

RAILS-TO-TRAILS CLAIMS PROCESS



《FLINT COOPER

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Settlement **Negotiations Begin**

In some instances, the federal government may make a settlement offer using the tax assessed value of the property. Using this figure may be beneficial depending on the facts of the case, or the settlement amount may be too low for us to agree with. If the settlement amount is too low, we will have an appraisal conducted.

Otherwise, an appraisal of the property will be conducted. This will determine the size of the railroad corridor in relation to the plaintiff's property and will assign a square footage value to the plaintiff's property. The size and value per square foot will be used to determine the fair market value of the property taken.

Settlement negotiations will also include the amount of interest awarded (interest calculated from date of the taking to the date of settlement) and reimbursement of our costs/expenses and attorneys' fees.

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Federal Government Response Provided

If the federal government agrees that the plaintiff owned the property on the date of the taking and that the railroad only possessed an easement over the property, settlement negotiations can begin. If the federal government disagrees with any of aspect of our claims, a briefing schedule will be set to argue the issues. If we win the argument, settlement negotiations begin.



the property taken, dates for

a valuation trial will be set.