



WATERSHED MANAGEMENT
Reginald D. Wells
Director

Date: 5/4/26

Chief Executive Officer
Lorraine Cochran-Johnson

Board of Commissioners

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Robert Patrick

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Chakira Johnson

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Mereda Davis Johnson

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Edward "Ted" Terry

District 7
LaDena Bolton

DeKalb County Board Of Education
1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083

RE: Offer Package for 3251 Panthersville Rd. Decatur GA 30034
DeKalb County Capital Improvement
Doolittle Trunk
Project No. 0024-10
Project Parcel 19
Tax ID Number 15 088 01 001

Greetings,

DeKalb County Government, Department of Watershed Management (DWM), is in the process of acquiring property to improve and implement the project referenced above. To make this project possible, **square feet of Permanent Sewage Easement, and 21,112 square feet of Temporary Construction Easement, plus Site Improvements, if any,** is needed from your property located at **3251 Panthersville Rd. Decatur GA 30034**. This is more particularly shown on the plat attached to the Option Agreement provided with this letter.

Your property has been valued by an independent, state-certified appraiser who, after careful consideration, found the Fair Market Value of the easement rights to be purchased and the damages, if any, to your remaining property to be **\$1,600.00**. The attached form, titled "Summary Statement Basis of Just and Adequate Compensation," details the basis for this offer, specifying the components of the established value and compensation, and includes supporting market data.

Our negotiator, **Anita Payne**, who may be contacted at **(404) 292-7167**, represents DWM and is authorized to explain this offer and project and further discuss the full effect of the purchase and your rights as provided by law.



If you agree to the terms expressed and contained in this Offer Package, please sign the enclosed documents, return them to **Anita Payne**, and they will be promptly submitted for closing and payment.

If you have any further questions or concerns, please call **Anita Payne** via phone at **(404) 292-7167** or via email at **aplattco@bellsouth.net**.

Yours Very Truly,



Jeff Joyner
Vice President, Right-of-Way
Atlas Technical Consultants, LLC

Enclosures: AJJ/TAF
Property Owner Acknowledgment of Receipt of Plans & Explanation
Summary Statement Basis for Just and Adequate Compensation
Option for Temporary Construction Easement
W-9

CC:

SUMMARY STATEMENT BASIS FOR JUST AND ADEQUATE COMPENSATION

Owner's Name:	Dekalb County Board Of Education
Project Name:	Doolittle Trunk
Project Number:	0024-10
Mailing Address:	1701 Mountain Industrial Blvd. Stone Mountain, GA 30083
Property Address:	3251 Panthersville Rd. Decatur GA 30034

Fair Market Value (See attached Market Data)		
Fee Simple Required Right-of-Way	SF/Acres x <u>\$.50</u> NA/SF/Acre	\$N/A
Permanent Sewage Easement	SF/Acres x <u>\$.50</u> NA/SF/Acre x 50%	\$N/A
Permanent Slope Easement	SF/Acres x <u>\$.50</u> NA/SF/Acre	\$N/A
Temporary Construction Easement	<u>21,112</u> SF/Acres x <u>\$.50</u> NA/SF/Acre x 15 % 1 year	\$1,584.00

Estimated Value of Site Improvements:	
	\$
	\$
	\$

Cost to Cure:	
	\$
	\$
	\$

Consequential or Severance Damages:	
	\$
	\$
	\$

Estimated Value:	\$1,584.00
Total Estimated Fair Market Value:	\$1,600.00

This value is the amount approved by a licensed state appraiser for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project.

Name/Company:	Dekalb County Board Of Education
Kind of Interest:	
Estimated Value:	\$1,600.00

If you wish to retain and remove, at your own expense, improvements made by you, we will:	
Deduct at Closing:	\$ (Salvage Value)
Deduct at Closing:	\$ (Performance Bond)
Total Withheld at Closing:	\$

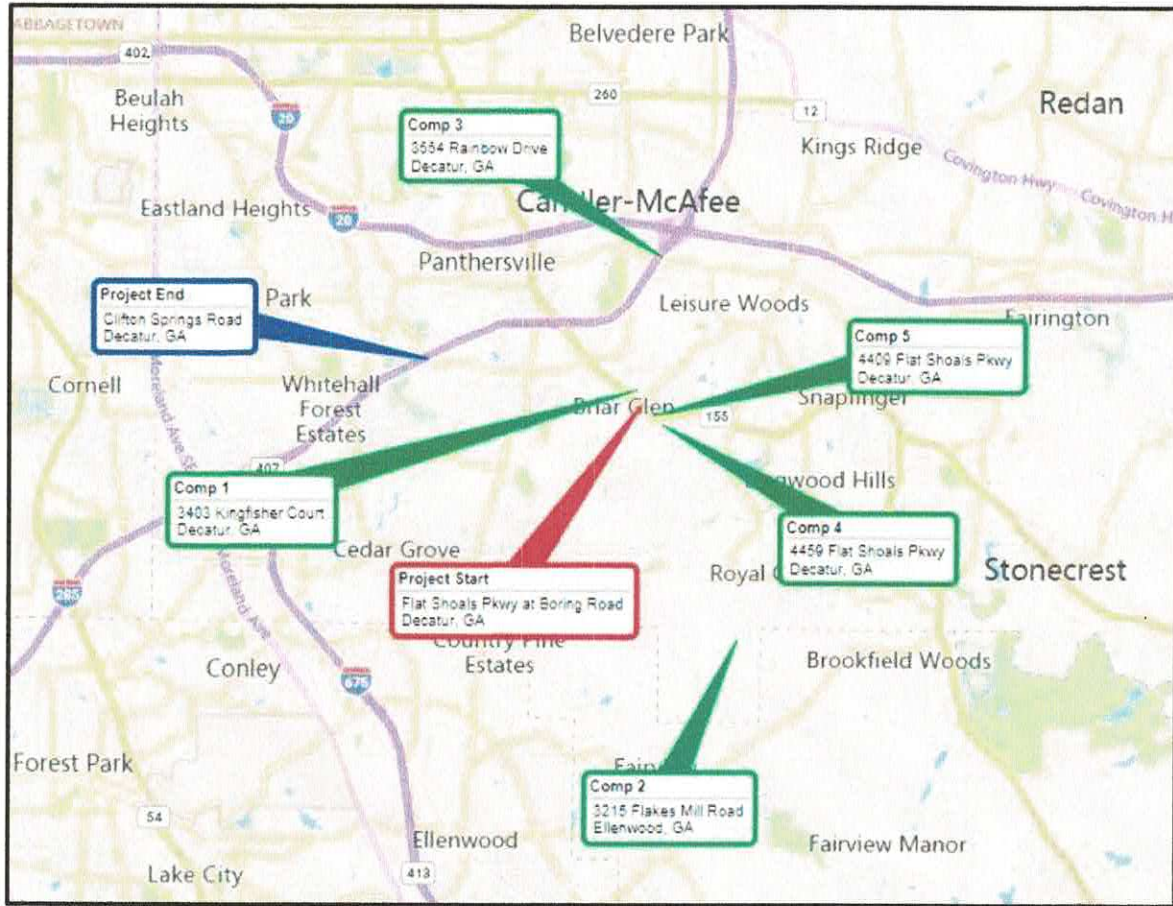
You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately, if applicable.

Prepared By: Anita Payne
Anita Payne, Staff Negotiator

Date: 5-4-26

MARKET DATA INFORMATION

Comparable Land Sales:



Comparable Land Sales Summary:

Sale No.	Location	Tax ID	Sale Date	Land Size (AC)	Land Size (SF)	Price Per SF
1	3403 Kingfisher Court, Decatur, GA	15-070-04-042, 043 & 044	5/22/23	4.760	207,346	\$0.17
2	5215 Flakes Mill Road, Ellenwood, GA	12/229-03-026, 018, 003	5/13/25	16.550	720,918	\$0.32
3	3554/3566 Rainbow Drive, Decatur, GA	15-123-04-001, 002	10/10/25	1.180	51,401	\$1.36
4	4459 Flat Shoals Parkway, Decatur, GA	15-060-02-024	2/25/25	1.700	74,052	\$0.47

OWNER'S RECEIPT OF PLANS & EXPLANATION ACKNOWLEDGMENT

Date: 5/4/26

Owner's Name: DeKalb County Board Of Education

Mailing Address: 1701 Mountain Industrial Blvd. Stone Mountain, GA 30083

Property Address: 3251 Panthersville Rd. Decatur GA 30034

Type: _____ Project: 0024-10 Parcel: 19

I have received the following full sized and / or half-sized (to scale) and accompanying legal description plan sheets:

Plans dated: 10/01/2024

Last revised: N/A

I further acknowledge the Land Acquisition Consultant / Negotiator Anita Payne, representing the DeKalb County Department of Watershed Management, explained the above-stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

DeKalb County Board Of Education

(Owner's Name – Printed)

(Representative's Signature)

(Owner Representative's Name – Printed)

(Representative's Title or Position)

DeKalb County DWM Representative:

Anita Payne
Anita Payne (Agent)

Phone: (404) 292-7167

Email: aplattco@bellsouth.net

Anita Payne
(DWM Signature)

5/4/26
(Date)