

Sample Statement of the Basis for the Determination of Just Compensation

Description and Location of the Property

The City/County of _____ proposes to purchase land and improvements on Anywhere Avenue (Lot 8, Square 6, Post Extension) from owner _____ (Name) at _____ (Address), _____ (City), Connecticut. It is a single-family residential unit, which conforms to zoning, present use, surrounding land use and area trends.

Improvements

It is a one-story single-family residence of wood frame construction with concrete foundation, stucco siding, a tar and gravel roof, and aluminum gutters and downspouts.

It contains a living room, kitchen, center hall, two bedrooms and one bath.

Interior finish is hardwood floors, except linoleum in the kitchen and bathroom, sheetrock walls and ceilings.

The kitchen has counters and painted wood cabinets. There are no built-in appliances.

Heat is gas-fired, forced air from Atlas, 120,000 BTU furnace.

The house is 25 years old. Design is good. Maintenance is poor.

Statement of Offer

Based on the two appraisals, the City/County of _____ hereby makes you an offer in the amount of \$_____ for the purchase of your property. This offer is for the fair market value of your property and does not include any consideration of decrease or increase in value attributable to the project for which it is being acquired.

Signature of Authorizing Official

Date