



## Fact Sheet

# Property Value Protection Program for Mill Seat Landfill Neighbors

Monroe County (County), as the owner and permittee of the Mill Seat landfill, has a Property Value Protection Program to guarantee property values for neighbors of the Mill Seat Landfill.

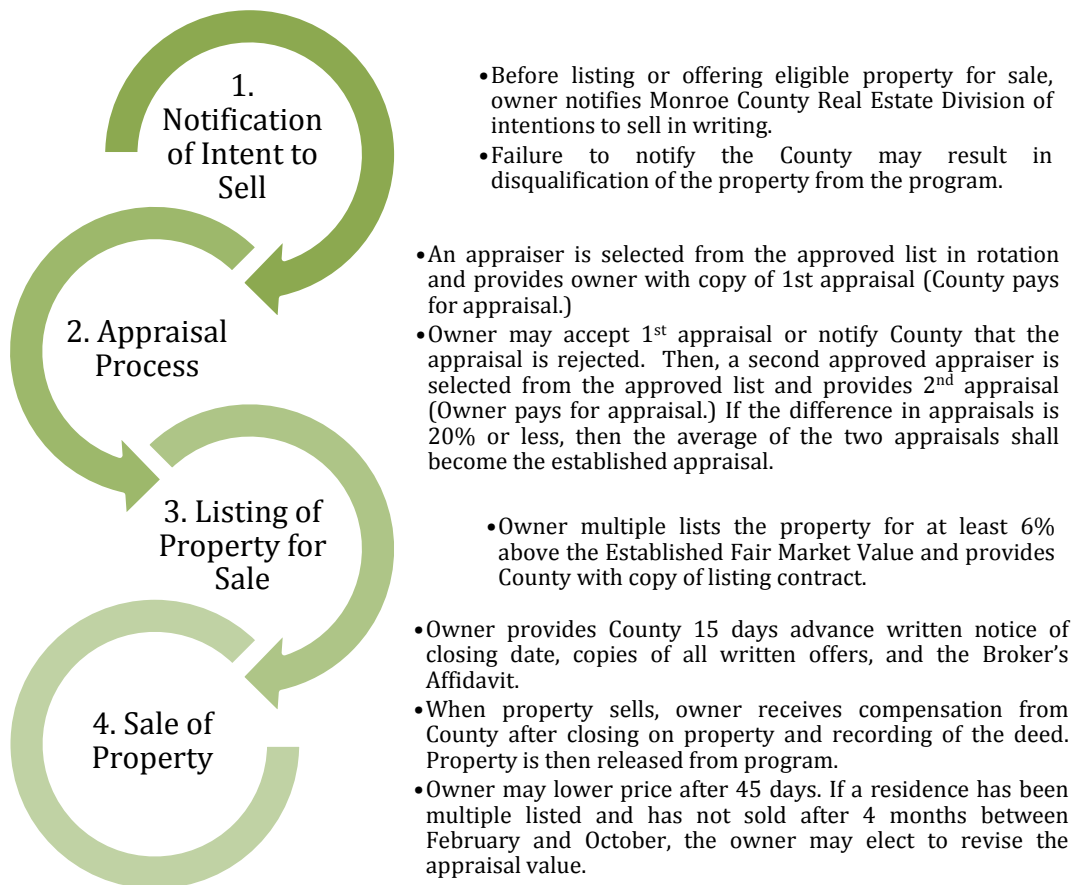
### **How do I know if I am eligible?**

All lands included in Property Value Protection Area as show in the map attached are eligible, except:

- Lands that are zoned for commercial and/or industrial use
- Any property for which the owner has already obtained compensation for devaluation\*

### **How can I receive compensation?**

The owner and the County need to take the following steps in the process of selling the owner's eligible lands. Please note that this is a summary of the process. For a full description, see the Mill Seat Landfill Community Benefits tab on the Town of Riga's website at [www.townofriga.org](http://www.townofriga.org).



*\*Should Monroe County receive the landfill expansion permit that it is currently seeking, the program will reset and all current home owners in the Property Value Protection Area will be eligible, regardless of whether or not the previous owner of your home received compensation from the program.*

1/15/2014



**Compensation Example:**

If a property has an Established Hypothetical Market Value (fair market value if landfill had not been constructed) of \$100,000 and an Established Fair Market Value of \$80,000, the following compensation could be paid to the home owner:

Sale Price	Compensation Amount
\$100,000	0
\$90,000	\$10,000 plus \$5,000
\$80,000	\$20,000
\$79,000	\$20,000
\$75,000	\$20,000 plus \$2,000

1/15/2014