

**STATEMENT AND SUMMARY  
OF  
ESTIMATED JUST COMPENSATION  
Dorsey Springs**

**Description of Property:** The Homestead Patented Placer Claim, situated in the Juniper Mining District, County of Grant, State of New Mexico, United States Mineral Patent for which was issued September 23, 1938, to W.M. Dorsey, bearing No. 1099024, and recorded in the Office of the County Clerk of Grant County, New Mexico, in Book 84 of Mining Patent Records at pages 102-3, and consisting of the N½SE¼NW¼ of Section 15, T.16S, R.15W, NMPM.

And

The Gold Brick Patented Placer Mining Claim, situated in the Juniper Mining District, County of Grant, State of New Mexico, United States Mineral Patent for which was issued January 9, 1948, to W.M. Dorsey, bearing No. 1123151, and recorded in the Office of the County Clerk of Grant County, New Mexico in Book 84 of Mining Patent Records at Pages 247-8, and consisting of the N½SW¼NW¼ of Section 15, T.16S, R.15W, NMPM.

Containing 40.0 acres.

**Reservations:** None

**Outstanding Rights:** Mineral Patents as recorded in Book 84, Page 102 and in Book 84, Page 246; Existing right of way for US Forest Road No. 858.

**Owners of Record:** Town of Silver City, New Mexico, a Municipal Corporation

**Effective Date of Value:** November 15, 2022

**Date of Appraisal Review Report:** December 2, 2022

**Estimated Just Compensation:** \$60,000.00 (Sixty Thousand Dollars)

**Approved Basis:** The appraisal was prepared by a qualified appraiser using methods and techniques in compliance with The Uniform Appraisal Standards for Federal Land Acquisitions and the Uniform Standards of Professional Appraisal Practice. The estimate is based on the appraiser's examination of the land considering its highest and best use, and values of comparable properties recently bought and sold in the private market. The Sales Comparison method was used to estimate market value based on the highest and best use premise. The estate appraised is all right, title, and interests, including the surface and minerals estate, subject to any outstanding rights and reservations. The Appraiser determined the highest and best use to be recreational/seasonal use.

The Appraiser cited 7 sales as comparables, made between October 2017 and April 2022, which ranged in size from 23.78 acres to 132.79 acres. The unadjusted price per acre ranged from

R3

5420 Land Purchase  
Gila National Forest  
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\$1,049 per acre to \$4,205 per acre. For comparison to the subject, the cited sales were adjusted for physical and legal characteristics. From the analysis of the data, the Appraiser provided a Value Opinion of \$60,000.00 (Sixty Thousand Dollars), as the appraised value of the property as of November 15, 2022.

The Appraisal has been reviewed and approved by the Acting Regional Appraiser. The current Agency-approved value of the subject property, as of December 2, 2022, has been determined to be \$60,000.00 (Sixty Thousand Dollars).

**Enclosures:**

Map of subject parcel