

CRITERIA FOR APPRAISALS

Sponsor will select an appraiser. The selected appraiser must be on the approved GDOT Appraiser List. Copies of the list will be provided by your D.L.G.C. The type report required will be determined the GDOT Review Appraiser. The selected appraiser must be qualified to perform the level of work as designated by the GDOT Review Appraiser. The format and level of documentation for an appraisal depend on the complexity of the appraisal problem.

Detailed appraisals shall reflect nationally recognized appraisal standards, including, to the extent appropriate, the Uniform Appraisal Standards for Federal Land Acquisition. An appraisal must contain sufficient documentation, including valuation data and the appraiser's analysis of that data, to support his or her opinion of value.

Review of Appraisal

All appraisals will be reviewed and approved by the Georgia Department of Transportation.

NOTE: APPRAISER MUST OFFER PROPERTY OWNER THE OPPORTUNITY TO ACCOMPANY THEM ON THE APPRAISAL INSPECTION. THIS SHOULD BE DOCUMENTED IN THE APPRAISAL REPORT. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN DENIAL OF FEDERAL PARTICIPATION IN PROJECT COSTS.