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Chris Roberts, PE
 Manager of Engineering and Infrastructure
 Town of Chapel Hill
 Public Works Department
 6850 Millhouse Rd.
 Chapel Hill, NC 27516

As requested, I have looked over the information the NC DOT supplied you regarding a proposed taking of Town of Chapel Hill property adjacent to I-40. No appraisal was prepared by the NC DOT and the only information available was a taking map and an offer to purchase.

The property appraised is located in Chapel Hill, North Carolina and is identified by PIN 9890-45-3307. It has frontage along I-40 but no direct access. It also does not have direct access to any other road but the adjacent property has access and is also owned by the Town of Chapel Hill. The property is irregular in shape and the southern portion is within the floodplain. It is zoned residential.

I was unable to prepare a review of the appraisal since there was no appraisal.

The taking will be a 0.094 acre permanent drainage easement in the southern portion of the property and is in the floodplain. The compensation is \$3,125.00 which equals about \$0.75 per square foot. The land in this easement cannot be improved and the NC DOT will have the right to enter the property at any time. However, the property can be used by the owner for setback, buffer and density requirements. Based on the narrow shape of the property and its lack of access it would be difficult to develop and the area within the floodplain cannot be developed.

Since the property in the proposed taking is not a fee taking and is in an area that is currently undevelopable due to the floodplain. I feel that the offer to purchase by the NC DOT is adequate.

This letter is not an appraisal nor a review appraisal since none was made.

I have not inspected the subject property other than through the Orange County GIS. I certify that I have no interest either present or contemplated in the property and that neither the employment for this letter nor the compensation is contingent upon the conclusions of this review.

Respectfully submitted,

David A. Smith

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 NC State-Certified General Real Estate Appraiser #A281

