

ROW ACQUISITION PROCESS

A LAYOUT COMMITTEE WILL LISTEN TO THE HEARING TESTIMONY AND CONSIDER THE LAYOUT FOR THE PROJECT. NEXT, WITH APPROVAL TO PROCEED WITH THE DESIGN OF THIS PROJECT, THE CITY WILL BE PREPARING APPRAISALS FOR EACH OF THE PROPERTIES AFFECTED BY THE PROPOSED CONSTRUCTION YOU SEE ON THE PLANS. A STAFF APPRAISER FROM THE CITY OR A FEE APPRAISER HIRED FROM PRIVATE INDUSTRY WILL CONTACT EACH OWNER TO APPRAISE THEIR PROPERTY. THE APPRAISALS WILL REFLECT THE FAIR MARKET VALUE OF THE PROPERTY RIGHTS NEEDED FOR THE NEW CONSTRUCTION.

PRIOR TO STARTING NEGOTIATIONS, THE APPRAISALS ARE REVIEWED SEPARATELY TO SEE THAT ALL APPRAISALS ARE ACCURATE AND HAVE TAKEN INTO ACCOUNT ALL APPLICABLE APPROACHES TO VALUE. ONCE THIS REVIEW IS COMPLETE, THESE APPRAISALS ARE GIVEN TO THE COMMITTEE TO BEGIN NEGOTIATIONS. THE VALUE IN THE REVIEWED APPRAISAL WILL BE THE OFFER OF COMPENSATION USED BY THE COMMITTEE AS A BASIS FOR NEGOTIATIONS.

THE COMMITTEE WILL VISIT EACH PROPERTY OWNER AND DISCUSS EACH ACQUISITION SEPARATELY. WE URGE OWNERS AT THAT TIME TO ASK QUESTIONS AND BRING UP CONCERNS THEY FEEL SHOULD BE CONSIDERED. IF THE PROPERTY OWNER IS SATISFIED WITH THE OFFER, DEEDS ARE PREPARED AND OWNERSHIP IS TRANSFERRED TO THE STATE. IF THE OWNER IS NOT HAPPY WITH THE FIGURES THE COMMITTEE OFFERS, THEY CAN APPEAL TO THE NEW HAMPSHIRE BOARD OF TAX AND LAND APPEALS AND ARGUE FOR ADDITIONAL COMPENSATION THERE. THIS CAN BE DONE WITH OR WITHOUT AN ATTORNEY. EITHER PARTY CAN APPEAL THE BOARD'S DECISION TO THE SUPERIOR COURT IF THEY ARE UNSATISFIED.