

LAND ECONOMIC STUDIES

PROJECT F-1381(10) CASE STUDY No.17

MARCH 1968

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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. 17

Severance Study

Project F-1381(10) - Blackfoot, Idaho

Parcel Nos. 7 and 8

1968

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. 17

PROJECT F-1381(10) - Parcel Nos. 7 and 8 - BLACKFOOT, IDAHO

LOCATION: South of the old West Bridge Street alignment and the new alignment to U. S. 26, State Highway 39 and the connector to Interstate Highway 15. This is the westerly portion of a small triangle, west of the Meridian Street intersection. This is within the NE¹/₄NE¹/₄, Section 4, Township 3 South, Range 35 East, Boise Meridian.

THE PROPERTY BEFORE RIGHT OF WAY WAS ACQUIRED:

1. Area: .51 acre.
2. Frontage: 17¹/₄ front feet on W. Bridge Street.
3. Utilities: All utilities available.
4. Zoning: Residential.
5. Improvements: 33' x 38' block house of 1 1/2 story. Fifty-five years old in poor condition.

The value of improvements remained the same in the appraisal before and after the right of way was acquired and have been excluded from this study as irrelevant, leaving the land value as the primary interest.

DESCRIPTION OF RIGHT OF WAY ACQUIRED:

The right of way acquired, from these two parcels, is 0.032 acre or 1,394 square feet. This land had within it an easement for an irrigation ditch. This open ditch was along the frontage of the property and was detrimental to its commercial development.

[illegible]

SHIRLEY ST

CONE ST

MCADOO ST

LOCATION OF STUDY



PROPERTY BEFORE RIGHT OF WAY ACQUIRED



PROPERTY AFTER RIGHT OF WAY ACQUIRED

THE REMAINING PROPERTY:

1. Area: 0.478 acre.
2. Frontage: 174 front feet on W. Bridge Street.
3. Utilities: All utilities available.
4. Zoning: Commercial.
5. Improvements: Block house was removed by the owner.

The damage factor was eliminated in the review of this appraisal, leaving straight land value for the land acquired for right of way.

Damages were not paid.

APPRAISED VALUE:

Value of entire ownership of 0.51 acre	\$ 17,400.00
Value of remaining ownership (corrected)	<u>\$ 16,050.00</u>
Just compensation as correlated	\$ 1,350.00

This appraisal includes a block house which was not affected by the right of way acquisition.

The appraiser did not recognize any change in the use of this land because of highway construction.

SALE OF REMAINING PROPERTY:

1. The 0.478 acre sold in May 1963.
2. Frontage of 174 feet on Bridge Street, U. S. 26, S.H. 39 and connection to Interstate Highway 15.
3. Utilities are all available to this property.
4. Consideration was \$28,975 less the constant value of the house of \$3,100, leaving a net land value of \$25,875.

OBSERVATIONS:

The anticipated increase in traffic and accessibility to U. S. 26, S.H. 39 and Interstate Highway 15 made this corner an obvious service station or primary commercial property.

While the economic growth within this area has not been measured, it is deemed to represent only a small part of the increase in value of the subject property.