

# VALUATION STATEMENT

Updated 12-08-11

Property Owner(s): Eugene R. Zapczynski a single man and Raymond L. Zapczynski,  
a married man, as tenants in common

Address of Property Owner: 460 S. Valley St.  
West Branch, MI 48661-9206

Address: 1598 E. Auburn Road  
Rochester Hills, MI 48307-5503

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Area to be acquired:	<u>1,420.00</u>	square feet
Price per square foot	x \$ <u>5.00</u>	
Total	\$ <u>                    </u>	Fee (Permanent)
	x 50% \$ <u>                    </u>	Easement (Permanent)
	x 10% \$ <u>710.00</u>	Grading Permit (Temporary)
Just Compensation	\$ <u>710.00</u>	

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ADDITIONAL INFORMATION:

Sidewalk and driveway reconstruction and grading required for the project. Donation of temporary grading permit is requested.

PROJECT 0190-17-0020	PARCEL 15-36-202-047 (P28)	NAME Zapczynski
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Project: **E. Auburn Road** Project No.: **JN-** Parcel No: 28  
HRC Project No.: **20180131**

Commonly known as: **1598 E. Auburn Road**  
(Part of) Tax Parcel No.: **15-36-202-047**

To: **Eugene R. Zapczynski**  
**Raymond L. Zapczynski**  
460 S. Valley St.  
West Branch, Michigan 48661-9206

The **City of Rochester Hills** intends to *reconstruct E. Auburn Road from Culbertson Ave. to west of Dequindre Road in the City of Rochester Hills*. As part of this project, the it has been found necessary to acquire a Driveway Grading License and Permit to Grade over your property at the 1598 E. Auburn Road. The estimated just compensation for the Driveway Grading License and Permit to Grade is \$710.00. This amount is based on a valuation statement provided by the City of Rochester Hills and constitutes the estimated fair market value of the property interest. A copy of this analysis will be provided to you.

A summary of the acquisition and just compensation is as follows:

- (a) Interests to be acquired:  
**SEE ATTACHED Driveway Grading License and Permit to Grade**
- (b) Improvements, including fixtures, to be acquired:  
**NONE**
- (c) Damages to Tree and Landscaping  
**NONE**
- (d) Summary of fair market value:
  - (1) Real Estate Interest \$ 710.00
  - (2) Plus Additional Damages \$ 0.00
  - (3) Total \$ 710.00

Pursuant to 1980 PA 87, as amended, being MCL 213.51 through 213.77, the Council reserves its rights to bring federal and/or state recovery actions against the present owner(s) of the property arising out of a release of hazardous substances at the property.

If you have any questions, please contact:  
**Jeffrey L. Jones** at **248-454-6837**, email at [jjones@hrc-engr.com](mailto:jjones@hrc-engr.com) or  
Or by mail at **Hubbell, Roth & Clark, Inc., 555 Hulet Drive, PO Box 824, Bloomfield Hills, MI 48303.**

This document constitutes a written offer pursuant to 49 CFR 24.102(d), and **shall not become effective until the City of Rochester Hills approves the proposed compensation by resolution.**