# (On Community Letterhead)

# STATEMENT OF THE BASIS FOR THE offer OF JUST COMPENSATION

Date

### Description and Location of Property

The Village of Sunny Day proposes to purchase 4.5 acres of land on Farmers Row (Lots 8, Square 6, Downing Extension) from the owners, Mr. & Mrs. U. R. Owners at 700 Farmers Row, Village of Sunny Day, Missouri ZIP.

### Purpose of Purchase

The Village of Sunny Day intends to demolish all existing structures and use the 5-acre parcel as open green space in perpetuity as part of the Village’s participation in the Missouri Community Development Block Grant Local Voluntary Buyout program.

### Inventory

The property contains a one-story single-family, 800 square foot, residence of wood frame construction on a block foundation with a crawl space, hard board siding, and a shingled roof.

It contains a living room, kitchen, 2-bedrooms, and one bath.

Interior finish is carpet over plywood, except linoleum in kitchen and bathroom; paneled walls.

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

Heat is gas-fired, 40,000 BTU floor furnace.

The house is 55 years old. Design is basic. Maintenance is fair.

The parcel is 5-acres.

### Declaration of Offer

Based on the appraisal and review appraisal, minus the amount determined to be a duplication of benefits, the Village of Sunny Day has determined the just compensation offer amount to be $60,000 for the purchase of your property and inventory, as listed above. This offer is for the pre-flood fair market value of your property and does not include any consideration of decrease or increase in value due to the disaster event.