

## 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>		
<b>Land Areas:</b>	SF	19,986 SF	92,225 SF	112,211 SF
	AC	0.459 AC	2.117 AC	2.576 AC
<b>Easements:</b>	<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.

Estimated Market Value of the Subject Immediately **Before** and Immediately **After**:

	<u>Before Value</u>		<u>After Value</u>
Land	\$199,425	Land	\$199,425
Affected Improvements	N/A	Affected Imp's	N/A
Affected Site Improvements	\$ 12,825	Affected Site Imp's	\$ 0
<b>Total</b>	<u>\$212,250</u>	<b>Total</b>	<u>\$199,425</u>

**DIFFERENCE BETWEEN THE BEFORE AND AFTER VALUES** \$12,825  
 (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.

Revised 4/97  
RE.18aRE.18a



**SUMMARY OF ALLOCATION OF DAMAGES**

Land Acquired	Area	Unit Value	% of Fee Value	Totals
Fee Simple Area	AC X	\$	X	= \$
Existing R/W Area	0.459 AC X	\$94,200/AC	X 0%	= \$0
Other	AC X	\$	X	= \$
New Sanitary Sewer Easmt	AC X	\$	X	= \$
Drainage Easement	AC X	\$	X	= \$
Total <i>Permanent</i> Land Acquisition				= \$0

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) \$0**

Buildings Acquired:

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

Site Improvements Acquired:

Landscaping, Gravel and Wooden Fencing	= \$12,825
	= \$0
	= \$0
<b>Total <i>Site Improvements</i> Acquired</b>	<b>= \$12,825</b>

**TOTAL VALUE OF ALL IMPROVEMENTS ACQUIRED \$12,825**

**TOTAL VALUE OF ACQUISITION - LAND AND IMPROVEMENTS \$0**

**ADDITIONAL DAMAGES/(BENEFITS) TO REMAINDER \$0**

**RECOMMENDED JUST COMPENSATION \$12,825**

Revised 1/97  
RE.18B