

[Your Name]  
[Your Address]  
[City, State, Zip Code]  
[Phone Number]  
[Email Address]

[Date]

[Name of Acquiring Agency/Authority]  
[Name of Contact Person/Agent]  
[Address]  
[City, State, Zip Code]

**Re: Counter-Offer for Just Compensation**

Property Address: [Insert Property Address]

Parcel/Case Number: [Insert Number]

Dear [Contact Person Name],

I am writing in response to your initial offer dated [Date of Offer] regarding the acquisition of the property located at [Property Address]. After a thorough review of your offer of [Initial Offer Amount], I find that it does not reflect the true fair market value of the property or the damages incurred.

Therefore, I am submitting this formal counter-demand for just compensation in the amount of **[\$Your Demand Amount]**.

This counter-demand is based on the following factors:

- **Independent Appraisal:** An independent appraisal conducted on [Date] values the property at [Appraised Value].
- **Comparable Sales:** Recent sales of similar properties in the immediate area (such as [Address of Comp 1] and [Address of Comp 2]) support a higher valuation.
- **Severance Damages:** The proposed acquisition negatively impacts the remaining portion of the property by [Explain impact, e.g., reducing access or limiting utility].
- **Improvements:** The initial offer failed to adequately account for [List specific improvements, e.g., specialized landscaping, structures, or renovations].
- **Business/Relocation Costs:** [Optional: Mention any business loss or specific relocation expenses not covered].

I am prepared to provide copies of the supporting documentation and appraisals upon request. It is my goal to reach a fair and equitable settlement that accurately compensates me for the loss of this property as required by law.

I look forward to your response regarding this counter-offer by [Date].

Sincerely,

[Your Signature]

[Your Printed Name]