



# Jefferson County West Virginia

Public Information

The complete **Burr & Bardane Water System Appraisal Report by Rolston & Company** had been requested and received for purview by Jim Surkamp – presented here are pages 41 and 42 only.

**The full text is available by contacting:**

Jim Surkamp – Jefferson County Commissioner

P. O. Box 1035 - Shepherdstown, WV - 25443

Telephone: **(304) 876-1299** Cellphone: **(304) 279-4796** E-Mail: [surkamp@frontiernet.net](mailto:surkamp@frontiernet.net)

**The Rolston Appraisal Report includes:**

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| <ul style="list-style-type: none"><li>• <b>SUMMARY OF SALIENT FACTS AND CONCLUSIONS</b></li><li>• <b>PHOTOGRAPHS OF SUBJECT PROPERTY</b></li><li>• <b>CONTINGENT AND LIMITING CONDITIONS</b></li><li>• <b>APPRAISER'S CERTIFICATION</b></li><li>• <b>INTRODUCTION</b><ul style="list-style-type: none"><li>Subject Property</li><li>Purpose and Intended Use of the Appraisal</li><li>Appraisal Type</li><li>Market Value</li><li>Extent of Data Collection</li><li>Extraordinary Assumptions</li><li>History of Property</li><li>Date of Report</li><li>Rights Appraised</li><li>Environmental Conditions</li><li>Legal Description</li><li>Tax Date</li></ul></li><li>• <b>AREA ANALYSIS</b><ul style="list-style-type: none"><li>Regional Data</li><li>Population</li><li>Employment</li><li>Unemployment</li><li>Income</li><li>Services</li><li>Transportation</li><li>Land Use</li><li>Conclusion</li><li>Area Map</li></ul></li></ul> | <ul style="list-style-type: none"><li>• <b>NEIGHBORHOOD ANALYSIS</b><ul style="list-style-type: none"><li>General Description</li><li>Neighborhood Boundaries</li><li>Land Use Patterns</li><li>Conclusion</li><li>Location Map</li></ul></li><li>• <b>SITE ANALYSIS</b><ul style="list-style-type: none"><li>Improvement Description</li></ul></li><li>• <b>IMPROVEMENT ANALYSIS</b></li><li>• <b>HIGHEST AND BEST USE ANALYSIS</b></li><li>• <b>THE APPRAISAL PROCESS</b><ul style="list-style-type: none"><li>Sales Comparison Approach</li><li>Cost Approach</li><li>Income Approach</li></ul></li><li>• <b>SALES COMPARRISON APPROACH – LAND</b><ul style="list-style-type: none"><li>Location Map</li><li>Cost Approach</li></ul></li><li>• <b>SALES COMPARRISON APPROACH</b></li><li>• <b>INCOME APPROACH</b></li><li>• <b>CORRELATION AND FINAL ESTIMATE VALUE</b></li><li>• <b>EXPOSURE TIME</b></li><li>• <b>APPRAISAL AND CONSULTING QUALIFICATIONS</b></li><li>• <b>ADDENDUM</b><ul style="list-style-type: none"><li>Deed</li><li>Billing Information</li><li>Income &amp; Expenses</li><li>Letter of Engagement</li></ul></li></ul> |
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