

North Carolina Department of Transportation-Right of Way Branch
REVIEW CERTIFICATION

TIP/Parcel No.: U-4734/006 **WBS Element:** 36600.2.1 **County:** Forsyth
Owner(s): Forsyth and Guilford Counties **FedAid Project:** N/A

I HEREBY CERTIFY THAT, to the best of my knowledge and belief the facts and data reported by me and used in the review process are true and correct.

I understand that this estimate of value is to be used in connection with a highway project and/or NCDOT Real Estate transaction.

The analyses, opinions, and conclusions in this **Review Report** are limited only by the critical assumptions and limiting conditions stated in this **Review Report** and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no direct or indirect, present or prospective interest in the subject property or in any benefit from the acquisition of the subject property and I have no personal interests or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this **Review Report**.

My estimate of the value of all items which are Compensable under State law but not eligible for Federal Aid reimbursement is \$ 0

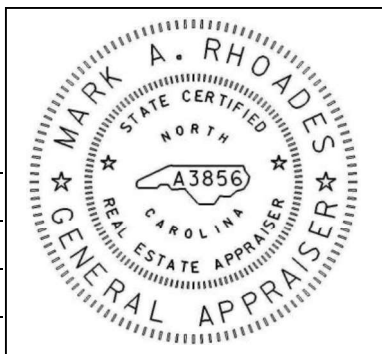
I personally inspected the subject parcel. I did ☒ did not ☐ personally inspect all sales/rentals considered to be comparable to the subject parcel.

My analyses, opinions, and conclusions were developed and this **Review Report** was prepared in compliance with **NCDOT Real Estate Appraisal Standards and Legal Principles** and the **Uniform Standards of Professional Appraisal Practice**. The appraisals in this assignment are to be made in accordance with all of the requirements set out in the **NCDOT Real Estate Appraisal Standards and Legal Principles** and the **Uniform Standards of Professional Appraisal Practice** and shall also comply with all applicable **Local, State, and Federal** laws, ordinances, regulations, restrictions and/or requirements; and any additions, revisions and/or supplements thereto. No one provided me with significant professional assistance with this **Review Report**.

My opinion of the difference, if any, in the “**Market Value**” of the entire tract **Before the Acquisition** and the “**Market Value**” of the remaining property immediately **After the Acquisition** is \$ 69,750, as allocated:
Allocation

Fee Simple R/W	<u>\$66,700</u>
Permanent Easements	<u>\$975</u>
Temporary Easements	<u>\$2,075</u>

Total Value of Land Acquired	<u>\$69,750</u>
Value of Improvements Acquired	\$ <u>0</u>
Damage to Remainder	\$ <u>0</u>
Benefits to Remainder	\$ <u>0</u>
DIFFERENCE	\$ <u>69,750</u>



08/18/17
DATE OF CERTIFICATION

Mark A. Rhoades
REVIEW APPRAISER

“Un-Economic Remnant” is a factor ☐ Yes ☒ No
Area



Administrative Approval

Mark A. Rhoades
APPROVED BY:

08/18/17
DATE:

**North Carolina Department of Transportation
Right of Way Branch
Appraisal Summary Sheet**

1. **TIP/Parcel No.:** U-4734 006 **WBS Element:** 36600.2.1 **County:** Forsyth

2. **Owner(s):** Forsyth and Guilford Counties **Fed Aid Project:** NA

3. **Plan Sheet No.:** 06, 07, 08 **Survey Stations:** SS 34+55 to SS 46+48, SL – L & SS 59+71 to SS 62+41 –L-

4. Land Areas:	AREA LT.OF R/W	AREA IN R/W	AREA RT. OF R/W	TOTAL
	33.781 AC	6.064 AC	385.105 AC	424.950 AC
5. Less: Land Area in Existing R/W:	0.000 AC	0.000 AC	0.000 AC	0.000 AC
6. Appraise Net Areas	33.781 AC	6.064 AC	385.105 AC	424.950 AC

7. Easements:	TCE: <u>0.377 AC</u>	AUE: <u>0.000 AC</u>	PDE: <u>0.079 AC</u>
	TDE: <u>0.000 AC</u>	PUE: <u>0.008 AC</u>	PCE: <u>0.000 AC</u>
	TUE: <u>0.000 AC</u>	DUE: <u>0.000 AC</u>	Other: <u>0.000 AC</u>

8. Improvements Lt. of R/W	Improvements to be Acquired	Improvements Rt. of R/W
Trees and Miscellaneous landscaping	Trees and Miscellaneous landscaping	Disc golf course, Carolina Field of Honor Memorial, Amphitheater, Indoor Banquet Facility, 4 Shelters (with steel tables and benches), Picnic Tables with Grills, 9 Horseshoe Pits, 7 Volleyball courts, Softball Field, Soccer Field, Rock Climbing Playground, 3 Playgrounds, Fishing Pond, 4 Bathroom Facilities, Ropes Course

9. Rights and Interests to be Appraised: **Unencumbered Fee Simple Interest**
(Subject to Existing Easements and Restrictions as Affected by Highway Acquisition.)

10. Estimated **“MARKET VALUE”** of Property Immediately Before:

Land \$	<u>4,674,450</u>
Improvements \$	<u>5,127,350</u>
TOTAL \$	<u>9,801,800</u>

11. Estimated **“MARKET VALUE”** of Property Immediately After:

Land \$	<u>4,604,700</u>
Improvements \$	<u>5,127,350</u>
TOTAL \$	<u>9,732,050</u>

12. **“DIFFERENCE”** Between Before and After Value (If Benefited, Type **“BENEFITS”**) \$ 69,750

Claire Aufrance

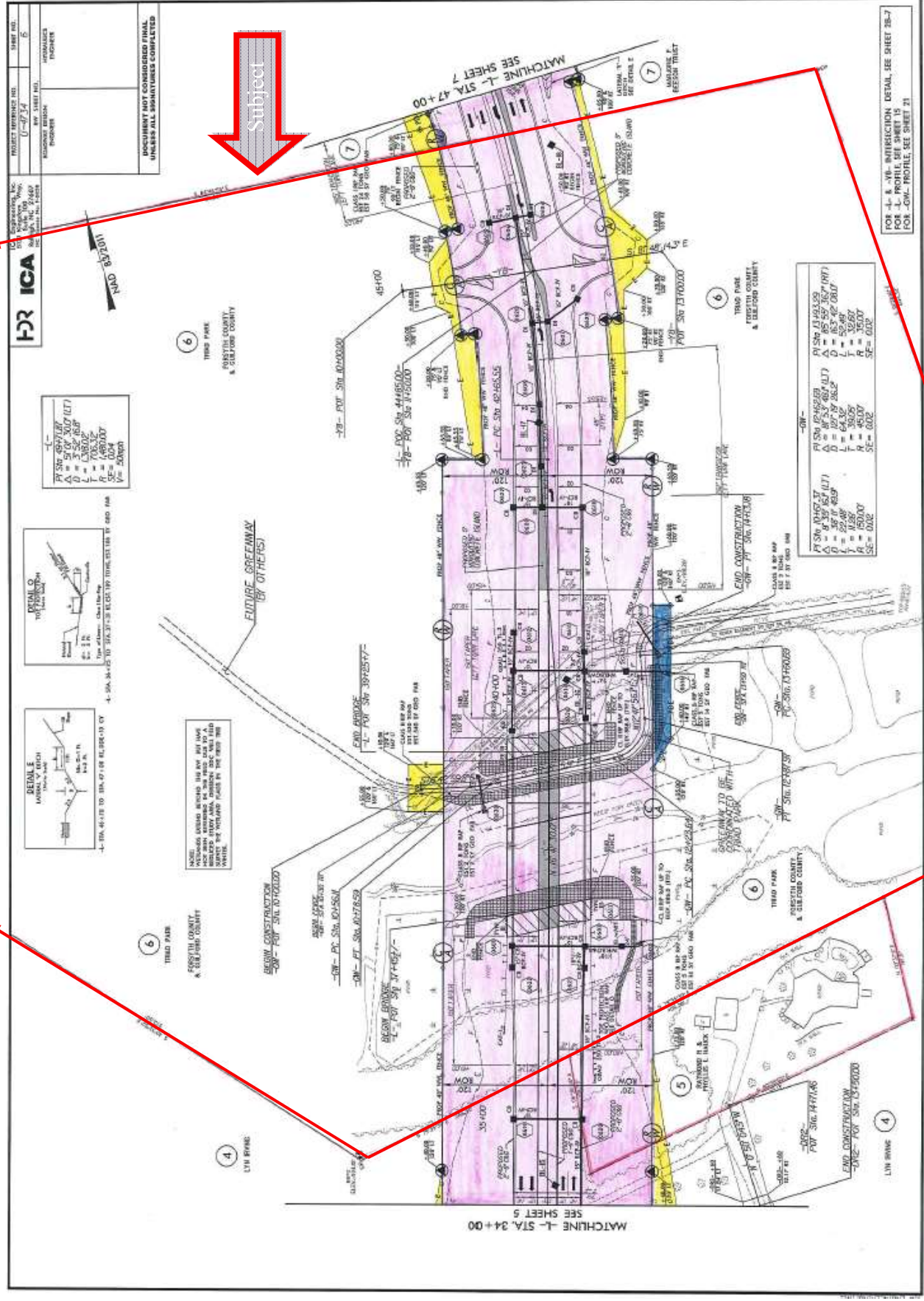
June 27, 2017

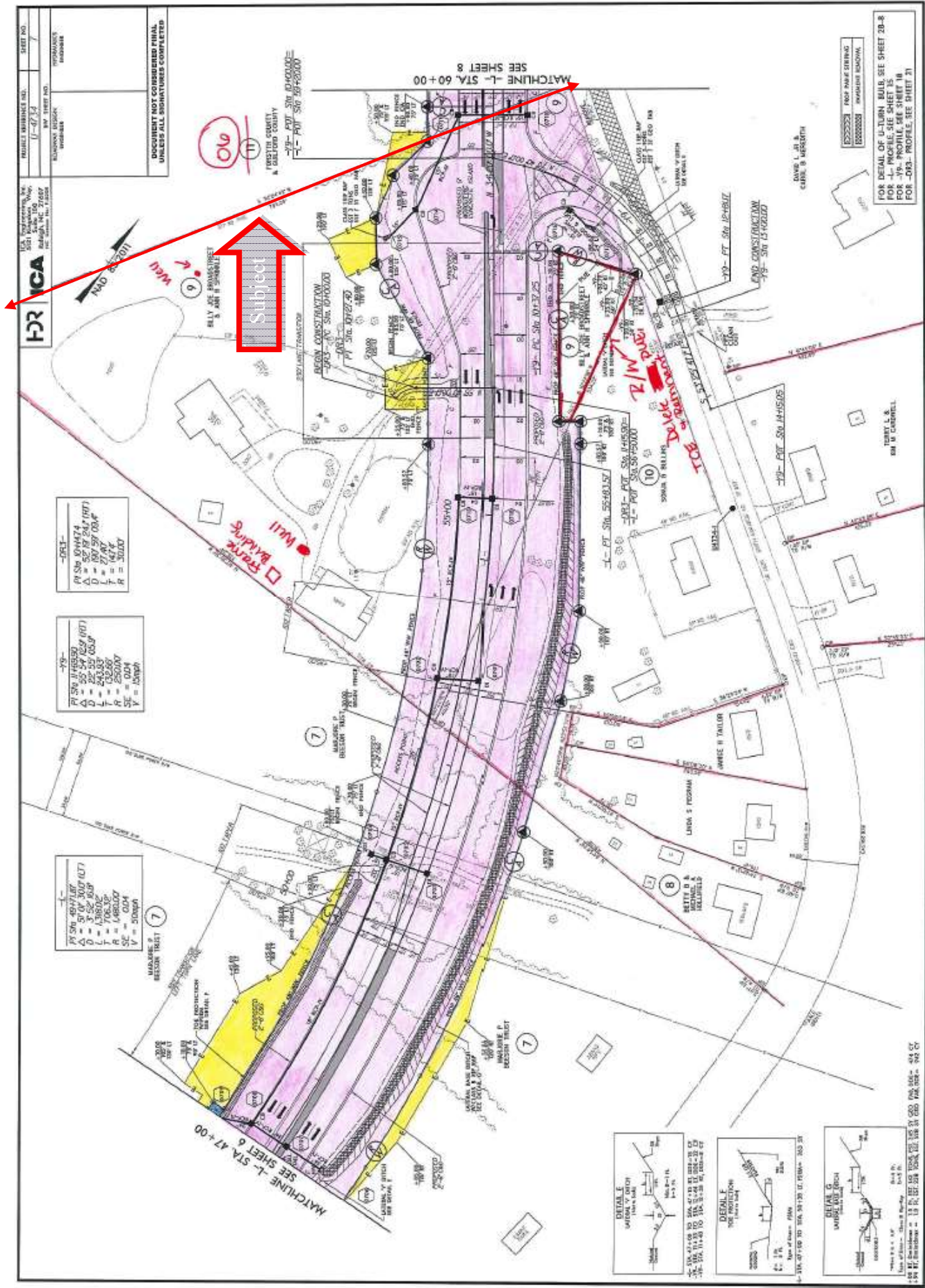
Date of Appraisal

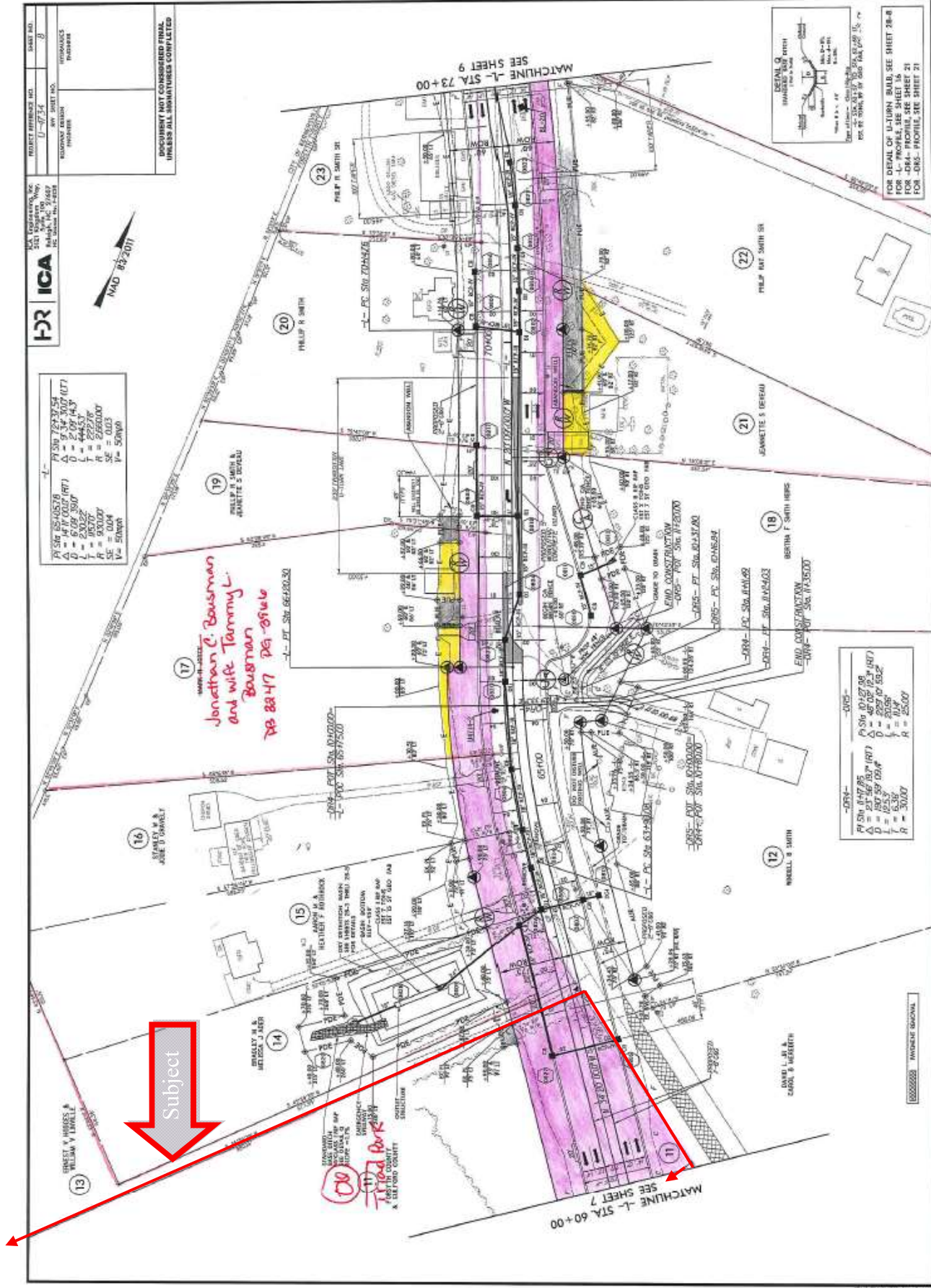
Name: Claire M. Aufrance, MAI **Phone:** 336-430-9610
Address: 3721-C W. Market Street
Greensboro, NC 27403
E-Mail Address: claire.aufrance@gmail.com



SUBJECT PLAN SHEETS







Source: NCDOT

Forsyth County GIS Aerial



Forsyth County GIS Aerial with Topography and Flood Overlay

