate Appraiser Board. The Jurisdictional Exception rule of USPAP is invoked for this Waiver Valuation. This Waiver Valuation is prepared under a waiver of appraisal provision authorized by Federal Highway Administration guidelines, 49 CFR 24.10(C)(2).

This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.

[In accordance with Neb. Rev. Stat. Section 76-2221(1)].

I hereby certify:

That I have personally inspected the property and that I have have not afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said Waiver Valuation. The subject and the comparable sales relied upon in making said Waiver Valuation were as represented by the photographs contained in said report.

That to the best of my knowledge and belief, the statements contained in the fair market value estimate herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That I understand that such estimate is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Nebraska with the assistance of Federal-aid highway funds, or other Federal funds.

That neither my employment nor my compensation for making this estimate and report are in any way contingent upon the value reported herein.

That 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 interests.

That I have not revealed the findings and results of such estimate to anyone other than the proper officials of the acquiring agency or officials of the Federal Highway Administration, and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the fair market value of the acquisition as of _____ is _____ based upon my independent estimate and the exercise of my professional judgment.

Date Signed

Appraiser

Date Signed

Review Appraiser

- ESTIMATE APPROVED AS SUBMITTED
- ESTIMATE APPROVED WHEN USED WITH ATTACHED REVIEW