The following assumptions & limiting conditions apply to this report, in that…

1. …it is expressly understood and emphasized that this appraiser has no present or contemplated future interest in any of the properties appraised.
2. …legal descriptions of the subject project property, the construction plans, and right of way maps are correct as furnished by the Department of Transportation.
3. ...no responsibility is assumed for matters which are legal in nature nor is any opinion rendered on the title of the land.
4. …the value reported is based on the premise that the property is free and clear from all encumbrances except as outlined within the report.
5. …the information contained within the report(s) was gathered from reliable sources but is in no sense guaranteed.
6. …gas, oil, and/or mineral rights, if any, may not be appraised, as outlined within the report.
7. …the sketches used in the reports are intended as visual aids only and are not warranted to be accurate or to scale.
8. …in the event the subject property goes into condemnation proceedings, it is assumed that the appraiser will be given additional time for court preparations.
9. …the fractional use of any portion of this report without proper consideration being given to the entire report is prohibited.
10. …valuations and depreciation items are based on the premise of one buyer before acquisition and one buyer after acquisition.
11. …neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the appraiser, particularly as to valuation conclusions, prior to entry of the appraisal report into the public domain.
12. …disclosure of information contained within the report is limited to: The Montana Department of Transportation (MDT) or persons specifically authorized by MDT; such third parties as may be authorized by due process of law; and a duly authorized professional peer review committee.
13. …it is understood that the appraiser is not an expert in the identification of hazardous substances, contamination, or detrimental environmental conditions. The inspections of, and any inquiries pertaining to, the subject property did not develop any information that indicated that these factors were present; therefore, the value estimate in this report is predicated on the assumption that the property is not negatively affected by any hazardous substances or detrimental conditions, unless specifically stated elsewhere in this report.
14. Click or tap here to enter text.