

## **Right of Way**

### **3d - Appraisal**

#### **How do you determine how much you will pay for the property?**

All real estate will be appraised before the initiation of negotiations.

The LPA will make an offer that is not less than the amount of the approved reviewed appraisal and will provide a written statement and summary of the basis for the offer. The statement will include an allocation of value for the part taken and report the amount of damages if applicable.

#### **What if the remainder property has little or no use?**

If the Review Appraiser determines that the remainder property has little or no value or utility to the owner, the LPA will make an additional offer to acquire the remainder property.

#### **Will the project influence the value of the property being acquired?**

Any increase or decrease in market value of the real property after the date of the resolution to construct the transportation improvement and caused solely by the public improvement will be disregarded in determining the compensation for the property. Physical depreciation under the control of the property owner is an exception to this procedure.