

**LOCAL PUBLIC AGENCY
WAIVER VALUATION – PAYMENT ESTIMATE**

District: Northeast
 City: Moberly
 Route: Bus 63/S Morley
 Project No.: _____
 Federal Project No.: STP-4500(211)
 Parcel No.: 1

- 1. Owner:** Glenda Stoebe & Ernest Kitchens
- 2. Identification of the Property:** 100 S Morley St
- 3. Description of Acquisition:** 1500 sq. ft new right-of-way and 180 sq. ft. permanent easement as shown on the attached display drawing for roadway improvements.

- 4. Calculation of Value of Land to be Acquired:**
 Land: 1500 sf ac @ \$ 2.00 \$ 3,000.00

Basis for Value:

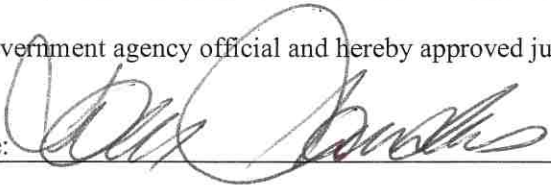
The value of land as been set at \$2.00 per sq. ft. based on the attached sale that shows a 21,000 sq. ft. property within the project limits sold for \$20,000.00 or \$0.95 per sq. ft. Permanent Easements have been reduced to 50% value or \$1.00 per sq. ft. and Temporary Easements have been reduced to 25% value or \$0.50 per sq. ft.

- 5. Summary:**
- | | | |
|--|--|--------------------|
| Value of Land Acquired: | | \$ <u>1,500.00</u> |
| Value of Improvements to be Acquired: | | |
| Fee Owner | (Salvage Value \$ _____) | \$ <u>n/a</u> |
| | (Salvage Value \$ _____) | \$ <u>n/a</u> |
| Tenant Owner | (Salvage Value \$ _____) | \$ <u>n/a</u> |
| Damages to the Remainder: | | |
| Permanent Easement: | <u>180</u> <input checked="" type="checkbox"/> sf <input type="checkbox"/> ac @ \$ <u>1.00</u> | \$ <u>180.00</u> |
| Temporary Easement: | _____ <input type="checkbox"/> sf <input type="checkbox"/> ac @ \$ _____ | \$ <u>n/a</u> |
| Other Damages: _____ \$ <u>n/a</u> | | |
| Subtotal: (Maximum \$25,000) \$ <u>n/a</u> | | |
| Fencing: _____ lf @ \$ _____ = \$ _____ | | |
| _____ lf @ \$ _____ = \$ _____ | | |
| Total Fencing: | | \$ <u>n/a</u> |
| Total Just Compensation: | | \$ <u>3,180.00</u> |
| 6. Uneconomic Remnant: | | |
| Area | _____ <input type="checkbox"/> sf <input type="checkbox"/> ac @ \$ _____ | \$ <u>n/a</u> |

Prepared by: _____ Date: _____

Approved by: Tom Sanders Date: _____

I am a government agency official and hereby approved just compensation as noted in the above Section 5.

Signature:  Date: 9/23/25