# Sample Easement Valuation Form

Project Name

Parcel Address

Property Owner

Owner’s Address

Date Owner Invited to Accompany Person Assessing Value: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Past Sales of Parcel (5 years)

Improvements to Parcel since Last Sale

Lot: Zoning: Area: Acres:

Highest and Best Use of Property: Before After

Assessed Valuation: Land Buildings Total

## **Valuation Calculation: Before and After Value Estimates**

 *Step 1: Determine the Property Value Prior to Easement Acquisition*

\_\_ Appraisal or Past sale (within 5 years) $ (amount)

\_\_ Improvements to parcel since appraisal or past sale $ (amount)

Before Easement Property Value $ (amount)

 *Step 2: Determine the Property Value After Easement Acquisition*\_\_ Property value based on square footage loss: $ (amount)

\_\_ Damages to use of property (Please describe reason): $ (amount)

After Easement Acquisition Property Value $ (amount)

 *Step 3:*

1. Enter the Property Value Prior to Acquisition
2. Deduct the Property Value After Acquisition (including damages)
3. Total Value of Easement

Property Value Prior to Acquisition: $ (amount)

Property Value After Acquisition: $ (amount)

Total Value of Easement: $ (amount)

*NOTE: The person assessing the value has summarized the above data based on investigation and valuation of subject property. Full documentation for values assigned can be furnished upon request.*

 **PHOTO OF PROPERTY SKETCH OF PROPERTY**

(Showing Portion Acquired)

Date Person Conducting Valuation

Parcel or Tax Number

Address of the Property

*Supporting documentation is required including a photo, map, etc.*