

Appraisal Waiver Valuation for LWCF and State Grant Conversions- Questions and Answers

DCNR Appraisal Waiver Valuation Form

DCNR Form 7-12

WAIVER VALUATION—TOTAL DAMAGES MUST NOT EXCEED \$10,000

Note: The waiver valuation cap can be increased by DCNR to \$25,000 with consent of landowner

FEDERAL PROJECT NO		Yield Area in Acres or Square Feet	
PROJECT NAME/ROUTE		Subst Area	
COUNTY		Other Area	
LOCALITY			
PARCEL NO			
DC ACCT NO			
OWNER(S)		Agent/Title	Share
		TOE	Other

Existing Address of Claimant(s) -

Location of Subject Property -

Section, Twp., R.

DESCRIPTION	AREA	UNIT VALUE	\$ VALUE	COMMENTS (Reference data source)
EFFECTIVE AREA				
TOTAL RESERVE				
REQUIRED ROW		\$ 0.00		Value = Area x Unit Value
TRAIL CONST EASMT		\$ 0.00		
OTHER		\$ 0.00		
OTHER		\$ 0.00		
OTHER		\$ 0.00		
LANDS DAMAGED		\$ 0.00		
OTHER		\$ 0.00		
COST OF ACQUISITION		\$ 0.00		
TOTAL DAMAGES		\$ 0.00		

APPRAISER		SUBJECT INFORMATION		
Type/Print Name		Utilities	Public	Other
DC		Electricity	Gas	
Certified Pennsylvania		Water		
Certification #		Septic		
Date		Highway & Rail Use		
Signature	Date Subject Inspected	Zoning		
Effective Date				

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A copy of the form can be accessed from the following link:
<http://www.dcnr.state.pa.us/brc/elibrary/forms/acquisitionforms/index.htm>

More Information

For more information on appraisal waiver valuations contact:

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What is an “appraisal waiver valuation?”

The term appraisal waiver valuation is the valuation process used by a qualified appraiser setting forth an opinion of defined value of a property at a specific date. It is the product produced when an appraisal is not required, pursuant to 49 CFR §24.102(c)(2)(ii). An appraisal waiver valuation may be used to satisfy the LWCF or State grant conversion requirement when an appraisal for replacement land is needed.

How do I know if the appraisal waiver option is appropriate?

There are instances where an appraisal is not required and the property is instead valued using a waiver valuation. Those interested in using the appraisal waiver option to satisfy the conversion requirement for a real estate appraisal should speak with your DCNR Bureau of Recreation and Conservation contact.

What are the dollar thresholds for waiver valuations?

A waiver valuation may be used when the land value meets the \$10,000 threshold set forth in 49 CFR §24.102(c)(2)(ii). DCNR may approve the use of the waiver valuation up to a maximum land value of \$25,000 with the landowner’s consent.

Who should prepare a waiver valuation?

A qualified appraiser who understands the local real estate market in which the property is situated should be contacted to determine a value for the property in question. The person preparing the waiver valuation shall not have any interest, direct or indirect, in the real property being valued.

Is an appraisal waiver valuation subject to appraisal review?

No. The waiver valuation is not an appraisal and is not subject to an appraisal review; moreover, the waiver valuation is not subject to The Uniform Standards of Professional Appraisal Practice.

Must the property owner accompany the waiver valuation preparer during the property inspection?

No. The waiver valuation is not an appraisal as defined by the Uniform Act, and therefore there is no owner accompaniment required.