



**TDOT**  
Department of  
Transportation

**APPROVED OFFER COMPENSATION**

Consultant Prepared Form 2

State Project No:	821026-F2-002	County/s:	Sullivan
Federal Project No:	NH-I-26(79)	Field Office	Region 1
Property Owner:	City of Kingsport		
Tax Map/Parcel No:	060 006.00	Tract No:	2 PIN No. 131058.00

**SUMMARY OF REPORTS**

COMPLETED BY CONSULTANT	APPRAISER'S NAME	AMOUNT DUE OWNER	EFFECTIVE DATE	TYPE REPORT
Chris Graves	Christopher Ruberg	\$ 4,050	8/30/2024	FORMAL

**APPROVED ACQUISITION AREAS/COMPENSATION**

INTERESTS ACQUIRED	ORIGINAL ACQUISITION AREAS	ORIGINAL APPROVED COMP.	REVISED ACQUISITION AREAS	REVISED APPROVED COMPENSATION	ALTERNATE ACQUISITION AREAS	ALTERNATE APPROVED COMP.
LAND (FEE SIMPLE)	1.116 AC	\$ 2,790				
PDE	0 SF	\$ -				
SLOPE EASEMENT	0	\$ -				
TCE	1.639 AC	\$ 1,230				
AIR RIGHTS	0	\$ -				
(LAND OWNER) IMPROVEMENTS		\$ -				
(LAND OWNER) DAMAGES/BENEFIT		\$ -				
APPROVED OFFER AMOUNT		\$ 4,020		\$ -		\$ -
UTILITY ADJUSTMENT		\$ -				
(LAND OWNER) TOTAL		\$ 4,020		\$ -		\$ -
TENANT IMPROVEMENTS TOTAL		\$ -				
ROUNDING AMOUNT		\$ 30				
FORM 2 GRAND TOTAL		\$ 4,050		\$ -		\$ -

**ORIGINAL AREA SUMMARY**

ORIGINAL AREA BEFORE	ORIGINAL AREA ACQUIRED	ORIGINAL AREA AFTER
66.495	1.116	65.379

**ALTERNATE AREA SUMMARY**

ALTERNATE AREA ACQUIRED	ALTERNATE AREA AFTER ACQUISITION

**COMMENTS TO NEGOTIATOR**

The subject land is wooded and steep. Plans show the rock wall on at I-26 is at +/- 160 feet high, showing the severe terrain. The land was gifted to the City of Kingsport due to the developer finding little to no utility in it. The appraiser provided 3 sales in Sullivan and Hawkins Counties with very similar sizes, terrain, and utility. The value in the report is well supported.

Form 2 Date: 10/21/2024

Completed By:

Chris Graves, Signature

Agency Representative Approval:

Print Name & Signature