

RIGHT OF WAY CLAIM REPORT

Chapel Grove Waterline Extension

PARCEL NO. 142756 COUNTY Gaston

CLAIM OF Janell Thorn Heirs

1. Land Area to be Acquired (Payment per square foot/acre supported by recent land sales on file.)

RIGHT OF WAY	R/W	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
PERM Drainage Easement	PDE	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
PERM Utility Easement	PUE	2,258.80	SF	X	\$ <u>1.13 * 90%</u>	=	\$ <u>2,297.20</u>	®	<u>2,300.00</u>
PERM Drainage/Utility Ease	DUE	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
PERM Aerial Utility Easement	AUE	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
PERM Construction Easement	PCE	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
TEMP Construction Easement	TCE	1,757.79	SF	X	\$ <u>1.13 * 20%</u>	=	\$ <u>397.26</u>	®	<u>400.00</u>
TEMP Drainage Easement	TDE	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
TEMP Utility Easement	TUE	<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
OTHER		<u> </u>	AC	X	\$ <u> </u>	=	\$ <u> </u>	®	<u> </u>
LAND TOTAL								\$	<u>2,700.00</u>

2. Payment for improvement(s) to be acquired. Material and labor costs documented in the State's files.

N/A \$ 0.00

IMPROVEMENTS TOTAL \$ 0.00

GRAND TOTAL \$ **2,700.00**

Comments: The current tax value for the land associated with this property totals is \$16,000 per lot or \$0.94 per sq ft. There will be a 20% upward adjustment made to allow for the possibility of a submarket tax valuation for the purpose of this claim report. PUE is calculated at 90% and TCE is calculated at 20%.

Certificate of Preparer and Approver: I hereby certify that I am familiar with the property which is the subject of this estimate; that this estimate is based on data contained in the files of the agency and that I have no direct or indirect, present or contemplated future personal interest in this property or in any benefit from the acquisition of this property. **If the total of this estimate is over \$10,000, (1) this estimate must be prepared by someone other than the negotiating agent and (2) the owner must be advised of his/her right to have their property appraised.**

Preparer Signature:  **Steven King** Date 7/2/24

Gaston County Approval Signature:  **Ray Maxwell** Date 7/2/24

TEMPORARY EASEMENT TOTAL \$ 400.00 PERMANENT EASEMENT TOTAL \$ 2,700.00