

Chapter 3 - Appraisal/Review Formats, Forms, and Documents

Please contact CDOT's Appraisal Program Manager, Dennis Blea, dennis.blea@state.co.us 303.757.9335 or, if not available, CDOT ROW Manager, Wesley Loetz, wesley.loetz@state.co.us 303.757.9836 for questions about or to be provided any of the appraisal formats , forms, or documents listed below.

CDOT provides the following resources for appraisal staff, contractors and those working for Agencies or Property Owners in Eminent Domain appraisal, appraisal review and other appraisal-related purposes.

CDOT Appraisal Formats

Total Take Appraisal Report (used for the total acquisition of a whole property in Eminent Domain)

Standard Partial Take Appraisal Report (designed for Eminent Domain appraisal involving partial acquisitions of land and minor affected improvements, and which might result in damages to the remainder property that are readily curable at modest cost)

Complex Partial Take Appraisal Report (used for Eminent Domain partial acquisition appraisals when the appraisal issues are more complex, such as to changes in highest and best use of the property after the take; damages (both curable & incurable), cost-to-cure damages, and benefits)

Excess/Disposal Parcel Appraisal Report (for appraisal of property, land or improved, that CDOT intends to sell or otherwise "dispose" of)

CDOT Appraisal-Related Forms

Appraisal Review Report (2-page form with bullets/check boxes for the appraisal reviewer to address standard and unique appraisal items in the report reviewed, with optional-use 3rd page extendable to more pages to write review memo)

Certified Inventory of Real & Personal Property #433 (this form is for use by an appraiser and/or a real estate specialist to list items of personal property and items that are, or are treated as, real property in an appraisal - personal property excluded from same)

Fair Market Value (FMV) #930 (this form is used to list the various elements of realty and their compensation estimate, including compensable damages and/or any offsetting special benefits in ROW acquisition)

Reviewer's Worksheet on Appraisal Standards #1145 (this is a checkbox form for a review appraiser to check whether the appraisal report reviewed has met various requirements primarily for an Eminent Domain appraisal, but useful also for other types of appraisal)

CDOT Appraisal-Related Documents available online

[CDOT Qualified Appraiser List \(QAL\) Application Requirements and Submittal](#) (this document details the application process and requirements to apply for approval to CDOT's QAL)