



**BASIC ADMINISTRATIVE REPORT (BAR)
RIGHT OF WAY ACQUISITION**

Project, Parcel and Ownership Information					
Parcel No.	015				
Project No.	0029-002-901, R201	County: Albemarle			
Federal Project No.	NHPP 5104 (230)				
UPC No.	106136				
Parcel Address	Adjoins 1728 Seminole Tr. On the north				
Parcel City, State and Zip	Charlottesville, VA 22901				
Owner Name	County of Albemarle c/o Finance Administration Rm 149				
Owner Address	401 McIntire Rd.				
Owner City, State and Zip	Charlottesville, VA 22902				
Agent Name	Richie Stuart				
Zoning, Use and Assessment Information					
Tax Map #	04500-0-00-094B1	Assessed Land	\$	744,900	
Zoning	Commercial	Assessed Improv.	\$		
Current Use	Vacant	Total Assessed Value	\$	744,900	
Parcel Size Before Acquisition	.76 Ac.	Parcel Size After Acquisition		.76 Ac	
ESTIMATE OF JUST COMPENSATION					
ITEM	UNIT	SIZE	UNIT VALUE	% OF VALUE APPLIED	ESTIMATED VALUE
PERMANENT EASE (Util)	SF	761	\$ 11.00	25%	\$ 2,100
TEMPORARY EASEMENT	SF	1034	\$ 11.00	10%	\$ 1,200
		0	\$ -	0%	\$ -
		0	\$ -	0%	\$ -
Value of Land and Easements					\$ 3,300
Value of Improvements (List and Comment Below)					
Cost to Cure Items (Explanation and Calculation Below)					
TOTAL ESTIMATED COMPENSATION					\$ 3,300
Comments, Explanations and Calculations (e.g. if any, area of residue acquired)					
Land is not developable and included at lowest end of range.					
Signatures and Date Approved for Acquisition					
Agent Signature					
Date	1/21/2015				
Manager Signature					
Date Approved for Acquisition	1/27/2015				

Land prices are based on a range of values derived from property transfers in your neighborhood.