

GUIDE TO DETERMINING TYPE OF VALUATION REPORT

Appraisal reporting may vary depending upon the appraisal problem's complexity and the amount of the acquisition (including damages if any). The following rules should be noted to assure federal participation.

TYPE OF ACQUISITION	WAIVER VALUATION	TYPE OF APPRAISAL REPORT		
	Waiver Valuation W/Basic Data Book	Short Form W/Basic Data Book	Restricted Appraisal	Full Appraisal

UNCOMPLICATED ACQUISITION

\$10,000 or less	Yes	N/A	N/A	N/A
\$10,001 - \$25,000	Permitted, when owner waives right to appraisal.	One permitted, when owner requires appraisal. Usually done when there is a BDB	Permitted, when owner requires appraisal. Usually done when there is not a BDB	N/A
\$25,001 +	NO	NO	One permitted when owner requires appraisal.	N/A

COMPLEX ACQUISITION

Any Amount	NO	NO	NO	Number of appraisal reports to be determined in Appraisal Scoping; report detail dependent upon complexity of problem
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Waiver Valuations will be prepared only in cases of very simple takings of land, temporary easements, low value improvements and/or a right of way requirement calling for construction easements, channel change easements, slope easements, etc. A Waiver Valuation is not an appraisal.

Some minor projects, because of their small size (e.g. those involving one or two uncomplicated acquisitions), may not warrant development of a Basic Data Book. In such cases, supporting market data and analysis is to be attached to the Waiver Valuation or uncomplicated appraisal report.