

DATE OF INSPECTION 15/04/2019

LR NUMBER: Nalulingo Farm LR No. 6486/5 (Sub-Plot No. 47) Part

SITUATION: The property is situated in Nalulingo Village, Matumbei Ward, Kaibei Location, Endebess Sub County Trans Nzoia County. It is about 2km from Kimondo Trading Centre.

THE PARCEL: This is a near regular shaped shallow dark loams interspersed with rocky areas and loose rocks. The plot has a fairly sloppy gradient and the boundaries are marked by a barbed wire fence.

TITLE DETAILS: The interest which is subject to this report and valuation long lease but yet to be registered. The plot belongs to *Nelson Mutemi Anyera* Id No. 4737913.

AREA: The plot that is subject to this valuation and report is **2 acres**

SERVICES: Water and electricity are not connected to the property

IMPROVEMENTS: Developments comprise of three classrooms already put up by NG-CDF which will not be considered in this report.

GENERAL REMARKS: The property is suitable for the intended purpose. It should be noted that the seller has already given possession to the school hence loss of use.

VALUATION: With regard to our terms of reference, prevailing economic conditions and forgoing particulars, we value the property within Nalulingo Farm LR No. 6486/5 (Sub-Plot No. 47) Part **in the sum of Kenya Shillings one Million one hundred thousand only (Kshs: 1,100,000/=)**

Dated; 15th April, 2019



COUNTY LAND VALUER
TRANS-NZOIA, WEST POKOT
& TURKANA COUNTIES

RAPHAEL M. KAH
COUNTY LAND VALUER

TRANS NZOIA, WEST POKOT & TURKANA COUNTIES