

STATEMENT OF JUST COMPENSATION

OWNER: Gilberto Limon

APN: 0268-041-22 (portion)

ZONING: MS/RS-1 AA; Muscoy Community Plan/Single Residential – 1 acres minimum Additional Agriculture

HIGHEST AND BEST USE: (As if vacant) single family residential dwelling / (As improved) single family residential dwelling.

DATE OF VALUATION: October 20, 2021

In compliance with Chapter 16, Section 7260 (et seq) of Division 7, Title 1 of Government Code and based on a recent appraisal that provided the estimate of fair market value of your interests in this property, it has been determined that just compensation, which is not less than the appraiser’s opinion of fair market value, for said interests is as follows:

Temporary Construction Easement:	<u>\$ 82.00</u>
Site Improvements:	<u>\$ 7,400.00</u>
AMOUNT ESTABLISHED AS JUST COMPENSATION (rounded)	<u>\$ 7,500.00</u>

Type of property being acquired:
Land Improvements () Fixtures ()


Interest being acquired by:
Fee () Easement () Temporary Construction Easement

The value is based on an inspection of your property by a qualified appraiser, and an analysis of all pertinent factors, including the information provided in an appraisal that has been received and approved in conformance with Chapter 16, Section 7260 (et seq), Division 7, Title 1 of Government Code.

Any increase or decrease in the fair market value before the date of valuation caused by the public improvement for which the property is to be acquired or by the likelihood that the property would be acquired for such improvement or project, other than that due to physical deterioration within the reasonable control of the owner, has been disregarded in making the determination of just compensation.

NOTE: Your signature below does not indicate acceptance of this offer, but only the receipt of this Statement of Just Compensation.

SELLER:

By: 

03-21-22
Date