


PARCEL DATA								
<b>Project / PIN</b>	Richmond IM 089-2 (52); PIN:16a183							
<b>Property Owner(s)</b>	Town of Richmond							
<b>Property Location</b>	357 East Main Street, Richmond					<b>Parcel No.</b>	2	
<p>This is a waiver valuation estimate as defined in 49 CFR Part 24.2(a)(33). This form is intended to comply with the acquisition policy as described in 49 CFR Part 24 102(c)(2)(ii). The value determination assigned to this parcel is based on a review of:</p> <p> <input type="checkbox"/> Land value taken from town assessment card.      <input checked="" type="checkbox"/> Comparable sales:  <input type="checkbox"/> Additional data attached.      <input type="checkbox"/> Minimum valuation (no sales data necessary)         </p> <p>Waiver Valuations are not appraisals as defined by the Uniform Act.</p>								
DESCRIPTION OF ACQUISITION								
<p>The subject property is a 0.45-acre lot owned by the Town of Richmond. The Richmond Fire Station is located on the property. The improvements will not be impacted. There is a permanent utility easement of 2,660 SF. This utility easement is within the 20' setback area and cannot be developed. There is also a permanent easement to install and maintain a drainage pipe. There is a temporary install right for a push brace and temporary rights for the driveway, construction and slope rights. The construction season is three years.</p>								
BASIS OF VALUATION								
	Lot Value	Acre(s)	\$/ Ac	\$/ SF				
	\$ 95,000	0.45	\$ 211,111	\$ 4.85				
Comparable Sales								
<b>Address</b>	<b>Town</b>	<b>Acres</b>	<b>Date of Sale</b>	<b>Sale Price</b>	<b>\$/Ac</b>			
553 Stage Road	Richmond	1.77	8/9/2018	\$84,500	\$ 47,740			
Pond Road	Hinesburg	0.66	7/22/2021	135,000	\$ 204,545			
900 Creamery Road	Williston	0.6	3/9/2021	110,000	\$ 183,333			
<b>All Right, Title &amp; Interest</b>	Acre(s)	SF				<b>Total</b>	<b>Rounded</b>	
						\$ -		
<b>Land Acquisition</b>	SF	\$/ SF				<b>Total</b>	<b>Rounded</b>	
						\$ -	\$ -	
<b>Permanent Right(s)</b>	SF	\$/ SF	% of fee			<b>Total</b>	<b>Rounded</b>	
Utility	2,660	\$ 4.85	40%			\$ 5,160	\$ 5,200	
Install & Maintain	36		Nominal Assignment			\$ -	\$ 250	
Permanent Rights Total =							\$ 5,450	
<b>Temporary Right(s)</b>	SF	\$/ SF	% of fee	# of year(s)		<b>Total</b>	<b>Rounded</b>	
Construction	189	\$ 4.85	10%	3		\$ 275	\$ 300	
Slope	133	\$ 4.85	10%	3		\$ 194	\$ 200	
Drive	527		Nominal Assignment			\$ 100	\$ 100	
Install			Nominal Assignment			\$ 100	\$ 100	
Construction	61	\$ 4.85	10%	3		\$ 89	\$ 100	
Slope	198	\$ 4.85	10%	3		\$ 288	\$ 300	
Temporary Rights Total =							\$ 1,100	
<b>Cost to Cure Item(s)</b>								
<b>Grand Total Rounded =</b>							<b>\$ 6,550</b>	
NOTES								
<p>There is no assessed value for the property since it is owned by the town. I have used market data to determine land value based on the most likely use of the land as a residential lot. A nominal assignment is given for those rights with minimum negative impact or when no SF area is provided.</p>								
CERTIFICATION								
<p>I hereby certify that this waiver was prepared in conformity with the appropriate State laws, regulations, policies and procedures applicable within the Uniform Act. I certify that due diligence was made regarding the subject property of this valuation, to provide an accurate estimate based on all relevant data available for the property. I likewise affirm 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.</p>								
<b>Effective Date</b>	June 29, 2022			<b>Waiver Preparer</b>	Gosia Carr 			
<b>Date of Report</b>	June 29, 2022							