

INDOT

Appraisal
Document

9DSE9

Scan Key **377738**

LA Code **3777**

Parcel No. **38**

Owner UNKNOWN

Parcel

**CERTIFICATE OF REVIEW APPRAISER
AND CONCLUSION OF FAIR MARKET VALUE**

Code: 3777
Parcel: 38

Project: STP-291-1 (002) Road: USR 641 County: Vigo Owner: Unknown

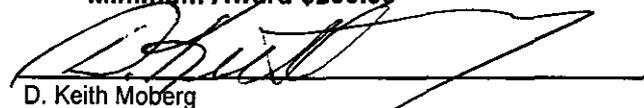
	1st APPRAISAL	2nd APPRAISAL	3rd APPRAISAL	4th APPRAISAL	REVIEWER'S VALUE IF DIFFERENT FROM APPRAISAL
APPRaiser	Newlin, John S				
FEE (F), STAFF (S), OWNER (O)	F				
DATE OF APPRAISAL	06/09/2003				
BEFORE VALUE	N/A				
AFTER VALUE	N/A				
DIFFERENCE	N/A				
LAND &/OR LAND IMPROVEMENTS	\$ 81.00				
BUILDING IMPROVEMENTS	\$ -				
LOSS IN VALUE TO REMAINDER	\$ -				
ESTIMATED COMPENSATION (DUE PROPERTY OWNER)	\$ 81.00				
IF APPROVED AS IS, ENTER (X)	X Minimum award \$250.00				

REVIEWERS COMMENTS AND/OR CORRELATION (Also see attached sheets)
 See ALA-REV-28 for additional information. The parcel L-10 indicates property ownership, total area, net total area, and residual area is unknown. The acquisition includes Permanent R/W and access rights. The parcel is not considered to have any utility other than contribution to an adjoining parcel. The elimination of the access along Mc Daniel Road for this parcel would most likely create a landlocked property, however with the residual being unknown no estimate of value can be calculated. The minimum value has been awarded.

I HEREBY CERTIFY:

- . That I have made an exterior visual inspection of the subject property from the road;
- . That I did (did not) personally inspect the comparable sales utilized in the appraisal report by an exterior visual inspection from the road
- . That I have no past, present or contemplated future personal interest in the property being appraised.
- . That my analyses, opinions and conclusions were developed and this report was prepared in conformity with applicable state laws governing the Appraisal Review process.
- . This appraisal assignment may have called for less than would otherwise be required by the specific guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP), but is not so limited in scope that it may tend to mislead the users of the report, or the public.
- . That my estimate of fair market value has been reached independently, based on factual data without collaboration or direction from others.
- . That to the best of my knowledge, the facts and data provided in the appraisal report are true and correct.
- . That I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- . That items compensable under state law but not eligible for federal reimbursement, if any, are set out in this Review.
- . That I understand that the value estimate may be used in connection with a Federal-Aid highway project.
- . That my opinion of the fair market value of the part taken, plus loss in value to the remainder (if any), as of 06/09/2003
- . is based on the attached appraisal, subject to the review comments, at \$ 81.00

Minimum Award \$250.00

Signature 
 Name Printed: D. Keith Moberg
 Appraisal License # Indiana Certified General Appraiser CG40200472

Date 06/27/2003

APPROVED APPRAISAL AMOUNT FOR 0.040 ac FS R/W, 0.004 ac RER and the elimination of REQUIRED R/W \$ 81.00
 (area size) access rights **Minimum Award \$250.00**
 APPROVED APPRAISAL AMOUNT FOR EXCESS LAND _____
 (area size)

Potentially hazardous materials: Present _____ Possible _____ Nothing Indicated X

IF PRESENT, WHAT TYPE AND WHERE LOCATED:

STATEMENT OF THE BASIS FOR JUST COMPENSATION

1. This is a written statement of, and summary of the basis for, the amount established through a valuation process as just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. Public Law 91-646 provides that this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's record as:

Project: STP-291-1 (002) Parcel: 38 Road: USR 641 County: Vigo

Owner(s) Unknown

3. The area and type of interest being acquired: 0.040 ac FS R/W, 0.004 ac RER and the elimination of access rights

The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

4. This acquisition is (Check one) a. - A total acquisition of the real property.
b. - A partial acquisition of the real property.

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

a. Total Land, Land Improvements and Buildings	\$ <u>81.00</u>
b. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc.)	\$ <u>-</u>
c. Other Damages (Itemize) Cost-To-Cure estimates:	\$ <u>-</u>
_____	\$ <u>-</u>
_____	\$ <u>-</u>
Temporary Right-Of-Way/Perpetual Highway Easement	\$ <u>-</u>
Total Damages	\$ <u>-</u>

Total Just Compensation offered for this Acquisition is: **Minimum Award for Permanent R/W and Access Rights \$250.00**

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:
N/A

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:
All land improvements in the area of acquisition.

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows:

9. Remarks:
Minimum Award for Permanent R/W and Access Rights \$250.00.

Date: 06/27/2003


Signature: D. Keith Moberg

MARKET ESTIMATE

Code 3777

Type of Property Farm
Indicate: Residential, Commercial, Bareland, Farm, Special, Industrial
Location On the south side of McDaniel Road west of Little Honey Creek
Owner Unknown Phone N/A
Address N/A

Project STP-291-1(002)
Parcel 38
Road 641
County Vigo

Area and type of Acquisition: Fee Simple R/W .040 acres
Temporary R/W None
Access Rights None - Yes 6/27/03

DESCRIPTION AND COMMENTS ABOUT PROPERTY:

The subject is a 10' wide strip of land. It runs north and south along the west side of Section 13 in Honey Creek Township. I was unable to find the subject in our plat book.

It appears from the plat book that this could have been a proposed extension of Fagin St.

The state surveyors say the total size of the subject is undeterminable. Existing R/W is .004 acres. Land acquired is .040 acres.

There are no improvements on the site. Naturally occurring trees and grass are accounted for in the land value.

Street improvements consist of McDaniel Road. It is an average to below average two lane road. There are no streetlights, stoplights, or sidewalks. It has open ditches and no curbs.

Development of the site is impossible. The subject is 10 feet in width. The only use of the site is as a side lot addition.

SUPPORT FOR THE FAIR MARKET VALUE: (INCLUDING IMPROVEMENTS AND/OR COST-TO-CURE)

Table with 7 columns: Adjustments, Comparable Number, Subject, AGBT2, AGBT3, AGBT4, AGBT5, RBL 25. Rows include Date of Sale, Size (acres), Sale Price, Property Rights, Financing, Condition of Sale, Market Conditions (Time), and Adjusted Sale Price (per sq. ft.).

Assuming that \$2,000 per acre is a reasonable number, I estimate value of the acquisition at \$2,000 per acre x .040 acres = \$80

Re acquiring existing right of way.

Total amount to be re-acquired .004
Amount under pavement that will be given a nominal amount of \$1.00
.003 acres \$1.00
Amount of area not under pavement will be given 5% of the total \$ per acre
.001 acres x \$2,000 x 5% = \$0.10
Total \$1.00

Unit value of Land \$2,000

Signature [Handwritten Signature]

Name Printed John S. Newlin

Fair Market Value of R/W Acquisition \$81

Date 6/9/03 Appr. Lic. No. CG69200793

Approved [Signature]
Signature [Signature]
Name Printed U. Keith McOeng

Total Due Owner \$250.00
Minimum Award [X]
Date 6/27/03

Approved For Negotiations

Signature
Name Printed
Acquiring Agency/Title

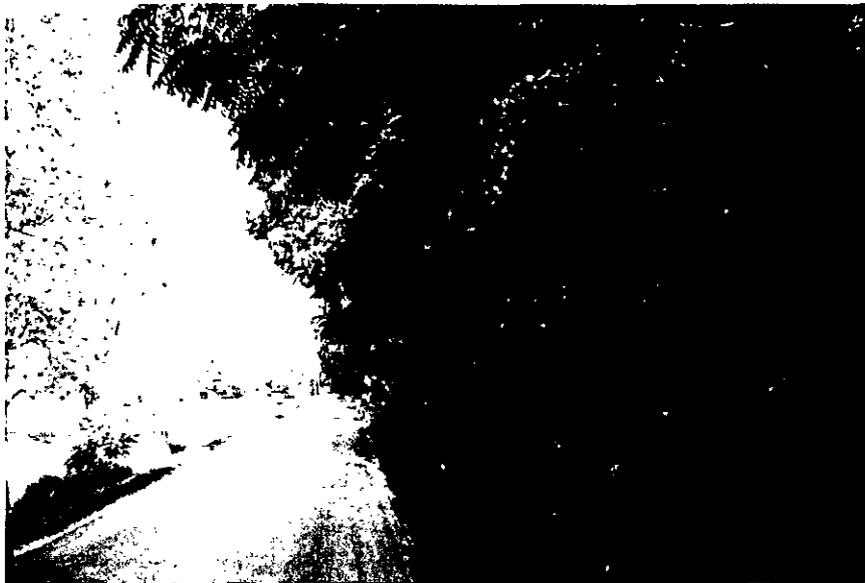
Date



Looking north from the subject



Looking south at the subject.



Looking west



Looking east

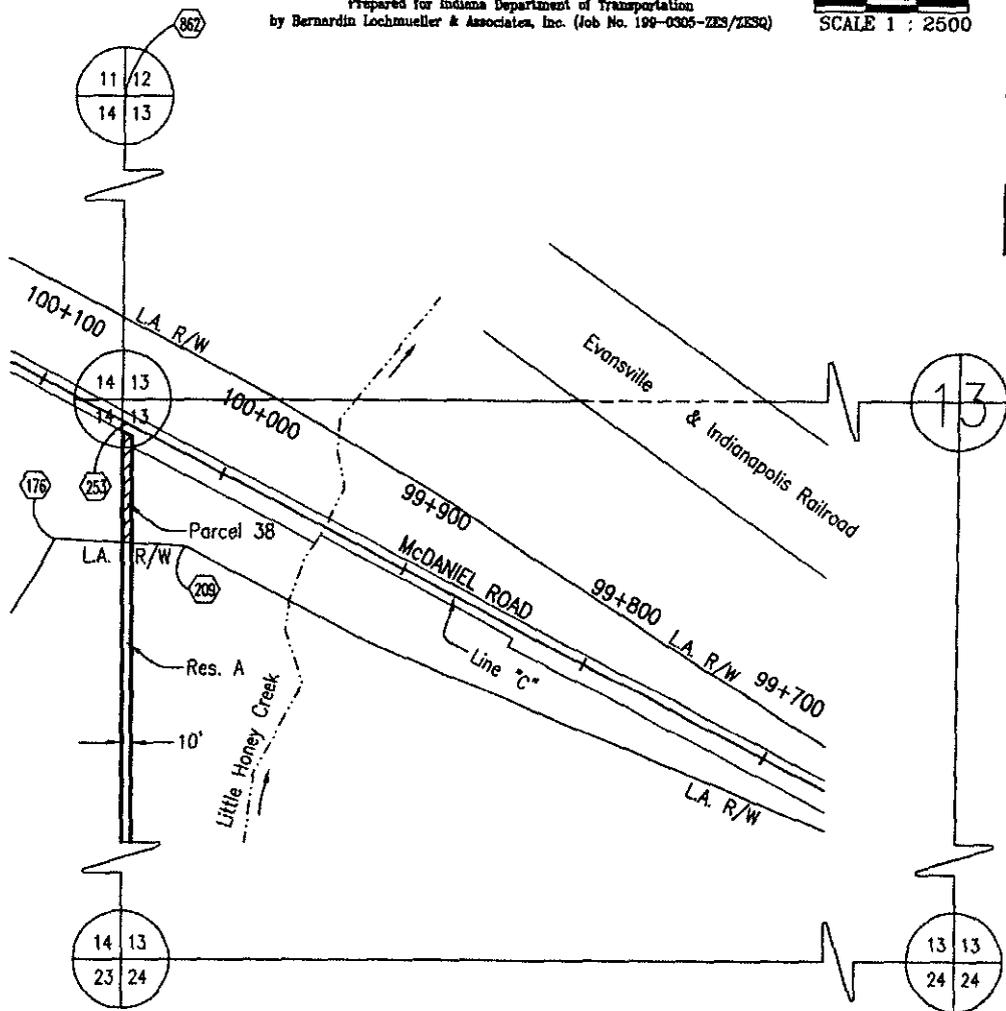
EXHIBIT "B"

SHEET 1 OF

RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by Bernardin Lochmueller & Associates, Inc. (Job No. 189-0305-ZES/ZESQ)

0 25m 50m 75m
SCALE 1 : 2500



PARCEL: 38	OWNER: Unknown	DRAWN BY: R.A. Weaver 7/5/2002
CODE: 3777		CHECKED BY: R.F. Lewis 7/8/2002
PROJECT: STP-291-1(002)		DES. NO.: 9138220
ROAD: U.S.R. 641	 HATCHED AREA IS THE APPROXIMATE TAKING	DEED RECORD PAGE DATED
COUNTY: Vigo		
SECTION: 13		
TOWNSHIP: 11 N.	NOTE: PROPERTY LINE DIMENSIONS ARE SHOWN IN ENGLISH	
RANGE: 9 W.		

EXHIBIT "A"

Project STP-291-1(002)

Sheet 1 of 1

Code 3777

Parcel 38 Fee with Full Limitation of Access

A part of the Southwest Quarter of Section 13, Township 11 North, Range 9 West, Vigo County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the west line of said section South 0 degrees 12 minutes 14 seconds West 826.312 meters (2,710.99 feet) from the northwest corner of said section designated as point "862" on the Location Control Route Survey plat recorded in Instrument Number 200012661, in the Office of the Recorder of said County, which point of beginning is on the centerline of McDaniel Road; thence South 62 degrees 17 minutes 03 seconds East 3.437 meters (11.28 feet) along said centerline to the northeast corner of the grantor's land; thence South 0 degrees 12 minutes 14 seconds West 58.104 meters (190.63 feet) along the east line of the grantor's land; thence North 86 degrees 58 minutes 30 seconds West 3.052 meters (10.01 feet) to the west line of said section; thence North 0 degrees 12 minutes 14 seconds East 59.542 meters (195.35 feet) along said section line to the point of beginning and containing 0.0179 hectares (0.044 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0016 hectares (0.004 acres), more or less, for a net additional taking of 0.0163 hectares (0.040 acres), more or less.

This description was prepared for the
Indiana Department of Transportation
on the 19th day of June, 2002



by Kevin M. Johnson
Kevin M. Johnson
Indiana Registered Land Surveyor
License Number LS29800012