

**APPRAISAL REVIEW REPORT**

Client: GPI (Greenman-Pedersen, Inc.)  
Other Intended Users: County of Albany (Responsible Project Official)

Intended Use: To assist the client and other intended users in the acquisition of property for  
  
County Road 405 over Eight Mile Creek  
Town of Westerlo  
County of Albany

Purpose: To develop a market value opinion of the subject acquisition based on the appraisal report under review.

Property Owners: Sanford Alson Estes and Claire Eileen Estes

Property Acquisition: Map No. 2, Parcel No. 2: 769.1 +/- s.f. (Fee)  
Map No. 2, Parcel No. 3: 946.7 +/- s.f. (Fee)

Appraiser: Stropp Appraisal – Real Estate Appraisal & Consulting  
Eriksen E. Stropp, MAI  
Chadik J. Stropp

Appraisal Effective Date: December 8, 2023  
Appraisal Report Date: December 27, 2023  
Appraised Value: \$100 (Map No. 2, Parcel No. 2)  
\$200 (Map No. 2, Parcel No. 3)

Appraisal Reviewer: Layne Consulting Services  
David Layne, ASA  
Appraisal Review Effective Date: December 8, 2023  
Appraisal Review Report Date: January 19, 2024  
Appraised Review Value: \$300 (Map No. 2, Parcel Nos. 2 and 3)

**Scope of Work:**

The review process was a technical field review. The general and market areas were observed and analyzed. The acquisition area was traversed, and the comparable sales were visually inspected from the road frontage. The mapping was reviewed and compared to the appraisal report. The appraisal report was read and analyzed.

Given the scope of work applicable to the subject appraisal review assignment, the appraisal report's information, analyses, opinions, and conclusions are accepted as credible and used in the reviewer's opinions and conclusions. The adoption of data and information from the appraisal report or other sources, not independently verified by the reviewer, and used to formulate a value opinion by the reviewer, are defined as an "extraordinary assumption" by the Uniform Standards of Professional Appraisal Practice.

The assignment includes the development of an opinion of value about the subject property of the appraisal report under review. The opinion is considered an appraisal whether it concurs with the value opinion of the work under review or differs from the value opinion of the work under review.

**Comments and Recommendations:**

All the comparable sales are located in close proximity to the subject property.

Two appraisal reports were prepared to reflect that the property includes two tax map numbers. The appraisal review treats the property as one larger parcel (which is how the property was last conveyed [2018]), and which is also consistent with the highest and best use of the land, as if vacant. Regardless of which methodology is utilized, the total appraised compensation (\$300) remains the same.

The appraisal reports and the total appraised compensation of \$300 for Map No. 2, Parcel No. 2, and Parcel No. 3) are recommended as the basis for the establishment of the amount believed to be just compensation.

## REVIEWER CERTIFICATION

County Road 405 over Eight Mile Creek  
Town of Westerlo  
County of Albany

Map No. 2, Parcel Nos. 2 and 3

Property Owners: Sanford Alson Estes and Claire Eileen Estes

I certify that, to the best of my knowledge and belief:

the facts and data reported by the reviewer and used in the review process are true and correct.

the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this appraisal review report, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the agreement to perform this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

my compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

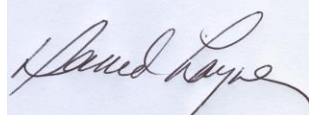
my analyses, opinions, and conclusions were developed, and this appraisal review report was prepared in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

I understand that this report may be used for a Federal Aid project.

I have made a personal visual inspection (traversed) the subject property and inspected (from the road frontage) the comparable sales of the work under review.

no one provided me with significant professional assistance.

that my opinion of the reviewed appraised compensation as of December 8, 2023 is \$300.



Date: January 19, 2024

David Layne, ASA  
New York State Certified General Real Estate Appraiser  
46000008767

**David Layne, ASA, IAO, SR/WA**

**EMPLOYMENT:** Layne Consulting Services - Owner: 1992 - Present  
R.K. Hite & Co - Vice-President, Transportation Services  
New York State Department of Transportation - Director, Property Management Bureau. 1994 -1998  
New York State Department of Transportation - Various positions

**PROFESSIONAL DESIGNATIONS:** ASA: American Society of Appraisers  
IAO: New York State Assessors' Association  
SR/WA: International Right of Way Association

**VOLUNTEERISM:** Past Chair, The Appraisal Foundation's Board of Trustees (Recipient of Chair's Public Service Award)  
Past Chair, The Appraisal Foundation's Education Council of Appraisal Foundation Sponsors  
Past President, New York State Chapter, International Right of Way Association (Recipient of the International Professional of the Year and Louise and Y.T. Lim Awards)  
Awarded a commission as a Kentucky Colonel by Matthew Bevin, Governor of the Commonwealth of Kentucky (service award)  
Guest presenter on "Appraiser Talk" podcast

**EDUCATION:** Hobart College, Geneva, New York - Bachelor of Arts  
State University of New York, Saratoga Springs, New York - Master of Arts  
Syracuse University, Syracuse, New York - Certificate of Advance Studies (Post-Master's)  
University of Miami, Miami, Florida - Certificate  
Wesleyan University, Middletown, Connecticut - Certificate

**PROFESSIONAL EDUCATION PAST FIVE YEARS:** 2018 - Uniform Appraisal Standards for Federal Land Acquisitions  
2018 - What's New in USPAP  
2018, 2019, 2020, 2021 - Case Studies in Right of Way Valuation, Management, Acquisition  
2018, 2019, 2021, 2022, 2023 - Case Studies in the Valuation of Upstate New York Real Estate  
2018, 2020, 2022 - 7 Hour National USPAP Course  
2019, 2021 - USPAP Instructor Recertification Course  
2020 - USPAP and the Yellow Book  
2020 - Standards of Practice for the Right of Way Professional  
2020 - Appraisal Review: Applying the Standards  
2021 - Introduction to Fair Housing and Fair Lending  
2021 – AQB USPAP Instructor Course  
2021 – Business Ethics  
2022 – Market Analysis in Volatile Markets  
2023 – Transforming Appraisals with ChatGPT  
2023 - Conflict Management  
2023 - Fair Housing and Fair Lending Update

**PROFESSIONAL CERTIFICATIONS AND LICENSES:** New York State Certified General Real Estate Appraiser, No. 46000008767  
New York State Licensed Supervisory Appraiser  
New York State Licensed Real Estate Instructor  
Certified AQB (Appraiser Qualifications Board) USPAP Instructor