

Monitoring of Real Property Acquisition—One Parcel

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Grantee		Program and Project Number			Parcel Number		
1. Address of Acquired Property				2. Property Use			
				<input type="checkbox"/> Single Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Nonprofit Organization <input type="checkbox"/> Multifamily Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other _____ (Identify)			
3. Owners (Indicate whether occupant)				4. Tenants			
5. Current Address of Owner(s)					Home/Business Telephone Numbers		
6. Date of official determination to acquire the real property:							
7. Date owner notified of grantee interest in acquiring property:							
8. Date owner provided appropriate written information (e.g., HUD information booklet explaining basic URA acquisition protections): (If information was inadequate, explain.)							
9. Was owner invited to accompany each appraiser on his/her inspection of the property?							
10. Significant Dollar Amounts							
Item	First Appraisal	Second Appraisal	Third Appraisal	Review Appraisal	Just Compen. Determination	Initial Written Offer	Acquisition Price
Date							
Amount							
11. Appraisal Review. (This is a minimum checklist for the review of the appraisal(s) on which the determination of just compensation was based. Additional comments may be recorded on page 2 or in an attachment.)							
a. Is each appraiser's analysis and determination of the highest and best use of the property acceptable?							
b. Are the comparable sales and other documentation in the appraisal(s) adequate to determine fair market value?							
c. Is each appraiser's analysis of the data and reasoning sound?							
d. Are you satisfied with the correctness of the appraiser's opinion of fair market value?							
e. Is the grantee's determination of just compensation acceptable? (If not, explain.)							
f. For each tenant-owned improvement, are the appraisals of fair market value and determination of just compensation acceptable? (Indicate N/A for not applicable.)							
12. Date grantee provided owner a summary statement of the basis for its determination of just compensation: (If statement was inadequate or not timely, explain.)							
13. Date owner executed negotiated purchase agreement:							
14. If applicable, date condemnation proceeding was instituted:							
15. If by condemnation, date grantee deposited fair market value of property with court: (If late or too low, explain.)							
16. Date title vested in grantee:							
17. Date owner received purchase price proceeds: (If person did not receive just compensation, explain.)							
18. Did grantee pay all required settlement costs? (If not, explain.)							

Explanation/Additional Action

Describe violations and the status of corrective actions.

Did reviewer interview property owner? Yes No (If "yes," explain. If "no," indicate reason)

Date

Title of Reviewer

Signature