choose a date

To: Parcel Owner(s) and/or their Legal Representative

Subject: Project ID.: Click to enter text

 Project No.: Click to enter text

 Designation: Click to enter text

 Parcel No.: Click to enter text

**Re: Parcel Owner’s independent third-party appraisal.**

Parcel owner(s) requesting MDT to pay for an independent third-party appraisal must meet all the following requirements / processes in order for MDT to reimburse Owner for the costs associated with appraisal:

The appraiser must be a Montana state certified general real estate appraiser per Code of Federal Regulations (CFR) 49 24.103(2). The appraiser must be in good standing with their license and can provide verification that their license is in an “active status”.

The appraiser must be aware of, understand and comply with the requirements contained in MDT’s Right-of-Way Operations Manual Appraisal Chapter 3. <http://www.mdt.mt.gov/other/rw/external/manual/chapter_3.pdf>

The appraiser must be aware of, understand and comply with the requirements contained in The Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). <http://www.justice.gov/enrd/land-ack/Uniform-Appraisal-Standards.pdf>

The appraiser must be aware of, understand and comply with the appraisal standards / binding requirements contained in The Uniform Standards of Professional Appraisal Practice (USPAP) Standards 1,2 and 3 and also the appraiser’s Competency Rule. <http://www.uspap.org/toc.htm>

The appraiser must be aware of, understand and comply with the “State Rule” (Modified Before and After Appraisal) required for all MDT appraisals that require Federal and/or State funding/reimbursement.

Reasonable and customary appraisal fees and arrangements for payments for other appraisal related services e.g. contractor estimates, cost to cure estimates, etc. will be agreed upon in writing by MDT and the Parcel Owner\Legal Representative prior to engaging in these services.

The appraisal is submitted to MDT and results in a settlement between MDT and the property owner.

A list of appraisers is attached for consideration by the property owner(s) and/or their legal representative. Based on previous dealings with these appraisers, MDT has recognized that these appraisers meet the above-mentioned requirements.

Right-of-Way Agent