

**APPRAISAL REVIEW
FOR
STATE OF OKLAHOMA
DEPARTMENT OF TRANSPORTATION**

Federal No: STP-172A (457) IG
 Project No.: 26308 (04) Parcel No: 5
 County: Wagoner State Employee: No
 Property Owner: Don C. Couch
 Property Address: SE/c of S. 23rd Street and Houston Street
 Tenant: Frank Sanchez

I personally inspected the above captioned parcel on January 28, 2016. I certify that I have no direct, indirect, or contemplated future personal interest in such property or in any benefit from the acquisition of such property; that my determination has been reached independently based on appraisals and other factual data without collaboration or direction; that I understand that this determination is to be used in connection with a Federal-aid highway project; no items compensable under State law but not eligible for Federal reimbursement are included in my estimate of compensation; and that I will not reveal the findings and results of the appraisal or review to anyone other than the proper officials of the Oklahoma Department of Transportation or officials of the Federal Highway Administration until authorized by State officials to do so, or until required to do so by due process of law, or until released from this obligation by having publicly testified as to such findings.

The appraiser adequately described the property and the proposed taking. For the purpose of balance land value was estimated to be \$39,000 per acre. All elements of compensation were adequately discussed. Based on the documentation in the appraisal report(s) in the parcel file, and other documentation as set out therein, I hereby determine the best available estimates of market value and total compensation, as of February 2, 2016, to be set out below.

Parcel Number 5				
	Unit	Unit Price	Percentage	Total
Parcel 5 per Acre	0.16	\$39,000.00	100%	<u>\$6,240</u>
Total compensation				<u>\$6,240</u>
Damages				\$0

IN WITNESS WHEREOF, the said reviewer Mark A. Franklin has hereunto set his hand.

Mark Franklin

Mark A. Franklin, Review Appraiser
 Certified General Appraiser No. 10145CGA

 ORIGINAL