### Parcel Type Definitions

WisDOT Real Estate

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These definitions are to be used in conjunction with the Real Estate Matrix:

**Nominal -** Non-complex acquisitions with a value of $10,000 or less that may be acquired without an appraisal if the property owner agrees or with a [Short Format Summary Appraisal Report](http://dotnet/dtid_real_estate/repm/forms/short-format-summary-appraisal-report.doc). These parcels remain in the nominal classification whether or not an appraisal is made. If an appraisal is prepared, use the Short Format Summary Appraisal Report.

**Intermediate -** A relatively simple acquisition where highest and best use is obvious and land value is readily determined from comparable sales. The acquisition may include land improvements such as landscaping, driveway, well and septic systems. Minor land severance may be included that can be documented without a complete before and after appraisal.

**Intermediate Improved -** Same as above, but acquisition includes minor buildings such garages or sheds that may require payment for moving expenses and site clearance. Enough detail must be included to adequately address the improvements affected and to justify that there is no severance damage to the remaining improvements. The total before value can be estimated based on sales, assessment, or a combination etc.

**Major -** Standard Format Appraisal Report acquisitions where land values are difficult to establish because the highest and best use is not readily ascertained. Land is in transition from an existing use to a higher and better use or comparable sales are not readily available. These acquisitions may cause substantial reduction in value to the remaining property resulting from change of grade, restriction of access, proximity, and reduction in size, change in shape, etc. Parcels may include minor contamination. These also may be parcels where the separate entity is a valid approach.

**Major Improved -** Same as above, except the acquisition may include a residence or small business. Relocation assistance and site clearance are required. Routine relocation will be included. Typically, the Standard Format Appraisal Report is used.

**Complex -** Complicated acquisitions from farm, business, manufacturing, or unique special purpose properties where the acquisition severely affects the site and/or improvements, requiring a detailed before and after analysis. Examples include loss of substantial parking from a shopping center/commercial property, loss of adequate access to a motel, loss of pumps and a pump island from a gas station, and other similar situations; acquisitions from special purpose properties such as a school, government property or golf course that require detailed analysis of severance damages. Other complex acquisitions also include quarries and gravel pits or land with significant contamination issues. Assessment of special benefits is considered to be complex. Leasehold interests and tenant owned improvements can be complex and may require fixture appraisals.

**Complex Improved -** Same as above except that improvements are included in the acquisition. Examples include a farm, church, school, motel supper club, major retail operations, manufacturing plant, etc. Difficult relocation and site clearance are required. The improvements must be appraised in order to assess damages. Typically, the Standard Format Appraisal Report is used.

**Signs -** Relocation of “off-premise” signs only. These signs are identified as either outdoor advertising industry owned signs or privately owned signs. Legally conforming signs can usually be moved back based on actual costs or a sign relocation schedule. There are separate schedules for signs owned by outdoor advertising companies and those that are owned by private individuals. The cost for non-conforming signs can also be determined from these schedules; however, if the sign owner does not accept this type of payment, the sign should be appraised. A Standard Abbreviated Appraisal Format would be used with a complete description of the sign and the valuation method(s) used.