

Pre Request for Appraisal Services Information Guide

For any appraisal assignment there are items of information that an appraiser needs prior to beginning an assignment in order to undertake a preliminary evaluation of the subject property, determine the potential appraisal problems, define the preliminary scope of the assignment and to properly estimate his/her professional fee.

The appraiser needs to review information regarding the subject property such as:

- For the subject property, from which rights are to be acquired (whole or partial interest) – a copy of the final Title Report
- For the subject property – any known encumbrances, easements, reservations, leases, etc.,
- For the subject property – any available information regarding oil, gas and minerals (OGM) assets existing on site and/or any reservations of future OGM rights, if any.
- For the subject property and the **larger parcel** – i.e. maps, surveys, aerial photos, ownership information; i.e. name of ownership entity (i.e. person(s), a company, etc.), address, and contact information. For larger parcel determination “ownership” does not have to be exact the same, but must have common majority principal(s) involved (there is no “thin veil” to separate unity of ownership).
- For timberland – timber cruise if available (within 3 years of appraisal date. If timber cruise is not available or beyond 3 years old, one may be ordered if deemed necessary. If timber cruise is not deemed necessary then the owner will supply current timber data which must be either furnished by an unrelated third party, or supplied or spot checked by a third party. Under no circumstances will the appraiser rely on timber data supplied directly by the owner that has not had third party review for reasonableness. Under any of the above scenarios the appraiser will need species data, volume data, and product (pulp, chip and saw, saw logs, etc.) data. If any timber volume data is not current, then applicable harvest data and growth data is required for the period between the date of the data and the present.
- Any efforts to rezone any or all of the subject property.
- Any proposed or approved development plans filed with authority of jurisdiction.
- Any current pending contracts for sale or lease of the subject property.
- Any current pending option agreements for sale or lease of the subject property.
- A copy of the final draft of the FLP CE proposed for the subject property, including all addenda and exhibits.
- If there is a Forest Stewardship Plan (or Forest Management Plan) that is referenced in the FLP CE that creates regulations and/or restrictions of the use of the subject land or the harvesting of any of the timber, a copy in its most advanced form (indicating the intent of the final Plan) is needed
- Any other information that describes or defines or explains the subject property, as and when discovered.