

TOWN OF MATTHEWS APPRAISAL REPORT SUMMARY

Project: Home Place Road Right-of-Way Project Manager: Ralph Messera
 Customer Number NA Engineering Project No.: NA
 Parcel 1 Tax Code: 227-051-02 Tax Value: \$231,000 Zoned: R-15
 Owner(s): Lester E. & Virginia J. Wright, Married
 Mailing Address: 1115 Home Place, Matthews, NC 28105 Phone: (704) 942-5190
 Owner Representative: Same
 Address: Same Phone No.: Same
 Property Location: 1115 Home Place, Matthews, NC 28105
 Agent: Town of Matthews-Ralph Messera Phone No.: 704-847-3640

	<u>Area To Be Acquired</u>		<u>Area Remaining</u>	<u>Total Area</u>
	<u>Fee Simple</u>	<u>In Existing R/W</u>		
Land Areas:	19,986 SF	0 SF	92,225 SF	112,211 SF
	0.459 AC	0.000 AC	2.117 AC	2.576 AC
Easements:	<u>Sidewalk</u>	<u>New Sanitary Sewer Easement</u>	<u>Utility Easement</u>	<u>Other</u>
	0 SF	0 SF	0 SF	0 SF
	0.000 AC	0.000 AC	0.0000 AC	0.0000 AC
	<u>Drainage</u>	<u>Other</u>	<u>Temporary Construction Easement</u>	
	0 SF	0 SF	0 SF	0 Years
	0.000 AC	0.000 AC	0.000 AC	

Improvements To Be Acquired (Please Specify): Landscaping, Gate and Fencing

<u>Estimated Market Value of the Subject Immediately Before and Immediately After:</u>	
<u>Before Value</u>	<u>After Value</u>
Land	\$242,650
Affected Improvements	N/A
Affected Site Improvements	\$ 12,725
Total	\$255,375
Land	\$199,400
Affected Imp's	N/A
Affected Site Imp's	\$ 0
Total	\$199,400

DIFFERENCE BETWEEN THE BEFORE AND AFTER VALUES \$55,975
 (If after value greater than before value, type (Benefits))

Appraisers: Randy W. Hopkins Randy W. Hopkins, MAI
Chesney S. Baker Chesney S. Baker, Reg. Trainee #T5187
 Date of Appraisal: 10/23/2013

Property Owner/Representative Contacted in Person on: 10/23/13 during inspection.



SUMMARY OF ALLOCATION OF DAMAGES

Land Acquired	Area		Unit Value		% of Fee Value		Totals
Fee Simple Area	0.459 AC	X	\$94,200/AC	X	100%	=	\$43,238
Existing R/W Area	AC	X	\$	X		=	\$
Other	AC	X	\$	X		=	\$
New Sanitary Sewer Easmt	AC	X	\$	X		=	\$
Drainage Easement	AC	X	\$	X		=	\$
Total <i>Permanent</i> Land Acquisition						=	\$43,238

Acquisition	Area		Unit Value		Rate of Return		Time		Totals
Temp. Const.									
Esmt.	AC	X	\$.07	x	2 years	=	\$0
Total <i>Temporary</i> Land Acquisition								=	\$0

TOTAL VALUE OF LAND ACQUIRED (rounded) \$43,238, say \$43,250

Buildings Acquired:

None	=	\$0
	=	\$
Total <i>Buildings</i> Acquired	=	\$0

Site Improvements Acquired:

Landscaping	=	\$12,725
	=	\$0
	=	\$0
Total <i>Site Improvements</i> Acquired	=	\$12,725

TOTAL VALUE OF ALL IMPROVEMENTS ACQUIRED \$12,725

TOTAL VALUE OF ACQUISITION - LAND AND IMPROVEMENTS \$55,975

ADDITIONAL DAMAGES/(BENEFITS) TO REMAINDER \$0

RECOMMENDED JUST COMPENSATION \$55,975

Revised 1/97
RE.18B