

**RIGHT-OF-WAY SCOPING
PARCEL APPRAISAL PROBLEM FIELD CHECKLIST**

CS

JN

ROUTE

Parcel Number and AKA

Market Study

APPRAISAL SCOPE

Partial Take	Total Take	TCE	VPT	B4 & After	Unknown
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OWNERSHIP

Parent parcel determination is complex	Yes	No		
Tenant improvements involved	Yes	No	Unknown	
Tax ID number(s)				
Existing use of parcel				
Parcel area size				
Landscaping/fence/paving involved				
Business signs				

REGULATION

Significant zoning or legal regulation impacts – Setbacks, lot coverage ratio parking, greenbelts, drive close, signage, vehicle stacking, existing easements, minimum site size	
Non-compliant in before or after	
Changing area's highest and best use to consider	
Current zoning type (Describe)	

PHYSICAL IMPACTS

Significant improvements impacted or in take area	
Significant impact to site access, increase limited access	
Significant impact to utilities public or private septic systems, water well	
Significant elevation or drainage impacts	
Related parcel/larger parcel involved	
Remainder non-economic?	
Improvements in TCE (Temporary Construction Permit)	

CONCLUSION

Parcel acquisition cost estimate (<i>Real Estate only</i>)	Market Study Only
Possible damages to remainder	
Cost to cure to consider	
Special report needed (parking, fixtures, drainage)	
Explanation of any items noted above.	

COMPLETED BY

DATE