

REAL ESTATE SERVICES FEE SCHEDULE

Right of Way Management Services

Right of Way Management Services Include: all processes, procedures, observations, data entry into LRS, and management of all services needed to clear the right of way, including all of the necessary activities to certify the right of way that has to be acquired to clear the project(s) for construction. This shall be completed in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT. The current version of the INDOT Real Estate Manual is located at <http://www.in.gov/indot/2493.htm>. All services listed below shall be required within the Right of Way Service Management scope of work.

Report Type	Per Parcel Fee
Right of Way Management per parcel services fee	\$1,200 per parcel

Valuation Services

Early Assessment Real Estate Cost Estimate Includes: all processes, procedures and observations to complete a Real Estate Cost Estimate assignment (including but not limited to completion of the INDOT Real Estate Cost Estimate Spreadsheet) in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Comp Dockets Include: providing comparable sales data (including but not limited to market data research and raw sales data) or as otherwise requested by INDOT within the scope of work for Non-Report Services agreed upon at the time of assignment.

Waiver Valuations Include: all processes, procedures and observations to complete a waiver valuation report in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Appraisal Reports Include: all processes, procedures and observations to complete an appraisal report of the type below assigned by INDOT in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Non-Report Services	Per Parcel Fee
Early Assessment: Projects ≤ 50 parcels	\$130
Early Assessment: Projects > 50 parcels	<i>negotiated based upon complexity</i>
Comp Docket: Agricultural / Residential Properties:	\$250
Comp Docket: Commercial / Specialized Properties:	\$500
Report Type	
Waiver Valuation: Any Property Type (Improved or Unimproved)	\$665
Value Finding: Any Property Type (Improved or Unimproved)	\$1,885
Short Form: Any Property Type (Improved or Unimproved)	\$2,770
Short Form: Residential / Ag (with affected improvements or a total take)	\$3,100
Short Form: Commercial / Industrial / Multi-Family / Special / Billboard (with affected improvements or a total take)	\$4,425
Long Form: Any Property Type (Unimproved)	\$3,325
Long Form: Residential / Ag (Improved)	\$4,425
Long Form: Commercial / Industrial / Multi-Family / Special (Improved)	\$11,075
Excess Land Appraisal	\$635

The specific Report Type above is determined by INDOT Review Appraisers or their supervisors after the Appraisal Problem Analysis has been completed.

Review Valuation Services

Appraisal Problem Analysis Includes: all processes, procedures and observations to complete an Appraisal Problem Analysis in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Review of Waiver Valuation and/or Appraisal Reports Include: all processes, procedures and observations to complete a review of an appraisal report or waiver valuation report in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations) the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Report Type	Per Parcel Fee
Appraisal Problem Analysis (APA)	\$250
Waiver Valuation: Any Property Type (Improved or Unimproved)	\$400
Value Finding: Any Property Type (Improved or Unimproved)	\$950
Short Form: Any Property Type (Improved or Unimproved)	\$1,330
Short Form: Residential / Ag (with affected improvements or a total take)	\$1,500
Short Form: Commercial / Industrial / Multi-Family / Special / Billboard (with affected improvements or a total take)	\$2,110
Long Form: Any Property Type (Unimproved)	\$1,580
Long Form: Residential / Ag (Improved)	\$2,110
Long Form: Commercial / Industrial / Multi-Family / Special (Improved)	\$5,100

Buying Services

Buying Services Include: all processes, procedures and observations to complete the total or partial acquisition of real estate, the obtaining of temporary or access rights, or buying review in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Report Type	Per Parcel Fee
Total/Partial Acquisition	\$1,985
Temporary/Access Rights	\$1,655
MAP 21 Offer - Total/Partial Acquisition	\$2,485
MAP 21 Offer - Temporary/Access Rights	\$2,155
Buying Review	\$325

Relocation Services

Relocation Services Include: all processes, procedures and observations to complete the activities for relocation of residential or business owners or tenants, or relocation of personal property, or review of any such relocation activities in accordance with federal and state law (including but not limited to Federal Highway Administration rules and regulations), the current version of the INDOT Real Estate Division Manual, and as contracted with or otherwise directed by INDOT.

Report Type	Payment Schedule	Per Relocation Fee
Residential Owner / Tenant	Payments: 1/3 Relo/Appraisal meeting is complete, 1/3 90 Day Notice is issued, 1/3 parcel is closed	\$3,975
Business Owner / Tenant	Payments: 1/3 Relo/Appraisal meeting is complete, 1/3 90 Day Notice is issued, 1/3 parcel is closed	\$3,975
Personal Property Only	Payments: 1/3 Relo/Appraisal meeting is complete, 1/3 90 Day Notice is issued, 1/3 parcel is closed	\$1,665
Residential and Business Review	100% once the parcel is compliant and closed.	\$1,110
Personal Property Move Only Review	100% once the parcel is compliant and closed.	\$425

The above Fee Schedule will be effective for all new assignments (issued Purchased Orders) made on or after January 1, 2020. Any deviation from the above established fees will require (and shall not be allowed without) written pre-approval from a Manager in INDOT's Real Estate Department.



Respect
Teamwork
Accountability
Excellence