# Statement of the Basis of Determination of Just Compensation

## Description and Location of Property

The (grantee) proposes to purchase land and improvements at (describe by address or general location and legal description) from (owner) at (owner’s address, Montana zip code). It is a (describe use and character of structure and area, for example: single-family residential unit which conforms to zoning, present use, surrounding land use and area trends).

### Purpose of Purchase

The (grantee) intends to use the parcel for (describe proposed CDBG activity).

### Improvements

Describe the structure in detail, for example:

* It is a one-story, single-family residence of wood frame construction with concrete foundation, stucco siding, a tar and gravel roof and aluminum gutters and downspouts.
* It contains a living room, kitchen, center hall, two bedrooms and one bath.
* Interior finish is hardwood floors, except hall, two bedrooms and one bath.
* The kitchen has counters and painted wood cabinets. There are no built-in appliances.
* Heat is gas-fired, forced-air, 120,000 BTU furnace.
* The house is 25 years old. Design is good. Maintenance is average.

### Declaration of Offer

Based on the appraisal, the (grantee) hereby makes you an offer in the amount of ($ amount) for the purchase of your property. This offer is for the fair market value of your property. This offer does not include any consideration of decrease or increase in value contributed to the project for which it is being acquired. It reflects no relocation payments which the owner/tenant may be entitled to receive under provisions of the Uniform Relocation and Real Property Acquisition Policies Act of 1970.