

BASIC DATA REPORT

PROJECT NO. : _____

PROJECT NAME : _____

PURPOSE OF VALUATION REPORT

The purpose of the valuation document is to estimate just compensation, compensable under State of Nebraska law.

FUNCTION OF THE VALUATION REPORT

The function of the valuation document is to provide the Acquiring Agency with a basis for the negotiation of real property needed to be acquired.

PROJECT DESCRIPTION

When applicable, a copy of the current NDOR fencing schedule is made a part of this report and is used as the basis for compensation of fence relocation.

MARKET DATA ANALYSIS

Capitalization Rate

Land Value

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

Identification of the Property: The Legal description given to the appraiser is presumed to be correct, but it has not been confirmed by a survey. The appraiser assumes no responsibility for such a survey, for encroachments or overlapping that might be revealed thereby.

The appraiser renders no opinion of a legal nature, such as to ownership of the property or condition of title.

The appraiser assumes the title to the property to be marketable; that the property is an unencumbered fee; and that the property does not exist in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Unapparent Conditions: The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable than otherwise comparable property. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such things.

Information and Data: The information and data supplied by others to the appraiser, and which the appraiser has considered in the valuation, are from sources believed to be reliable, but no further responsibility is assumed for its accuracy.

Use of the Valuation Document: Possession of the valuation report or a copy thereof does not carry with it the right of publication. It is a privileged communication.

The valuation report may not be used for any purpose except substantiation of the value estimated without the written permission of the acquiring agency. All valuations in the report are applicable only under the stated program of Highest and Best Use, and are not necessarily applicable under other programs of use. The valuation of a component part of the property is applicable only as a part of the whole property.

Sketches and Maps: Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not based on survey. Sizes and dimensions not shown should not be scaled down from the sketches.

CERTIFICATION

I certify that to the best of my knowledge the facts and data used herein are true and correct, that I personally inspected the properties described, and that I have no present or contemplated interest herein.

Date

Appraiser

Township _____ Range _____

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Sales Data

Buyer: _____

Seller: _____

Instrument: _____ Date: _____ Recorded: _____

Book: _____ Page: _____ County: _____

Revenue Stamps: _____ Indicated Price: _____

Stated Price: _____ Acres: _____

Sale Confirmed By: _____

To: _____ Date: _____ Time: _____

Confirmed Price: _____ Per Acre: _____

Motive: _____

Legal Description:

Location:

Date Inspected: _____ By: _____

Sale Analysis: _____

Index Sale No. _____