



WAIVER VALUATION

Why is a Waiver Valuation needed?

The Waiver Valuation report format is a short and simplified valuation used by INDOT for the uncomplicated acquisition of property or property rights.



APPRAISAL PROBLEM ANALYSIS (APA)

Every project will still go through the Appraisal Problem Analysis (APA). An examination of the project to identify the type and scope of the Appraisal or Waiver Valuation for each parcel.

WAIVER/VALUE ANALYSIS

A Waiver Valuation may be completed for each parcel within a project for uncomplicated parcels having an anticipated Fair Market Value (FMV) of \$10,000 or less.

Value Analysis Qualifications

The prerequisites for consultants to be placed and retained on the Approved Value Analysis Consultant List, to be able to prepare FMV Evaluation/Waiver Valuation reports are:



- The applicant must have an active real estate broker's license in the State of Indiana or the applicant must be a licensed or certified appraiser in the State of Indiana.
- The applicant must have completed INDOT's Valuation of Simplistic Acquisitions course.
- The applicant must demonstrate knowledge of INDOT policies and the ability to read Right-of-Way plans by having passed either INDOT's Appraiser exam, Review Appraiser Exam, or Buyer exam.
- An application, demonstrating that applicant meets the qualifications described above must be submitted to INDOT's Acquisition Section for approval.
- The applicant must complete any continuing education courses required by INDOT in the future to be able to remain on the list.



INDOT DESK REVIEW

INDOT Appraisal Review/Buying staff establishes the Statement of the Basis for Just Compensation.

RIGHT-OF-WAY ACQUISITION

Cost To Cure?

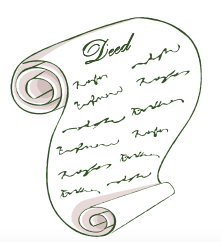


Offer & Negotiation

Temporary?



Damages?



Conveyance Document & Legal Review

Easement?

Mitigation?



Acquisition Payment

Warranty Deed?

Limited Access?



Clearing & Construction

Customer Service?



NextLevel
INDIANA