

**State of Tennessee Department of Transportation  
Approved Offer Compensation**

ROW FORM-2  
Revision 11-05-2014

STATE PROJ. #: 18002-2233-94

COUNTY/S Cumberland

FED PROJ. #: BR-NH-1(386)

FIELD OFFICE: Region 2

PIN #: 124052.00

FORM 2 DATE: 11/9/2021

TAX MAP/PARCEL NO: 100H A/009.00

TRACT #: 24

OWNERS: CITY OF CROSSVILLE SEWAGE PLANT

**SUMMARY OF REPORTS**

COMPLETED BY	APPRAISER'S NAME	APPRAISAL AMOUNT	EFFECTIVE DATE	TYPE REPORT
C. Brett Spaulding	Mari M. Carlson	\$16,175.00	07/20/2021	Formal Part Affected (FPA)

**APPROVED ACQUISITION AREAS/COMPENSATION**

INTERESTS ACQUIRED	ORIGINAL ACQUISITION AREAS	ORIGINAL APPROVED COMP.	REVISED ACQUISITION AREAS	REVISED APPROVED COMPENSATION	ALTERNATE ACQUISITIONS AREAS	ALTERNATE APPROVED COMP
LAND (FEE SIMPLE)	4,240 s.f.	\$12,950.00				
PDE		\$0.00				
SLOPE EASEMENT		\$0.00				
TCE		\$0.00				
AIR RIGHTS		\$0.00				
ACCESS CONTROL		\$0.00				
AVIGATION		\$0.00				
OTHER		\$0.00				
(LAND OWNER) IMPROVEMENTS		\$2,350.00				
(OWNER) DAMAGES/BENEFITS		\$925.00				
APPROVED OFFER AMOUNT		\$16,225.00				
UTILITY ADJUSTMENT		\$0.00				
(OWNER) TOTAL		\$16,225.00				
TENANT IMPROVEMENTS TOTAL		\$0.00				
<b>FORM 2 GRAND TOTAL</b>		<b>\$16,225.00</b>				

**ORIGINAL AREA SUMMARY**

**ALTERNATE AREA SUMMARY**

ORIGINAL AREA BEFORE	ORIGINAL AREA ACQUIRED	ORIGINAL AREA AFTER	ALTERNATE AREA ACQUIRED	ALTERNATE AFTER AREA ACQUISITION
10.310 Ac.	0.097 Ac.	10.213 Ac.		

**COMMENTS TO NEGOTIATOR**

Values rounded. Offer based on 12/07/2020 plans revision. Fee acquisition area: 4,240 sq. ft. x \$3.05/sq. ft. = \$12,932.00, say \$12,950.00. Improvements acquired: Str. #1: Fencing (appx. 70 l.f.): \$1,275.00, Str.#2: (appx. 415 sq.f.t): \$310.00, & Str. #3: Asphalt driveway (appx. 450 sq.ft.): \$750.00. Total improvements acquired: \$2,335.00 or \$2,350.00 rounded. Damages of \$907.00 reflect the net cost to cure the acquired fencing. Exiting fence acquired: \$1,270.00 - \$2,177.00 (RCN existing fence) = \$907.00 net cost to cure. No special benefits observed.



Completed By

Agency Staff Approval (If Consultant)