

# LAND ECONOMIC STUDIES

## PROJECT U-3021(22) CASE STUDY No.10

SEPTEMBER 1967

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RESEARCH PROJECT NO.2



STATE OF IDAHO DEPARTMENT OF HIGHWAYS

in cooperation with

U.S. DEPARTMENT OF TRANSPORTATION BUREAU OF PUBLIC ROADS



LAND ECONOMIC STUDIES

Case Study No. 10

Severance Study

Project U-3021(22) - Boise, Idaho

Parcels 8 & 9

1967

The purpose of land economic studies is to determine the impact, if any, of highway construction and operation upon the value of abutting private property.

The opinions, findings and conclusions expressed in this publication are those of the author and not necessarily those of the State or the Bureau of Public Roads

State of Idaho  
Department of Highways  
Highway Planning and Research Project  
in cooperation with  
U. S. Department of Transportation  
Federal Highway Administration  
Bureau of Public Roads

LAND ECONOMIC STUDIES

Case Study No. 10

PROJECT U-3021(22) - Parcels 8 and 9 ONE-WAY COUPLET - BOISE

LOCATION: This property, before the right of way was acquired, extended from Fairview Avenue to Main Street and laid West of 30th Street in Boise.

Construction of this project required the purchase of 0.53 acre of land. The taking also severed 0.11 acre by virtue of the changing of the Main Street alignment. It is this 0.11 acre that was subsequently sold to B-C, Inc., for \$12,500 that is the basis of this study.

CONDEMNATION:

In the condemnation action, the State's witnesses testified to the following values as just compensation:

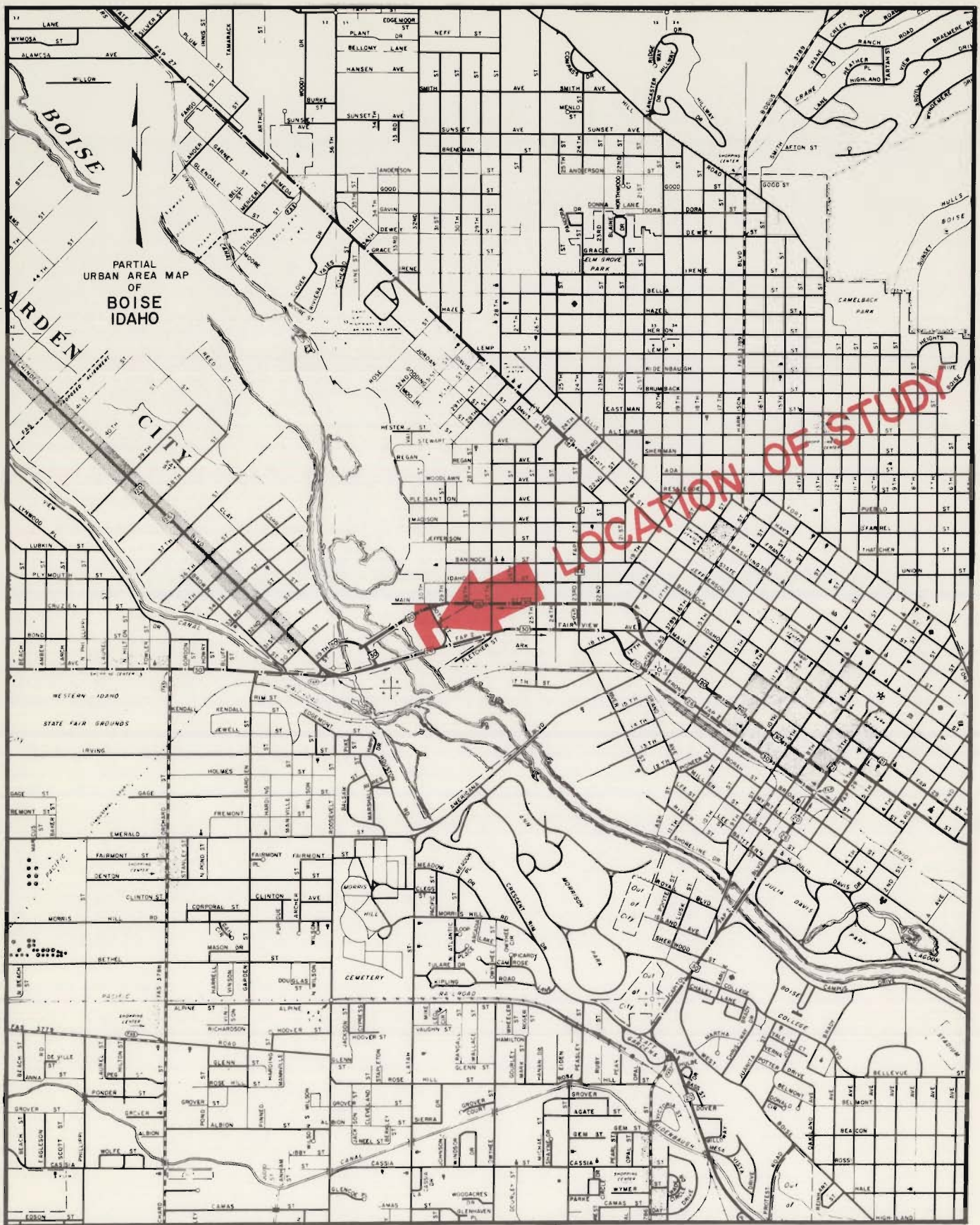
First Witness:

0.53 acre of land	\$ 8,045.00
Improvements	<u>5,900.00</u>
Just Compensation	<u>\$13,945.00</u>

Second Witness:

0.53 acre of land	\$11,606.00
Improvements	3,424.00
Damage	<u>1,843.00</u>
Just Compensation	\$16,873.00
Rounded to	<u>\$16,850.00</u>



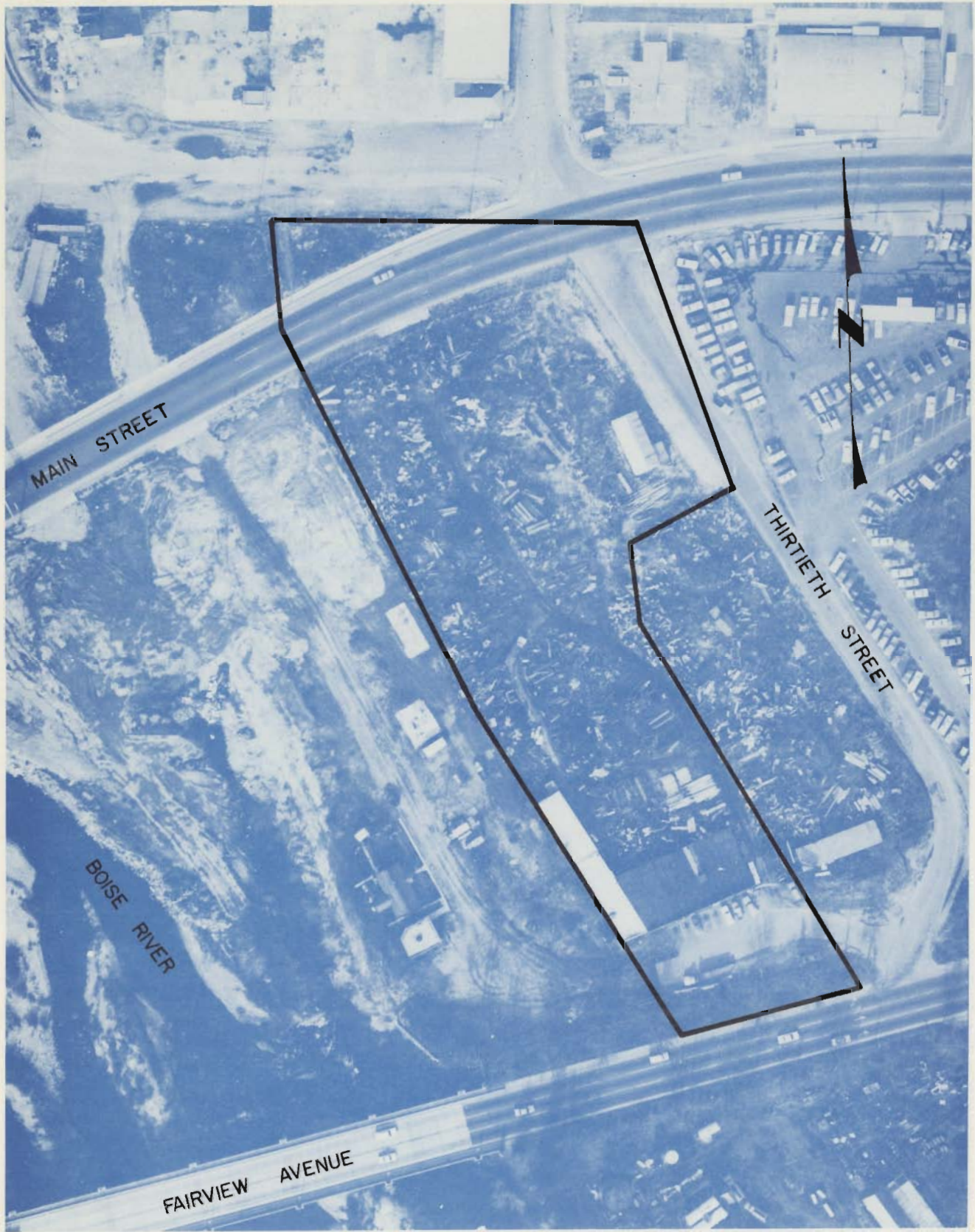






**PROPOSED HIGHWAY CONSTRUCTION**





AFTER HIGHWAY CONSTRUCTION

The testimony of the property owner's appraisal witness indicated the following values:

0.53 acre of land	\$ 53,709.00
Improvements	8,843.00
Damage	<u>33,317.00</u>
Just Compensation	<u>\$ 95,869.00</u>

The property owner testified to \$100,000.00 as just compensation.

JURY VERDICT:

The jury's finding was \$30,000 for the 0.53 acre and improvements. Damages to the remaining property was a finding of \$3,000 for a total of \$33,000 as just compensation. There is no accurate method of determining what portion of the jury's finding applies to the severed 0.11 acre.

SALE OF PORTION OF REMAINING PROPERTY:

The severed 0.11 acre between the old and new alignment of Main Street was sold on March 31, 1965, to B-C, Inc. This purchase gave B-C, Inc., control over the 0.11 acre tract plus the old Main Street alignment. They already owned all of the adjoining land. The purchase also helped straighten and lengthen their frontage along the new Main Street alignment.

CONCLUSION:

For the 0.11 acre, or 4,792 square feet, this land economic study indicates the following values by testimony of witnesses:



After Value

State's First Witness:

4,792 x .30¢ sq. ft. \$ 1,437.00

State's Second Witness:

4,792 x .65¢ sq. ft. 3,114.80

Defendant's Witness:

4,792 x 0¢ sq. ft. 0.00

Sale price March 31, 1965:

4,792 sq. ft. x \$2.61 per sq. ft. = \$12,500.00

This study unquestionably supports the State's position that there was value for the 0.11 acre of severed land. The market proved the State was too low in this value estimate.