This is a sample. The format you use must include or address all items.

APPRAISAL CERTIFICATION

I hereby certify that:

PROJECT: TRANS #: COUNTY:
DATE OF VALUE: MARKET VALUE: **$**

The property owner or representative was invited to accompany me on my inspection of the property and the property owner or representative: Did/ Did not accompany me.

The appraiser has / has not provided any services related to the subject property within the three year period immediately preceding acceptance of the assignment, or in any other capacity.

There is / is not a pending purchase agreement on the subject property (attach if applicable).

This appraisal has / has not been prepared in compliance with UASFLA.

The appraiser has / has not observed any environmental concerns on or near the subject property.

I have / have not been provided a copy of the DNR Landowners Disclosure Form completed by the landowner.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Minnesota DNR Supplemental Appraisal and Appraisal Review Guidelines (7/9/2024).

The OPINION OF VALUE DATE specified above is the date I personally inspected the property and the date to which my opinion of value applies. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.) I have also made a field inspection of the comparable sales relied upon in making this appraisal which are represented by the photos in the report.

The ESTIMATED MARKET VALUE specified above is my independent opinion for the proposed acquisition on the date specified.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

I am aware that this appraisal and report may be reviewed by a Federal agency.

I understand that the appraisal report is to be used as the basis for an offer of just compensation by the State of Minnesota; that the appraisal has been made in conformity with the appropriate State Laws, regulations, policies, and procedures applicable to appraising land for such purposes; and this report may become public data. To the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of the State.

In making this appraisal, I have disregarded any increase or decrease in the before value caused by the project for which the property is being acquired.

I will not reveal the findings and results of this appraisal to anyone other than the proper officials of the State of Minnesota until authorized by State officials to do so, or until I am required to do so by due process of law.

I was provided no significant professional assistance in preparing this report.

I am licensed as a real estate appraiser by the State of Minnesota, license, number _____, expiring 8-31-__. I am licensed and competent to perform an appraisal for the type of property presented in this report.

To the best of my knowledge and belief, the statements contained in the appraisal report are true, and the information upon which my opinions are based is correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

Appraiser: _____ Date: _____