

# 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  
460 S. Valley St.  
West Branch, MI 48661-9206

Address: 1616 E. Auburn Road  
Rochester Hills, MI 48307-5503

---

Area to be acquired:	<u>381.00</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>381.00</u>	Grading Permit (Temporary)
Just Compensation	\$ <u>381.00</u>	

---

ADDITIONAL INFORMATION:

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

PROJECT 0190-17-0020	PARCEL 15-36-202-008, 009, 010, 011, 012, 013 (P27)	NAME Zapczynski
-------------------------	---	--------------------

Project: **E. Auburn Road** Project No.: **JN-** Parcel No: 27  
HRC Project No.: **20180131**

Commonly known as: **1616 E. Auburn Road**  
(Part of) Tax Parcel No.: **15-36-202-008/009/010/011/012/013**

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 Permit to Grade over your property at the 1616 E. Auburn Road. The estimated just compensation for the Permit to Grade is \$381.00. 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 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	\$ <u>381.00</u>
(2) Plus Additional Damages	\$ <u>0.00</u>
(3) Total	\$ <u>381.00</u>

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.**