



1010 Grand Ave.
Billings, Montana 59102
(406) 248-2020
FAX (406) 248-3949
www.hamwey.com

July 24, 2012

RECEIVED

Ira Eakin
Staff Attorney, MDOC
Department of Corrections
P.O. Box 201301
Helena, MT 59620-1301

JUL 26 2012

DEPT. OF CORRECTIONS
LEGAL SERVICES BUREAU

RE: Request to Vacate Public Right of Way
Alley Between 7th Ave. South and 8th Ave. South
Behind Montana Women's Prison; 701 S. 27th Street

Dear Mr. Eakin,

Upon your request I have made a personal inspection of above subject property on May 16, to review the condition and location of the property.

In reviewing the Yellowstone County Court House records this property is owned by the City of Billings and this alley way contains 6,000 sq.ft or 20' X 300'. The alleyway is located behind the Montana Women's Prison.

In determining the value of this subject property I have went back as far as 2006 to review sales that occurred on South 27th St. and also along 1st Ave S. I have also reviewed sales that occurred in the eastern portion of Billings on 2nd, 3rd and 4th Ave S. All of these sales have ranged in value from \$3.50 per sq.ft to \$7.04 per sq.ft.

In determining value of subject property I have reviewed all of the comparable sales. In taking consideration the alley way that belongs to the City of Billings which is between the Women Prison and the Department of Corrections property. It is my opinion that the Estimated Fair Market Value of subject property is \$3.50 per square foot or

\$21,000

If you have any further questions please feel free to call.

Sincerely,

Charlie Hamwey

