N.C.P.I.-Civil. 835.24A EMINENT DOMAIN - ISSUE OF JUST COMPENSATION - TAKING OF AN EASEMENT BY PRIVATE OR LOCAL PUBLIC CONDEMNORS - GREATER OF THE FAIR MARKET VALUE OF PROPERTY TAKEN OR THE DIFFERENCE IN FAIR MARKET VALUE OF THE PROPERTY BEFORE AND AFTER THE TAKING. GENERAL CIVIL VOLUME MAY 2006 N.C. Gen. Stat. § 40A

APPENDIX-SAMPLE VERDICT SHEET

STATE	OF	NORTH	CAROLINA
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IN THE GENERAL COURT OF

JUSTICE

COUNTY OF

SUPERIOR COURT

DIVISION

No.

	Plaintiff)
)
vs.)
)
)
	Defendant)

VERDICT

First answer the two preliminary questions in Part I. Then answer the issue in Part II.

I. Preliminary questions:

 What was the fair market value of the portion of the [plaintiff('s)(s')] [defendant('s)(s')] property taken by Answer: \$ _____.

2. What was the difference between the fair market value of the [plaintiff('s)(s')] [defendant('s)(s')] entire property immediately before the taking and the fair market value of the remainder immediately after the taking?

Answer: \$ _____.

II. Issue: "What is the amount of just compensation the [plaintiff(s)]

[defendant(s)] [is] [are] entitled to recover from (name

condemnor) for the taking of the easement on the

[plaintiff('s)(s')] [defendant('s)(s')] property?"

Verdict: \$ _____. (Fill in the larger dollar

amount from Part I's two preliminary questions.)

This is the _____ day of _____, _____,

Foreperson of the Jury