

**Appraisal of
616 North Elm Street
Dalton, Georgia 30720**



**Appraised by:
John P. Murray, MAI
Date of Valuation: August 15, 2024**

CHILDERS ASSOCIATES
REAL ESTATE CONSULTANTS AND APPRAISERS

321 FOURTEENTH STREET, N.W.

ATLANTA, GEORGIA 30318

TELEPHONE: (404) 876-5100

FAX: (404) 876-8863

DAVID W. CHILDERS, MAI
JOHN P. MURRAY, MAI
CHAD LIESKE

August 21, 2024



Ms. Devon Brooks
Special Projects Coordinator
City of Dalton
535 Elm Street
Dalton, Georgia 30722

Re: Appraisal of 616 North Elm Street
Dalton, Georgia 30720
Glenwood Avenue Drainage Project
Tax ID: 12-201-12-004
Childers Associates File No. 035-24

Dear Ms. Brooks:

In accordance with your request, I have inspected the above referenced property for the purpose of estimating the market value of the property rights proposed for acquisition. Additionally, I have also considered the impact of the proposed acquisitions on the remaining property and determined that the remainder is unaffected by the acquisitions. Therefore, only the underlying land and property rights acquired will be appraised. The attached analysis and conclusions represent an appraisal presented in a summary report format. All of the supporting data and analysis needed to fully understand the appraisal is included herein.

The purpose of the appraisal is to establish the just compensation due to the property owner in consideration of the proposed acquisitions. The intended use of the document is to facilitate the City of Dalton's negotiations to acquire the necessary property rights from the property owner. The intended users of the report are the City of Dalton – as the client – and its authorized representatives, including yourself.

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Ms. Devon Brooks
August 21, 2024

The effective date of value for the appraisal is the date of my most recent inspection, August 15, 2024. Based on my analysis included herein, the estimated just compensation for the proposed acquisitions is:

Award Summary

Market Value of Parts Acquired	
Land	\$659
Improvements	<u>0</u>
Total	\$659
Temporary Construction Easement	\$700
Consequential Damages	<u>\$0</u>
Total Award	\$1,359
As Rounded	\$1,400

It has been a pleasure to serve you in this matter. If you have any questions concerning the attached appraisal, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "John P. Murray". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John P. Murray, MAI
Certified General Real Property Appraiser
State of Georgia No. 261994
Date of Expiration: November 30, 2024