

# LAND ECONOMIC STUDIES

## PROJECT F-3022-8

### CASE STUDIES 1-2

DECEMBER 1963

IDH-RP002, Vol 1

RESEARCH PROJECT NO.2



STATE OF IDAHO DEPARTMENT OF HIGHWAYS

in cooperation with

U. S. DEPARTMENT OF COMMERCE BUREAU OF PUBLIC ROADS



HIGHWAY SEVERANCE DAMAGES

Case Study No. 1

Project F-3022(8) Sebree - Mountain Home

Parcel No. 3

Research Project No. 2

December 1963

State of Idaho  
Department of Highways  
in Cooperation With  
U.S. Department of Commerce  
Bureau of Public Roads

Highway Severance Damages  
Case Study No. 1

Project F-3022(8) Sebree - Mountain Home - Parcel No. 3

Location of Study Area

The subject property, parcel No. 3, is located within the city limits of Mountain Home, Elmore County, Idaho.

PROPERTY DATA BEFORE TAKING

Prior to the acquisition the property contained 1.79 acres (77,972 sq. ft.) all unimproved. It has been purchased by Safeway Stores Inc., as the site for a supermarket which has since been erected (see sketch). Access to the property was from the south where there was approximately 230 feet of frontage on U.S. Highway 30.

PROPERTY DATA AFTER TAKING

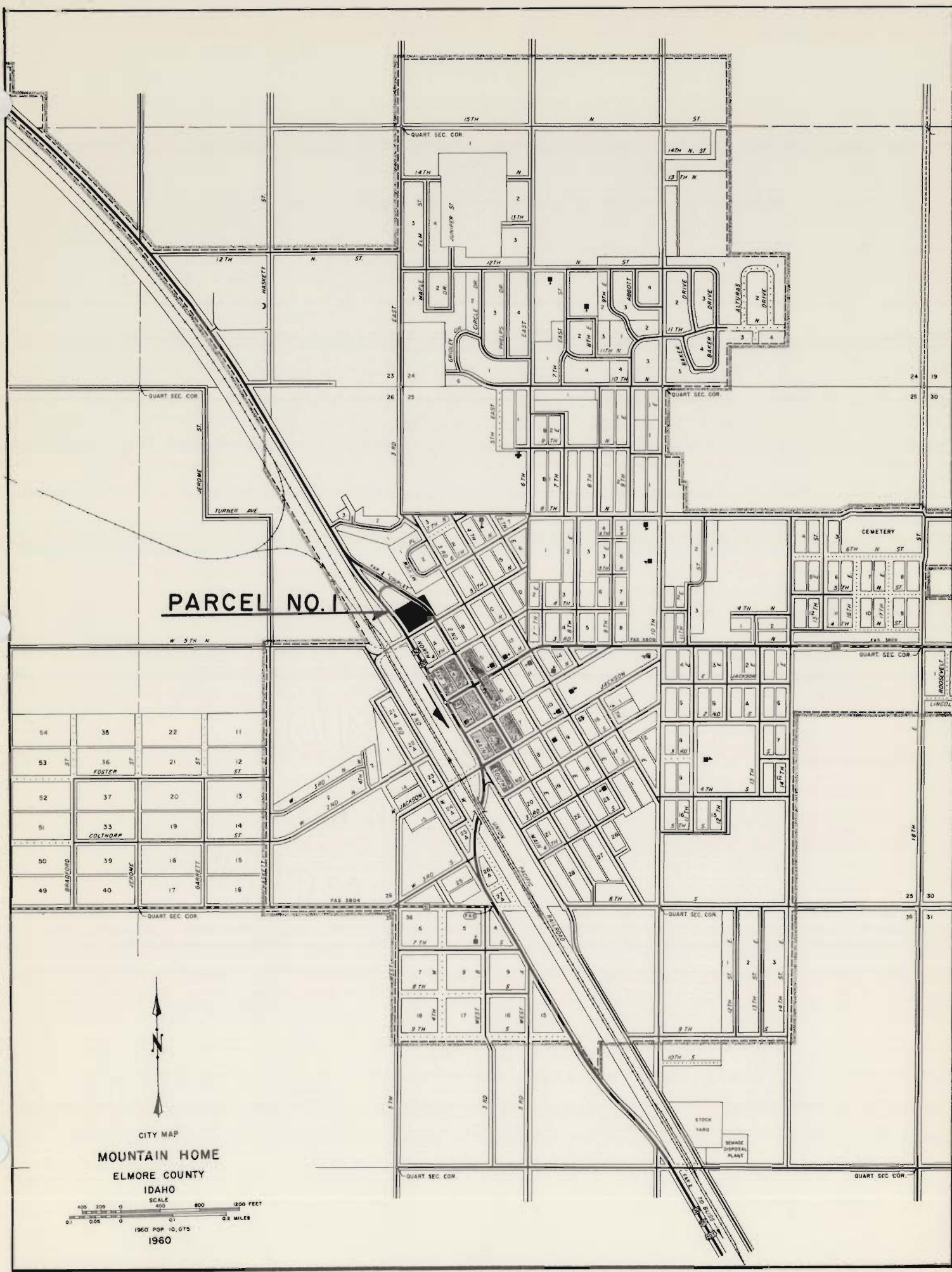
As a result of the right of way acquisition for the westbound one-way couplet of U.S. Highway 30, a triangular tract at the northeast corner was completely severed. This severed parcel consisted of approximately 3,990 square feet. The severance did, however, create a frontage across the severed tract of approximately 140 feet. In August 1960, this tract was appraised, based on comparable sales in the immediate area, at 62¢ per square foot, or \$2,500.00. The appraiser, however, applied a special benefit and no severance damages were paid.

SUBSEQUENT SALE OF SEVERED PROPERTY

In June 1961, Safeway sold to an oil company the triangular severed portion for a verified price of \$5,000.00 or \$1.24 per square foot - exactly double the appraised value.

CONCLUSION

The appraiser used sound judgment in applying a special benefit against the severance damages.

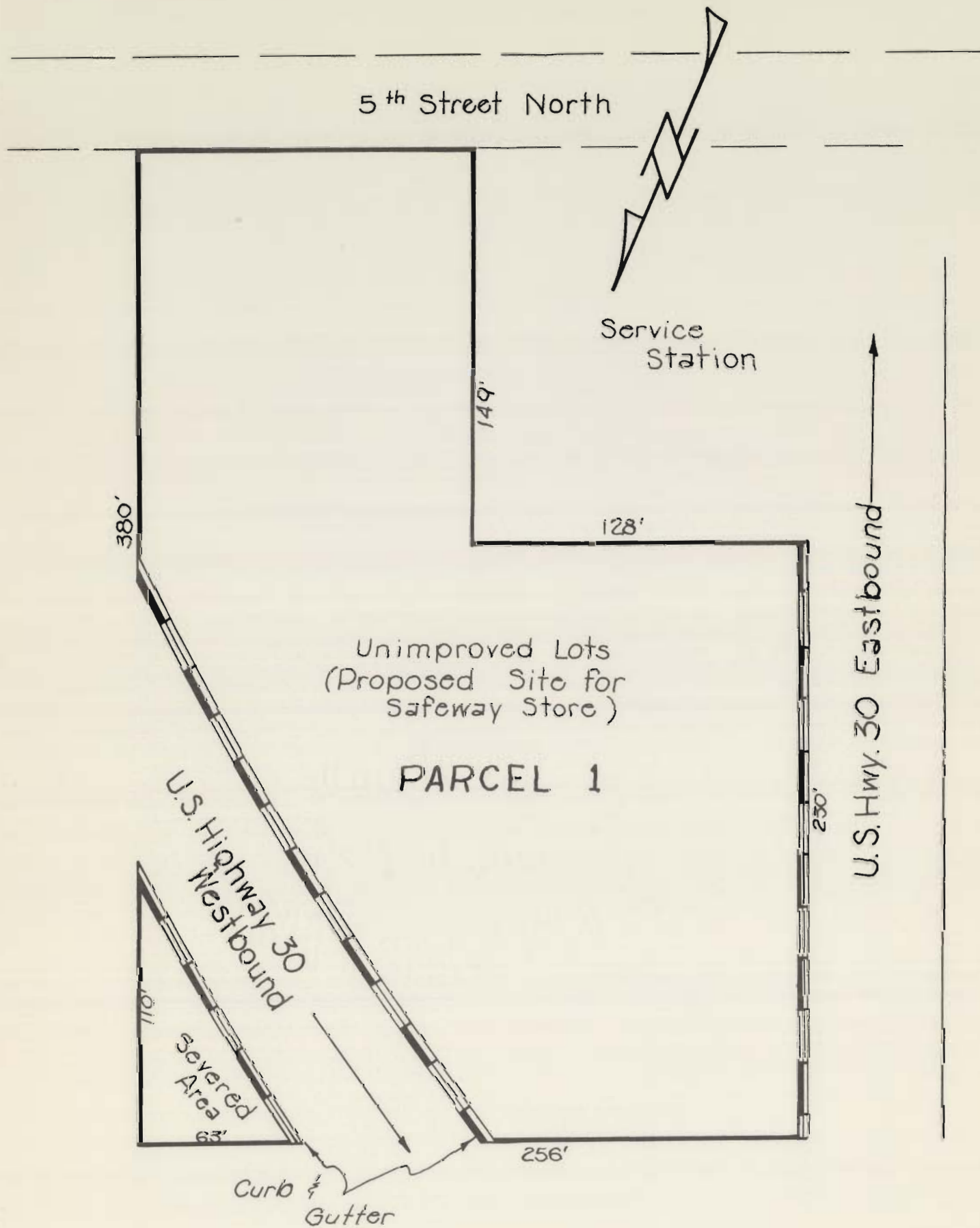


PARCEL NO. 1

CITY MAP  
MOUNTAIN HOME  
ELMORE COUNTY  
IDAHO

SCALE  
0 200 400 800 1200 FEET  
0 0.05 0.1 0.2 MILES  
1960 POP 10,675  
1960





HIGHWAY SEVERANCE DAMAGES

Case Study No. 2

Project F-3022(8) Segree - Mountain Home

Parcel No. 2

Research Project No. 2

December 1963

State of Idaho  
DEPARTMENT OF HIGHWAYS  
in Cooperation With  
U.S. Department of Commerce  
Bureau of Public Roads

Highway Severance Damages  
Case Study No. 2

Project F-3022(8) Sebree - Mountain Home - Parcel No. 2

Location of Study Area

The subject property, Parcel No. 2, is located within the city limits of Mountain Home, Elmore County, Idaho.

PROPERTY DATA BEFORE TAKING

Prior to September 29, 1960, the date of taking, subject property consisted of a commercial lot approximately 180' x 310' (55,800 sq. ft.). The property was being operated as a drive-in ice cream and lunch business with access from U.S. Highway 30 which formed the entire southerly boundary of the tract (180').

PROPERTY DATA AFTER TAKING

The right of way acquired consisted of a strip of land 56' wide and approximately 210' in length, running diagonally across the property and practically severing it into two equal parts. There were no improvements involved in the take. There was now remaining an unimproved lot on the north comprising of 20,475 square feet, with access provided from the new one-way couplet. The south portion of the remainder, 22,386 square feet, continued to be operated as a drive-in, but with additional access from the new highway on the north.

APPRAISER'S ESTIMATES OF VALUE

Total before:	Land (60¢ sq. ft.)	\$32,713.00	
	Improvements	<u>9,350.00</u>	
	Total (rounded)		\$42,000.00
Total after:	Land (Plot A-60¢ sq. ft.)	\$13,431.00	
	Land (Plot B-60¢ sq. ft.)	12,285.00	
	Improvements	<u>8,500.00</u>	
	Total (rounded)		<u>\$34,200.00</u>
	Total taking		\$ 7,800.00

The right of way was subsequently purchased for \$7,060.00

SUBSEQUENT SALE OF PORTION OF REMAINDER

On April 26, 1962, Plot A, upon which was located the drive-in restaurant, was sold to a major oil company for a verified price of \$40,000.00. The owner retained the building and moved it directly across the new highway to Plot B and continued the business operation as before. The oil company executive who verified the purchase price stated that his company did not feel that it had paid a premium for the site, but that the new westbound couplet provided significant commercial potential.

SUMMARY AND CONCLUSIONS

From the following tabulation it can be readily seen that the property owner benefited enormously from the construction of the new facility and that the severance, far from being detrimental, enhanced the value of the remainder.



Appraised value of entire ownership		\$42,000.00
Payment for 0.27 acres of right of way	\$ 7,060.00	
Sale of portion of remainder (Plot A)	<u>40,000.00</u>	
Total Income	\$47,060.00	
Estimated value of remainder (Plot B)		\$45,750.00
(currently listed for sale at indicated value)		

PARCEL NO. 2



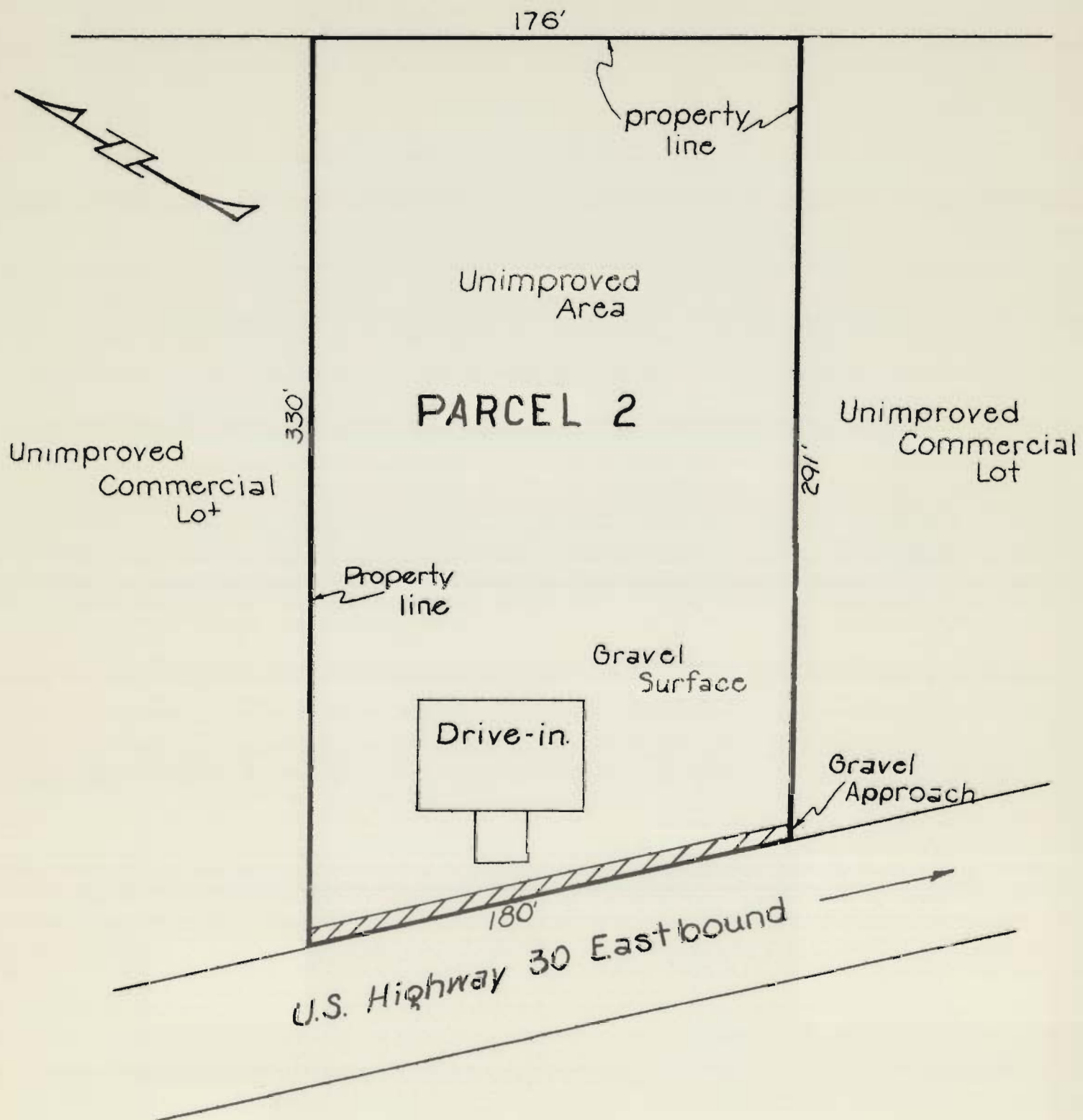
CITY MAP  
MOUNTAIN HOME  
ELMORE COUNTY  
IDAHO

SCALE  
0 200 400 800 1200 FEET  
0 0.25 0.5 1.0 MILES

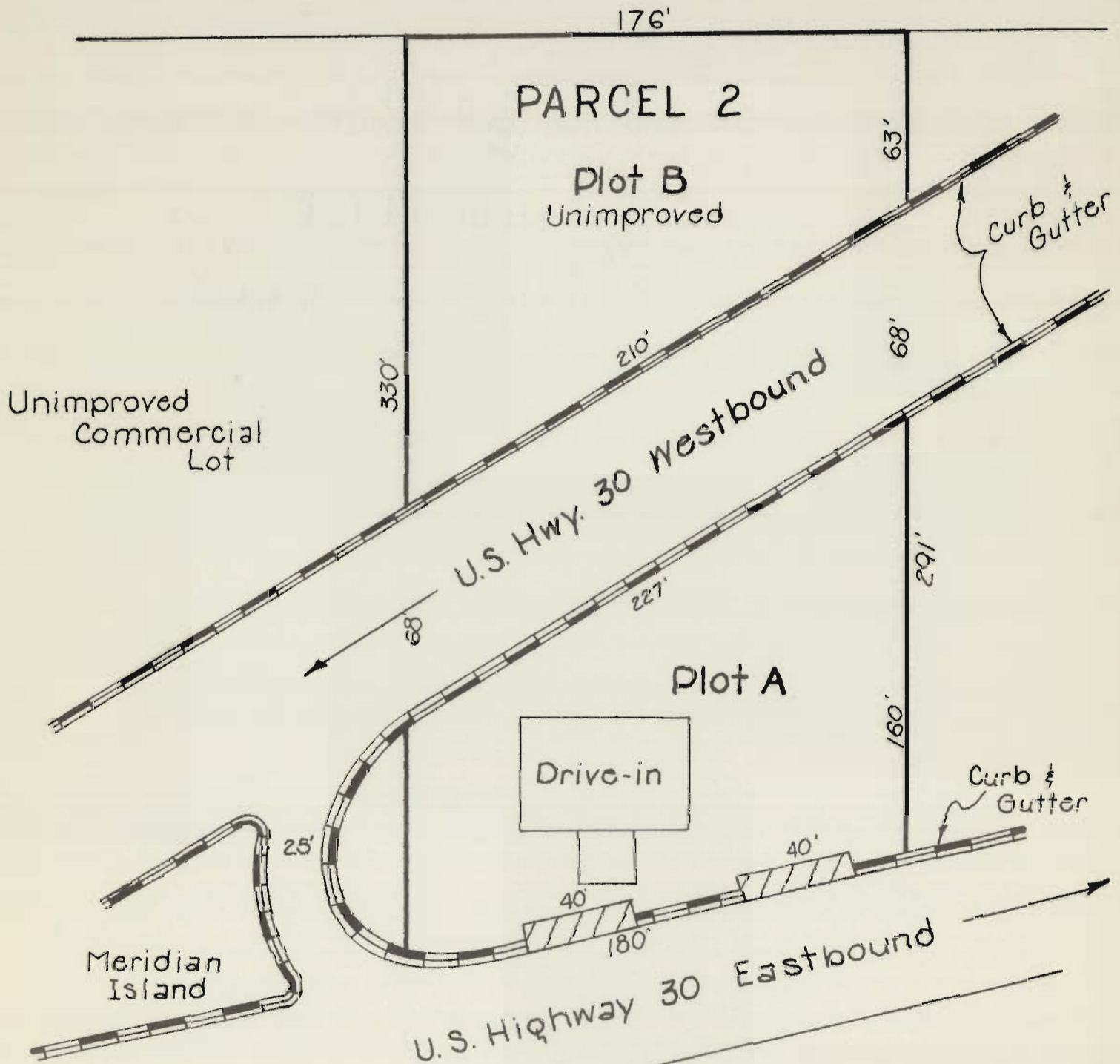
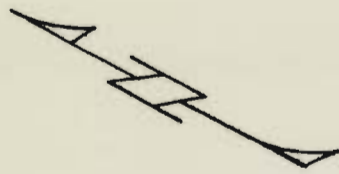
1960 POP. 10,000  
1960



# Residential Subdivision



Sketch- Before Take  
Scale: 1 in. = 50 ft.



Sketch - After Take

Scale: 1 in. = 50 ft.