

**Intro UPC #107187**  
**Narrative Appraisals and Review Appraisals**

The Virginia Department of Transportation (VDOT) plans to make repairs to Rte. 1 in Fairfax County which will necessitate NARRATIVE APPRAISALS AND REVIEW APPRAISALS to include valuation of land, buildings and site improvements for all the parcels referenced below. All referenced parcels are a TOTAL ACQUISITION. The appraisal must reflect the before value of the land, building and improvements separately along with any furniture, fixture and/or equipment (FF&E) that may be considered part of the real estate and not subject to relocation, if any. If separate appraisals are needed to address the FF&E; VDOT request the appraiser include the FF&E appraisals in their proposal. No after values will be needed.

These appraisals and review appraisals are needed for the above-referenced Parcels reflected for State Highway Project: 0001-029-205, R201; UPC 107187, located From 0.014 MI. W. of intersection Jefferson Todd Way to 0.002 MI. W. of intersection of Sherwood Hall Lane.

VDOT requests the appraiser include in their estimate the cost of any appraisals needed for FF&E. if the property requires one.

For those Parcels described as 008, 022, 027, 040, 041, 074, 085, 094, 102, 103, 125, 135, 158, 161, 165 and 177.

The attached is be being provided to assist the Appraiser and Review Appraiser to gain a better understanding of the appraisal problem and are not all inclusive.

All appraisals and review appraisals must conform to all the requirements of USPAP, Code of Virginia and VDOT's Right of Way and Utilities Manual.

All interested suppliers must be on the prequalified list of Approved Senior Fee Appraisers. All review appraisal must be on the prequalified list of Approved Review Appraisers.

The requested due dates are requested based on the attached proposed schedule and is from issuance of Notice to Proceed.

There will not be a preproposal meeting. Proposals will be due no later than 4:00 pm Friday, May 14, 2021. Proposal requirements are addressed in the Request for Proposals (RFP). If you have any questions, please feel free to contact James Damer – Regional R/W, Manager – Appraisals at 540-829-7607 or [James.Damer@VDOT.Virginia.gov](mailto:James.Damer@VDOT.Virginia.gov)