**SAMPLE**

**EASEMENT/SERVITUDE APPRAISAL**

Project Name \_\_\_

Parcel Address \_\_\_

PROPERTY OWNER \_\_\_

ADDRESS \_\_\_

Owner invited to accompany Appraiser \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Past Sales or Property (5 years) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Improvement to Property since last Sale \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**LOT**: Zoning Area Sq. Ft. Acres

Highest and Best Use of Property: BEFORE AFTER

Assessed valuation: Land Buildings Total

Unlawful Usage of Violation of Codes and Ordinances \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**VALUATION**: BEFORE AND AFTER VALUE ESTIMATES

1. BEFORE Property Value . . . . . . . . . . . . . . . . . . . $ \_\_\_\_\_\_\_\_\_

2. AFTER Property Value . . . . . . . . . . . . . . . . . . . . $ \_\_\_\_\_\_\_\_\_

3. VALUE PART TAKEN AND DAMAGES, IF ANY . . $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If damages to Property by reason of taking -- Explain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_

 \_\_

**NOTE**: Appraiser has summarized above data based on his investigation and appraisal of subject property. Full documentation for values assigned can be furnished upon request.

**PHOTO OF PROPERTY SKETCH OF PROPERTY**

(Showing Part taken)

 \_\_\_\_\_\_\_

**FINAL VALUE ESTIMATE IS:**

LAND $ BUILDINGS $ TOTAL $

 \_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_ Appraiser \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parcel or Tax Number \_ Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_