**27.11 Just Compensation Special Verdict Form**

We, the jury in the above-captioned case, find the following special verdict submitted to us:

**1. Was the property taken a separate parcel (as opposed to part of a larger parcel)?**

 **Answer "yes" or "no." Answer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

If you answer "yes" to Question No. 1, then answer Question No. 2.

However, if you answer "no" to Question No. 1, do not answer Question No. 2. Instead, answer Question No. 3.

**2. What was the fair market value of the property taken as of [the date of taking]?**

 **Answer: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Do not answer [any more questions. Your foreperson should date and sign this verdict.] [Question Nos. 3 through 8. Instead, answer Question Nos. \_\_\_. Your foreperson should then date and sign this verdict.]

**3. Select the property description that describes the larger parcel in this case:**

 **a. [Legal Description]**

 **b. [Legal Description]**

 **c. [Legal Description]**

 **Answer "a," "b," or "c." Answer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

The references to "larger parcel" in the rest of this form refer to the parcel you selected in this question.

**4. As of [the date of taking], what was the fair market value of the part taken as a portion of the larger parcel as a whole?**

 **Value of part taken: Answer $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**5. Is the property owner entitled to severance damages?**

 **Answer "yes" or "no." Answer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

If you answer "yes" to Question No. 5, then answer Question Nos. 6 and 7 and follow the directions in Question No. 7.

However, if you answer "no" to Question No. 5, [do not answer Question Nos. 6 through 8. Instead, answer Question Nos. \_\_\_.] [do not answer any more questions.] [Your foreperson should then date and sign this verdict.]

**6. What is the amount of the owner's severance damages?**

 **Severance damages: Answer $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**7. Did the property owner receive special benefits as a result of the proposed project?**

 **Answer "yes" or "no." Answer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

If you answer "yes" to Question No. 7, then answer Question No. 8.

However, if you answer "no" to Question No. 7, [do not answer Question No. 8. Instead, answer Question Nos. \_\_\_.] [do not answer any more questions.] [Your foreperson should then date and sign this verdict.]

**8. What is the amount of special benefits?**

 **Special benefits: Answer $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**9. Is the property owner entitled to receive just compensation for any of the following items of personal property?**

For each item, answer "yes" or "no." Then enter the amount, if any, that the owner is entitled to receive.

 **a. [Item] Yes\_\_\_\_\_\_\_ No\_\_\_\_\_\_\_ Amount: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **b. [Item] Yes\_\_\_\_\_\_\_ No\_\_\_\_\_\_\_ Amount: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **c. [Item] Yes\_\_\_\_\_\_\_ No\_\_\_\_\_\_\_ Amount: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**10. Is the property owner entitled to receive just compensation for temporary lost business profits?**

Answer "yes" or "no." Then enter the amount, if any, that the owner is entitled to receive.

 **Lost profits: Yes\_\_\_\_\_ No\_\_\_\_\_ Amount: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**11. Is the tenant entitled to receive part of the total just compensation award?**

Answer "yes" or "no." Then enter the amount, if any, that the tenant is entitled to receive.

 **Leasehold interest: Yes\_\_\_\_\_ No\_\_\_\_\_ Amount: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Dated this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Alaska.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Jury Foreperson

Use Note

Only some of these questions will be given in any particular case. The questions will require renumbering in that event. Some care needs to be taken to ensure that the internal cross-references match any renumbering of the questions.

Questions 1, 2, 3, 4, 5, and are given in the case of a partial taking or a dispute over whether the part taken is a separate parcel or part of a larger parcel and when Instruction 27.06 is given.

Question 2 will be given in all cases.

Questions 7 and 8 are given whenever Instruction 27.06B is given.

Question 9 is given whenever Instruction 27.08 is given.

Question 10 is given whenever Instruction 27.09 is given.

Question 11 is given whenever Instruction 27.10 is given.