



STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

**CERTIFICATE OF APPRAISER**

PROJECT NAME: \_\_\_\_\_

STATE PROJECT #: \_\_\_\_\_

FEDERAL-AID PROJECT #: \_\_\_\_\_

PARCEL #: \_\_\_\_\_ UNIT #: \_\_\_\_\_

Name of Appraiser \_\_\_\_\_

I CERTIFY THAT:

I personally inspected the property appraised in this report on \_\_\_\_\_, 2\_\_\_\_.

I personally verified the facts, prices, terms, and conditions of sales used as comparable data with the parties to each transaction except to the extent otherwise indicated in my report.

I made a personal field inspection of any comparable properties referred to in the report. The narrative analysis and conclusions contained within this appraisal report are my own. The names of assistants (if any) who provided support are \_\_\_\_\_. I have limited their services to photography, basic research, and general data gathering.

I have afforded each property owner the opportunity to accompany me at the time of my inspection of the property.

To the best of my knowledge and belief, the statements contained in this appraisal report are true and correct, and the information upon which my opinions are based is accurate, subject only to the assumptions and limiting conditions set out in the report.

My appraisal report is intended to be used by the State of Alaska in connection with an acquisition for the above-referenced project to be constructed (with) (without) the assistance of federal funds.

This appraisal report has been made in conformity with applicable federal standards, State of Alaska statutes, regulations, policies, and procedures and with accepted industry practices applicable to valuation of lands for such purposes. To the best of my knowledge, all values that I have assigned to the property are compensable under the established law of the State of Alaska. Values assigned do not reflect a decrease or increase due to the proposed project.

Neither my employment nor my compensation for making this appraisal report are in any way contingent upon the reporting of a predetermined value that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.

I have no direct, indirect, present, or prospective interest in the subject property; and I have no personal interest or bias with respect to the parties involved, nor will I benefit in any way from the acquisition of this property.

I have not revealed the findings and results of this report to anyone other than the proper officials of the Alaska Department of Transportation and Public Facilities, the Federal Highway Administration, or the Federal Aviation Administration, and I will not do so until so authorized by proper 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.

Based upon my independent, unbiased research and analysis, my professional opinion of market value is \$\_\_\_\_\_ as of the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

Date \_\_\_\_\_

Appraiser's Signature \_\_\_\_\_