

Carve Outs

- A carve out is a method used for adjusting a non typical subject property acquisition to a typical homesite in order to compute the replacement housing benefits.
- Information on carve outs can be found in the relocation assistance manual:
 - Chapter RA 903 Situations Affecting Replacement Housing Computations

- A typical homesite is the portion of a tract of land that is typically used for residential purposes in the area.
- A carve out is needed when a parcel to be acquired is larger than a typical homesite, or a multifamily or multiuse property.

- Typical could be a small range of lot sizes due to zoning regulations, such as a subdivision or a mobile home park.
- A typical lot may be hard to determine due to a large variance in tract sizes in the area.
- If an area is not identified as a homesite in the appraisal, the replacement housing evaluator may identify a typical homesite or may request the review appraiser to make the determination.

- Consideration must be given to locations of driveways, fences, outbuildings, gardens and pools, and to the area maintained, cleared and mowed for residential use.
- If all or part of an area occupied by nonresidential improvements must be included in order to create a typical homesite, **the land** upon which the nonresidential improvements are located will be included in the carve out.

Value of the Carve Out

- The evaluator determines the portion of the acquisition price to attribute to the typical homesite by reviewing the appraisal and using the price actually paid for the portion of the homesite acquired.
- If the appraisal does not give this information, the appraiser or review appraiser may be asked to furnish the values based on the identified carve out. This may be done by memorandum.

• The subject dwelling is situated on a 6 acre tract that also contains a barn and a storage building. This site is not considered to be typical for the area.



- The evaluator determined a 1 acre homesite to be typical since that is the area actually enclosed with fencing and is being used for residential purposes.
- Because the entire 1 acre homesite is being acquired the evaluator needs to compute the RHP as a total acquisition of a carved out homesite.

• Information from appraisal:

- Acquiring 5.5 acres from 6 acre tract
- FMV offer \$199,700
- o 5.5 acres \$110,000
 - × Homesite (1 acre) \$20,000
- Residence \$75,200
- SLI \$ 4,500
- Buildings \$10,000 (none are located in carve out)

Kentucky Transportation Cabinet

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COUNTY	Ī	ITEM N		PARC			MIPOTATION	NAME	.n		IKE V TI/05
NAT HWY SYSTEM?	REVISION	N NO.	Explai	n reason for r	evision						
Length of occupanc	cy verified	l by:									
				180 I	DAYOWN	ER - PURC	HASES				
ACQUISITION FRO		AL SIZE	HOI	MESITE		ACQUISIT	ON FROM C	ARVED	OUT HON	IESITE	
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Cost of Comparable					Home Site	Area Acquired			1.0 acres		
Less Acquisition Price	е				TOTAL A	CQUISITION		PARTIA	L ACQUI	SITION	1
Purcha	ase Supp	lement			Home Site		\$20,000	Before Va	alue of		
PARTIA	AL ACQU	JISITIO	N		Residence		\$75,200	Carve out			
Before Value					SLI		\$4,500	Less Afte	r Value		
Less After Value					Other Build	ings	\$0	of Carve			
Acquisition Price	e				Acq	uisition Price	\$99,700	A	Acquisitio	n Price	
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Less Acquisition Price	е				Less Acqui	sition Price	\$99,700	Less Acq	uisition Pri	ice	
Purcha	ase Supp	lement			Purchase	e Supplement	\$6,300	Purchase Supplement			
180 DAY	OWNEF	R - RE	NTS			LESS TH	HAN 180 DA	YOWN	ER - RE	ENTS	
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Mo. market rent & utili	lities of su	bject	b		Monthly ma	arket rent & utiliti	es of subject		b		
Difference in mo. rent	t & utilities	(a-b)	с		Monthly ho	usehold income		x 30% C			
Rent Supplement (c times 42)				HUD Low Income Limit Amount (to qualify for 30% must meet HUD established Low Income Limit) d							
If displaced person v				income,			ome Limit)				
use market rent. E remarks column. R					Lesser of b or c e						
can't exceed \$ 5,25	50 unless	purchas	e su	oplement	Difference in monthly rent & utilities (a - d) f						
exceeds \$22,500. Re owner can't exceed a							Rent Supple	omont (f	timos 12	,	
Remarks:	amount of	purchas	e sup	piement.			Nem Suppr	anient (i	umes 42	/	
Remarks.											
I the undersigned evaluation the indicated comparable	les which a	re decent,	safe a	and sanitary	; are available	on the private ma	arket; are adequ	ate to accom	modate the	e displace	ed owner and are
reasonably accessible to property, nor will I benef											
APPROVED (Ro	, í	TOTAL	ACQ	¢	6,300	PARTIAL AC	Q		REI	NI	
PARTIAL ACQUISITION	N RATIO										
Carve Out (CO)											
FMV Offer CO ÷ FMV Offer											
TOTAL ACQUISITION	RATIO	Replace	ment	Housing E	/aluator	Date	Relocation	Specialist			Date
	\$99,700			-							
	\$199,700										
	0.40	District	Diaht	of May Sur	onioor	Data	Pight of 14				Dete
CO ÷ FMV Offer	0.49	DISTRICT	vigni C	of Way Sup	CI VISUI	Date	Right of Wa	ay Director			Date



 The subject dwelling is situated on 60+ acre farm that also contains another residence, several barns, two silos and several storage buildings.



• The site is not considered to be typical.

- The evaluator determined a 1 acre homesite to be typical as that is the area actually being used for residential purposes and the appraiser identified the homesite as 1 acre.
- The acquisition price will be the before value of the homesite minus the after value of the homesite.

- Information from the appraisal:
- 1 acre homesite of which 0.90 ac acquired
 - Homesite \$20,000 (1 acre)
 Residence \$75,200
 SLI \$5,000 (all within carve out)
 Other bldgs \$1,000 (all within carve out)
 Before Value \$101,200

- Information from the appraisal:
- 0.10 acre remaining of homesite
 - 0.10 x \$20,000 = \$2,000
 After Value \$2,000

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$101,200 (BV)
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<u>-$ 2,000 (AV)</u>
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\$ 99,200 ACQUISTION PRICE

Kentucky Transportation Cabinet

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COUNT	V	REI ITEM N		PARC		PAYMENT CC	OMPUTATION	NAME	2		REV 11/05
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NAT HWY SYSTEM	/? RE\	/ISION NO.	Explai	n reason for i	revision						
Length of occu	ipancy vei	rified by:									
				180		ER - PURC	HVEE				
ACQUISITION	FROM		E HO				ION FROM C	ARVEDO	UT HOM	ESITE	
		QUISITION			Area of Ho				.0 acre		
Cost of Compara	able				Home Site	Area Acquired		0.	.90 acre		
Less Acquisition	Price				TOTAL A	CQUISITION		PARTIAL	ACQUIS	ITION	
P	urchase S	Supplement			Home Site		\$20,000				
PA	ARTIAL A	CQUISITIO	N		Residence		\$75,200	Before Val Carve out	ue of		\$101,20
Before Value					SLI		\$5,000				
Less After Value	e		ſ		Other Build	inas	\$1,000	Less After of Carve of			\$2,00
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Cost of Compara					Cost of Cor		<u> </u>	Cost of Co			\$109,00
Less Acquisition					Less Acqui						\$99,20
		Supplement				e Supplement		Less Acquisition Price			<u>\$9,80</u>
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		NER - RE			Manthhuman				a a	13	
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		nt (c times				stablished Low Inc		101 30 /8 IIIust	d		
If displaced per					Lesser o	of b or c			е		
use market ren remarks columi	n. Rent p	ayment to	180 di	ay owner		in monthly rent	& utilities <i>(a - d</i>)	f		
can't exceed \$ exceeds \$ 22,50					Dinerence			/			
owner can't exc							Rent Supple	ement (ft	times 42)		
Remarks:					-						
I the undersigned the indicated comp											
reasonably access	sible to publi	ic services and	d place	of employn	nent. I further	certify I have no di	irect, indirect, pre	sent or conten	nplated futu	re person	
property, nor will I	benefit in a	ny way from a	cquisit	on of this p	roperty. The t	inding of replace	ment housing co	st is as of the	date signe	d below.	
APPROVED	(Round	ed) TOTAL	ACQ			PARTIAL AC	CQ \$9,8	800	REN	Т	
PARTIAL ACQUI	SITION RAT	ю					-				
Carve Out (CO)	\$99,	200									
FMV Offer	\$143,										
CO ÷ FMV Offer		0.69									
TOTAL ACQUIS	SITION RATIO	Replac	ement	Housing E	valuator	Date	Relocation	Specialist			Date
Carve Out (CO)		_	_								
FMV Offer											
CO ÷ FMV Offer		District	Right	of Way Sup	pervisor	Date	Right of Wa	ay Director			Date



The acquisition consists of 0.9 arre of the 1 acre carved out homesite. The before value of the carved out homesite was calculated as follows:

1 acre homosito	\$20,000
Residence	\$75,200
SLI	\$ \$,000 (all located in the carved out homesite)
Other & Rdings	\$1,000 [all located in the carved out homesite except building 4 which
•	is located outside the carved out homesite)
Before Value	\$101,200

The after value of the carved out homesite was miculated as follows:

0.10 acre After Value	<u>\$ 2,000_{0.10 x \$20,000/acre]</u> \$ 2,000
Before Value	\$101,200
After Value	5 2,000
Acquisition Price	\$ 99,200

• The subject dwelling is situated on a 2.893 acre multiuse tract that contains a residence, detached garage, playhouse and a metal barn.



- The site is not considered to be typical for the area.
- The evaluator determined 1.2 acre homesite to be typical since that is the area actually being used for residential purposes.
- The acquisition consists of 1.548 acres of the 2.893 tract.
- The acquisition consists of 0.879 acre of the 1.2 acre carved out homesite.

 Because the entire 1.2 acre homesite is not being acquired and the appraiser has stated the remaining 1.345 acres are an uneconomic remnant, the evaluator needs to compute an RHP for a total and a partial acquisition of a carved out homesite.

• Information from the appraisal:

- Homesite \$ 13,800 (1.2 acres x \$11,200)
- Residence \$197,200
- SLI \$ 15,000 (all are within carve out)
- <u>Other bldgs.</u> \$ 0 (see remarks)

Before Value \$226,500

0.321 ac
\$ 177 (0.321 x \$550/ac)
After Value
\$ 177



\$226,323

Kentucky Transportation Cabinet Division of Right of Way and Utilities

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COUNTY ITEM NO. PARCEL NAME NAT HWY SYSTEM? REVISION NO. Explain reason for revision Length of occupancy verified by: Explain reason for revision Length of occupancy verified by: Image: Comparison of the second for revision ACQUISITION FROM TYPICAL SIZE HOMESITE TOTAL ACQUISITION ACQUISITION FROM CARVED OUT HOMESITE Area of Home Site Cost of Comparable Image: Comparison of the second for t	
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Purchase Supplement Home Site \$13,800	
PARTIAL ACQUISITION Residence \$197,200 Carve out	\$226,500
Before Value SLL \$15.500	<i>\0,000</i>
Less After Value Other Buildings \$0 of Carve out	\$177
Acquisition Price Acquisition Price \$226,500 Acquisition Price	\$226,323
Cost of Comparable Cost of Comparable \$250,000 Cost of Comparable	\$250,000
Less Acquisition Price \$226,500 Less Acquisition Price	\$226,323
Purchase Supplement Purchase Supplement \$23,500 Purchase Supplement	\$23,677
180 DAY OWNER - RENTS LESS THAN 180 DAY OWNER - RENTS	-
Mo. rent & utilities of comparable a Monthly rent & utilities of comparable a	-
Mo. market rent & utilities of subject b Monthly market rent & utilities of subject b	
Difference in mo. rent & utilities (a-b) c Monthly household income x 30% c	
Rent Supplement (c times 42) HUD Low Income Limit Amount (to qualify for 30% must meet HUD established Low Income Limit) d	
If displaced person will not give household income,	
and manufacture in the participation of the partici	
can't exceed \$ 5,250 unless purchase supplement	
exceeds \$22,500. Rent payment to less than 180 day owner can't exceed amount of purchase supplement. Rent Supplement (f times 42)	
Remarks:	
Detached garage (\$24,500) and the playhouse (\$1,400) are carved out as major exterior at	ttributes.
I the undersigned evaluator certify that this determination of replacement value is to be used with a federal aid or state highway project; that such v	value is based on
the indicated comparables which are decent, safe and sanitary; are available on the private market; are adequate to accommodate the displace	d owner and are
reasonably accessible to public services and place of employment. I further certify I have no direct, indirect, present or contemplated future persor property, nor will I benefit in any way from acquisition of this property. The finding of replacement housing cost is as of the date signed below.	
APPROVED (Rounded) TOTAL ACQ \$23,500 PARTIAL ACQ \$23,680 RENT	
PARTIAL ACQUISITION RATIO	
Carve Out (CO) \$226,323	
Carve Out (CO) \$226,523 FMV Offer \$314,250	
FMV Offer \$\$14,250 C0 ÷ FMV Offer 0.7202	
TOTAL ACQUISITION RATIO Replacement Housing Evaluator Date Relocation Specialist	Date
Carve Out (CO) \$226,500	
FMV Offer \$315,000	
CO ÷ FMV Offer 0.7190 District Right of Way Supervisor Date Right of Way Director	Date



The acquisition consists of 0.879 acre of the 1.2 acre carved out homesite. The before value of the carved out homesite was calculated as follows:

1.2 acre homesite	\$ 13,800
Residence	\$197,200
\$LI	\$ 15,500 (all located in the carved out homesite)
Other Buildings	DNA (Detached garage & playhouse are carved out as major exterior
	attributes and their value was not included in the carve out calculation.)
Before Value	\$226,500

The after value of the carved out homesite was calculated as follows:

0.321 acre After Value	<u>\$ 177 (0.321 x \$550/acre)</u> \$ 177
Before Value	\$226,500
After Value	<u>\$ 177</u>
	\$ 226,233
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Total Acquisition of Carve Out Homesite Acquisition Price	\$226,500
Partial Acquisition of Carve Out Homeshe Acquisition Price	\$226,233

Other Situations Affecting Carve Outs



Buildable Lot



Buildable Lot

- A buildable lot is typical in size for residential use in the immediate community.
- If after a partial acquisition from a typical or a carved out homesite a buildable lot remains, the acquisition price is the before value of the homesite less the after value of the homesite.
- When an offer to purchase the buildable remainder is made, a single purchase supplement payment will be computed and offered to the owner. The acquisition price will be the before value of the homesite.

Partial Acquisition – Buildable Lot Remainder

• The acquisition consists of 1 acre from a 2 acre tract. The remaining 1 acre meets local zoning codes and is considered to be a buildable lot by the appraiser.

• Information:

- 1 acre lot \$15,000
- Residence \$80,000
- Storage Shed \$ 5,000
 - × FMV \$100,000

(Value of remaining 1 acre is \$15,000)

Partial Acquisition – Buildable Lot Remainder

- FMV offer of \$100,000 is made for the 1 acre lot, residence and storage shed. No offer will be made for the remaining 1 acre buildable lot.
 - Before Value \$115,000
 - <u>After Value</u> \$ 15,000
 - Acquisition Price \$100,000
 - Cost of Comparable \$109,900
 - Acquisition Price \$100,000
 - Purchase Supplement \$ 9,900

Partial Acquisition – Buildable Lot Remainder

- FMV offer is for \$115,000 for the 2 acre tract, residence and storage shed. FMV offer is also made for partial acquisition - \$100,000
- The RHP computation would be calculated as:
 - Before Value \$115,000
 - × Cost of Comparable \$109,000
 - × <u>Acquisition Price</u> \$115,000
 - × Purchase Supplement \$ 0



Higher and Better Use Tract

• If a tract's value is established based on a use higher and better than residential and the tract is larger than typical, the evaluator shall first carve out the subject's typical sized homesite.

Higher and Better Use Tract

- Subject is a 2 acre tract which is being acquired in its entirety. The tract which is appraised as commercial is improved with a residence and storage shed. They typical homesite in the area is 1 acre.
- This would be calculated as a total acquisition of a carved out homesite.

• Information:

- 2 acres land \$400,000
- Residence \$ 0
- Storage Shed \$ 0

Kentucky Transportation Cabinet

COURTY ITEM NO. PARCEL NAME AT HWY SYSTEM REVISION NO. Depain masor for messor angth of occupancy verified by: 180 DAY OWNER - PURCHASES COURTY TOTAL ACQUISITION FROM CARVED OUT HOMESITE Acea of Home Site 1.0 acre ast of Comparable Home Site Area Acquired 1.0 acre ast of Comparable Home Site Area Acquired 1.0 acre PARTIAL ACQUISITION Residence \$200,000 Partial ACQUISITION Residence \$30 offer Value SLI \$30 ass After Value Other Building \$30 Acquisition Price S200,000 Acquisition Price Acquisition Price S200,000 Less Aret Value ast of Comparable Cost of Comparable \$109,900 Acquisition Price Less Acquiretin Price \$200,000 Purchase Supplement Purchase Supplement Purchase Supplement 180 DAY OWNER - RENTS LESS THAN 180 DAY OWNER - RENTS Less Aret Value 0. emit & utilities of comparable a						Di	vision of Rig	ght of Way and	Utilities			TC (62-212 Pg. 1
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Arve Out (CO) AV Offer C TOTAL ACQUISITION RATIO Arve Out (CO) AV Offer AV OVER AV A	APPROVED	(Rour	nded)	TOTAL	ACQ		\$0	PARTIAL AC	Q		REN	т	
IV Offer Image: Constraint of the state	PARTIAL ACQUIS	SITION R	ATIO										
D + FMV Offer Image: Constraint of the second sec	Carve Out (CO)												
TOTAL ACQUISITION RATIO Replacement Housing Evaluator Date arve Out (CO)	FMV Offer												l
Arve Out (CO)	CO ÷ FMV Offer												
IV Offer	TOTAL ACQUISIT	TION RA	TIO	Replace	ement	Housing E	valuator	Date	Relocation	Specialist			Date
	Carve Out (CO)												
D+FMV Offer District Right of Way Supervisor Date Right of Way Director Date	FMV Offer												
	CO ÷ FMV Offer			District	Right o	of Way Sup	ervisor	Date	Right of Wa	ay Director			Date



- If a displacement dwelling is part of a property that contains another dwelling unit or space used for nonresidential purposes, only the portion of the acquisition payment actually attributed to the subject's residential site shall be considered its acquisition cost when computing the replacement housing computation.
- The evaluator determines the typical homesite by using a typical tract in the area for residential use, even if part or all of that area is occupied by an improvement that is being used for other purposes.

 If all or part of an area occupied by nonresidential improvements must be included in order to create a typical homesite, <u>the land</u> upon which the nonresidential improvements are located will be included in the carve out.

• Information:

- 1 acre lot \$ 25,000
- o Commercial bldg \$250,000
- Paved parking \$ 12,000
 - × Total FMV \$287,000

 The owner has a 900 sq ft finished area in the building in which he lives. The evaluator has determined that 0.25 acre is a typical lot for the area and that 500 sq ft of the paved area is used for residential purposes.

• Carve Out:

- × Homesite \$ 6,250 (0.25 ac x 25,000/ac)
- × Residence \$ 90,000 (900 x 10,000/sq ft)
- × <u>SLI \$ 2,000 (500 x 4.00/sp ft)</u>

× Acquisition Price \$98,250

Kentucky Transportation Cabinet

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Division of Right of Way and Utilities TC 62-212 Pg. 1										
201117/	REPLACEMENT HOUSING PAYMENT COMPUTATION - OWNER						REV 11/05			
COUNTY	ITEM	10.	PARC	EL			NAME			
NAT HWY SYSTEM?	REVISION NO.	Fxpla	in reason for r	revision						
	NE HOIGH I HE		1110000	000000						
1										
Length of occupancy	verified by:									
				DAYOWN	ER - PURC					
ACQUISITION FROM			MESITE			ION FROM C	ARVED C		MESITE	
	ACQUISITION			Area of Home Site 0.25						
Cost of Comparable					Home Site Area Acquired 0.25					
Less Acquisition Price					CQUISITION PARTIAL ACQUISITION			1		
	se Supplement	<u> </u>		Home Site \$6,250			Before Value of			
PARTIA		N		Residence		\$90,000 Carve out				
Before Value				SLI		\$2,000	Less Afte	r Value		
Less After Value				Other Build	ings	\$0	of Carve			
Acquisition Price				Acq	uisition Price	\$98,250	4	Acquisiti	on Price	
Cost of Comparable				Cost of Cor	mparable	\$109,900	Cost of Comparable		е	
Less Acquisition Price				Less Acqui	sition Price	\$98,250	\$98,250 Less Acquisition			
Purchas	se Supplement			Purchase	e Supplement	\$11,650	Purchase Supplement			
180 DAY C	WNER - RE	INTS	;		LESS T	HAN 180 DA	YOWN	<u>ER - R</u>	ENTS	
Mo. rent & utilities of co	omparable	а		Monthly rent & utilities of comparable				а		
Mo. market rent & utilit	es of subject	b		Monthly ma	arket rent & utilit	utilities of subject b				
Difference in mo. rent	& utilities (a-b)	с		Monthly ho	hly household income x 30% c					
Pont Supplement (a times (2)			HUD Low Income Limit Amount (to qualify for 30% must meet HUD established Low Income Limit) d							
Rent Supplement (c times 42) If displaced person will not give household income,			l income,							
use market rent. Ex				Lesser of b or c e						
remarks column. Rent payment to 180 day owner can't exceed \$ 5,250 unless purchase supplement			pplement	Difference in monthly rent & utilities (a - d) f						
exceeds \$22,500. Rent payment to less than 180 day owner can't exceed amount of purchase supplement.										
Remarks:	nount of purcha	se sup	ipiement.			Rent Supple	enieni (i	umes 44	1	
Remarks.										
I the undersigned evaluat the indicated comparable										
reasonably accessible to	public services and	d place	of employm	nent. I further o	certify I have no di	rect, indirect, pres	sent or conte	emplated fu	ture perso	onal interest in this
property, nor will I benefit				roperty. The f	inding of replacer	ment housing co	st is as of th	e date sig	ned below	<u>I.</u>
APPROVED (Rol	Inded) TOTAL	ACQ	\$11	,650.00	PARTIAL AC	Q	RENT			
PARTIAL ACQUISITION	RATIO									
Carve Out (CO)										
FMV Offer										
CO ÷ FMV Offer										
TOTAL ACQUISITION F	TION RATIO Replacement Housing E			valuator Date Relocation Specialist				Date		
Carve Out (CO)										
FMV Offer										
CO ÷ FMV Offer	District	Right	of Way Sup	pervisor	Date	Right of Wa	ay Director			Date

Major Exterior Attribute



Major Exterior Attribute

- A major exterior improvement that contributes substantially to a property's value (such a detached garage, swimming pool, tennis court or shed).
- A major exterior attribute is carved out of the acquisition price when a comparable replacement property does not possess the said attribute.
- This can only be done for owner occupants and is shown in the remarks of the replacement housing computation.

Major Exterior Attribute

- The parcel involves a total acquisition of a single family residence. The subject has an in ground swimming pool with a value of \$25,000.
- A search of available replacement housing resulted in none of the comparables having in ground swimming pools.
- The value of the swimming pool will be carved out as a major exterior attribute.

Kentucky Transportation Cabinet

тс	62-212	Pg
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								TC 62-212 Pg. 1	
COUNTY	ITEM NO.		PARCEL NAME					REV 11/05	
NAT HWY SYSTEM? REVISIO	N NO. Expla	nin reason for r	evision						
Length of occupancy verified	d by:								
		180 I	DAY OWN	ER - PURCHA	ASES				
ACQUISITION FROM TYPIC	CAL SIZE HO	MESITE		ACQUISITIO	N FROM CARVED	OUT H	IOMES	SITE	
TOTAL ACQU	ISITION		Area of Home Site						
Cost of Comparable		\$250,000	Home Site	Area Acquired					
Less Acquisition Price	**	\$235,000	TOTAL A	CQUISITION	PART	IAL ACC	QUISIT		
Purchase Supp	olement	\$15,000	Home Site		Before	Value of	of		
PARTIAL ACQ	UISITION		Residence		Carve				
Before Value			SLI			fter Value	<u>م</u>		
Less After Value			Other Build	ings	of Carv		6		
Acquisition Price			Acq	uisition Price		Acquis	ition Pr	rice	
Cost of Comparable			Cost of Cor	mparable	Cost of	f Compar	able		
Less Acquisition Price			Less Acqui	sition Price	Less A	cquisitior	n Price		
Purchase Supp	olement		Purchase	e Supplement	Pur	Purchase Supplement			
180 DAY OWNER	R - RENTS	5		LESS THA	N 180 DAY OW	NER -	RENT	rs	
Mo. rent & utilities of comparab	ole a		Monthly rent & utilities of comparable				а		
Mo. market rent & utilities of su	ıbject b		Monthly market rent & utilities of subject				b		
Difference in mo. rent & utilities	s <i>(a-b)</i> c		Monthly ho	usehold income	old income x 30%				
Rent Supplement	Rent Supplement (c times 42)			UD Low Income Limit Amount (to qualify for 30% must eet HUD established Low Income Limit) d					
If displaced person will not g	If displaced person will not give household income,								
use market rent. Explain ba remarks column. Rent payn			Difference in monthly rent & utilities (a - d)						
can't exceed \$ 5,250 unless									
	exceeds \$22,500. Rent payment to less than 180 day owner can't exceed amount of purchase supplement.				Rent Supplement (f times 42)				
Remarks:									
** The in gro	ound poo	ol (\$25,	000) wa	s carved οι	ut a major ex	terio	r attr	ibute	
I the undersigned evaluator certify									
the indicated comparables which a reasonably accessible to public set	rvices and place	of employm	ent. I further o	certify I have no direct	t, indirect, present or co	ntemplate	d future p	bersonal interest in this	
property, nor will I benefit in any w	ay from acquisi	tion of this p	roperty. The f	inding of replacemer	nt housing cost is as of	f the date	signed b	elow.	
APPROVED (Rounded)	TOTAL ACC	ຊ \$1	5,000	PARTIAL ACQ			RENT		
PARTIAL ACQUISITION RATIO	-								
Carve Out (CO)	4								
FMV Offer CO ÷ FMV Offer	4								
	Replacemen	t Housing E	valuator	Date	Relocation Specialist		Date		
Carve Out (CO)					-				
FMV Offer									
CO ÷ FMV Offer	District Right	of Way Sup	ervisor	Date	Right of Way Directo	or		Date	



Uneconomic Remnant

• If an uneconomic remnant remains after a partial acquisition from a typical or carved out homesite and the remainder is NOT a buildable lot, two purchase supplement payments will be calculated and offered.

Total Acquisition

• The acquisition price is the before value of the subject

Partial Acquisition

• The acquisition price is the before value of the subject less the after value.

