

# COMPENSATION ESTIMATE

PREPARED FOR

Eagle County

Project Number: BRO-1234(5) Project Name: County Rd. A  
Tract Number: 2 Control Number: 90134  
Property Owner: I. M. Owner  
Property Address: Rural Smithtown, Nebraska  
Owners Address: 123 Any Street, Smithtown, Nebraska

Total Compensation: \$3,050.00  
Lessee Interest: \_\_\_\_\_

This "Compensation Estimate" is not to be considered an appraisal and is prepared under a waiver of appraisal provision authorized by Federal Highway Administration regulations, 49 CFR 24.102(c) (2). The Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Nebraska Real Estate Appraiser Board, does consider this Compensation Estimate an appraisal under USPAP. As such, the Jurisdictional Exception Rule of USPAP is invoked for this Compensation Estimate.

I hereby certify:

That I have personally inspected the property and that I  have  have not afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said Compensation Estimate. The subject and the comparable sales relied upon in making said Compensation Estimate were as represented by the photographs contained in said report.

That to the best of my knowledge and belief, the statements contained in the fair market value estimate herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That I understand that such estimate is to be used in connection with the acquisition of right-of-way for a public improvement project by Eagle County with the assistance of Federal-aid highway funds, or other Federal funds.

That neither my employment nor my compensation for making this estimate and report are in any way contingent upon the value reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property, or in any benefit from the acquisition of such property interests.

That I have not revealed the findings and results of such estimate to anyone other than the proper officials of the acquiring agency or officials of the Federal Highway Administration, and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the fair market value of the acquisition as of September 21, 2002 is \$3,050.00 based upon my independent estimate and the exercise of my professional judgment.

September 21, 2002  
Date Signed

I. M. Appraiser  
Appraiser

September 28, 2002  
Date Signed

I. M. Reviewer  
Review Appraiser

- ESTIMATE APPROVED AS SUBMITTED  
 ESTIMATE APPROVED WHEN USED WITH ATTACHED REVIEW

**IDENTIFICATION OF PROPERTY**

Legal Description: Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter in Section 9, Township 4 South, Range 27 East, of the 6th P.M., Eagle County, Nebraska

Purpose of Appraisal: Estimate just compensation, compensable under the laws of the State of Nebraska.

Function of Appraisal: Provide Eagle County with a basis of negotiations for real property acquisition.

Rights Appraised: Fee simple, permanent easement and temporary easement.

Present Use: Agricultural

Highest & Best Use: Agricultural

Has the subject property sold within the last 3 years? No

If yes, comments: \_\_\_\_\_

**PROPERTY DESCRIPTION AND VALUATION**

Improvements: Old circular 1,000 bushel corn crib on a concrete base.

Sales Reference: \_\_\_\_\_

Land Description: Mostly level dry cropland with some waste area.

Land Use Breakdown:	<u>Land Use</u>	<u># of Acres/Sq. Ft.</u>	<u>Price per Acre/Sq. Ft.</u>	<u>Sales Reference</u>
	Level dry cropland	77 acres	\$1,000.00	2
	Pasture	3 acres	\$250.00	2

Total Acres/Sq. Ft. 80 acres

**MARKET DATA COMPARISONS****DESCRIPTION & EFFECT OF ACQUISITION**

**VALUE OF PART ACQUIRED**

<u>Land Use</u>	<u>LAND</u> <u># of Acres/Sq. Ft.</u>	<u>Price per Acre/Sq. Ft.</u>	<u>Value</u>
Pasture	0.10 Acre	\$250.00	\$25.00
Level dry cropland	0.57 Acre	\$1,000.00	\$570.00

Note: All values are rounded up to the nearest ten dollar increment, with a minimum payment of \$25.00.

**IMPROVEMENTS**

<u>Description</u>	<u>Value</u>

**Total Value of Part Acquired: \$595.00**

**DAMAGES**

<u>Easement Type</u>	<u>Land Use</u>	<u>EASEMENTS</u> <u># of Acres/Sq. Ft.</u>	<u>Price per Acre/Sq. Ft.</u>	<u>Value</u>
Permanent	Level dry cropland	0.97 Acre	\$950.00	\$930.00
Temporary	Level dry cropland	0.24 Acre	\$1000.00 at 10%	\$25.00

Note: All values are rounded up to the nearest ten dollar increment, with a minimum payment of \$25.00.

**OTHER**

<u>Description</u>	<u>Value</u>
Move 80 rods 3 strand barb wire fence @ \$16/rod	\$1,280.00
2 fence pull assembly @ \$80 each	\$160.00
1 gate @ \$60	\$60.00

**Total Damages: \$2,455.00**  
**Total Compensation: \$3,050.00**

**LEASE DATA**

<u>Lessee:</u>	None, owner operated.
<u>Lease Type:</u>	
<u>Lease Term:</u>	
<u>Lessee's Interest:</u>	
<b>Total Lessee Interest:</b> _____	

**PHOTOGRAPHS OF ALL PRINCIPAL IMPROVEMENTS AND/OR FEATURES AFFECTING VALUE**

