

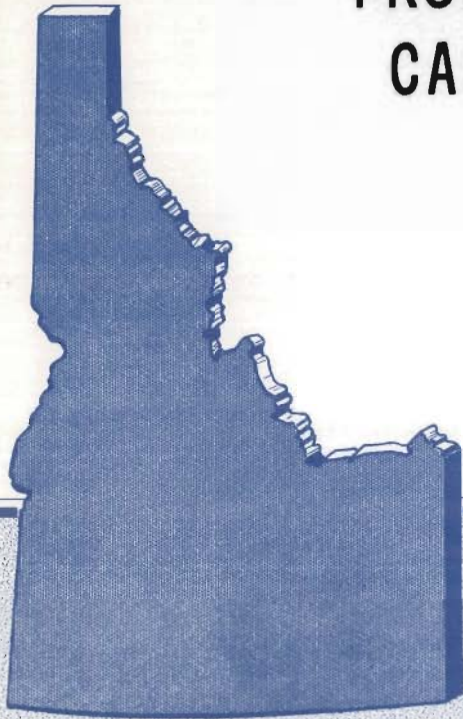
# LAND ECONOMIC STUDIES

PROJECT I-15-1(9)61  
CASE STUDY No. 19

MARCH 1968

*IDH - RP 002, Vol 15*

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. 19

Severance Study

Project I-15-1(9)61 - Pocatello, Idaho

Parcel No. 12

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. 19

PROJECT I-15-1(9)61 - Parcel No. 12 - POCA TELLO, IDAHO

LOCATION: Portions of Lots 10, 11, 12, 13 in Block 3, Palmer Tracts, Pocatello. On U. S. 30N, 91 and 191 at the South Pocatello Interchange of Interstate Highway I-15.

THE PROPERTY BEFORE RIGHT OF WAY WAS ACQUIRED:

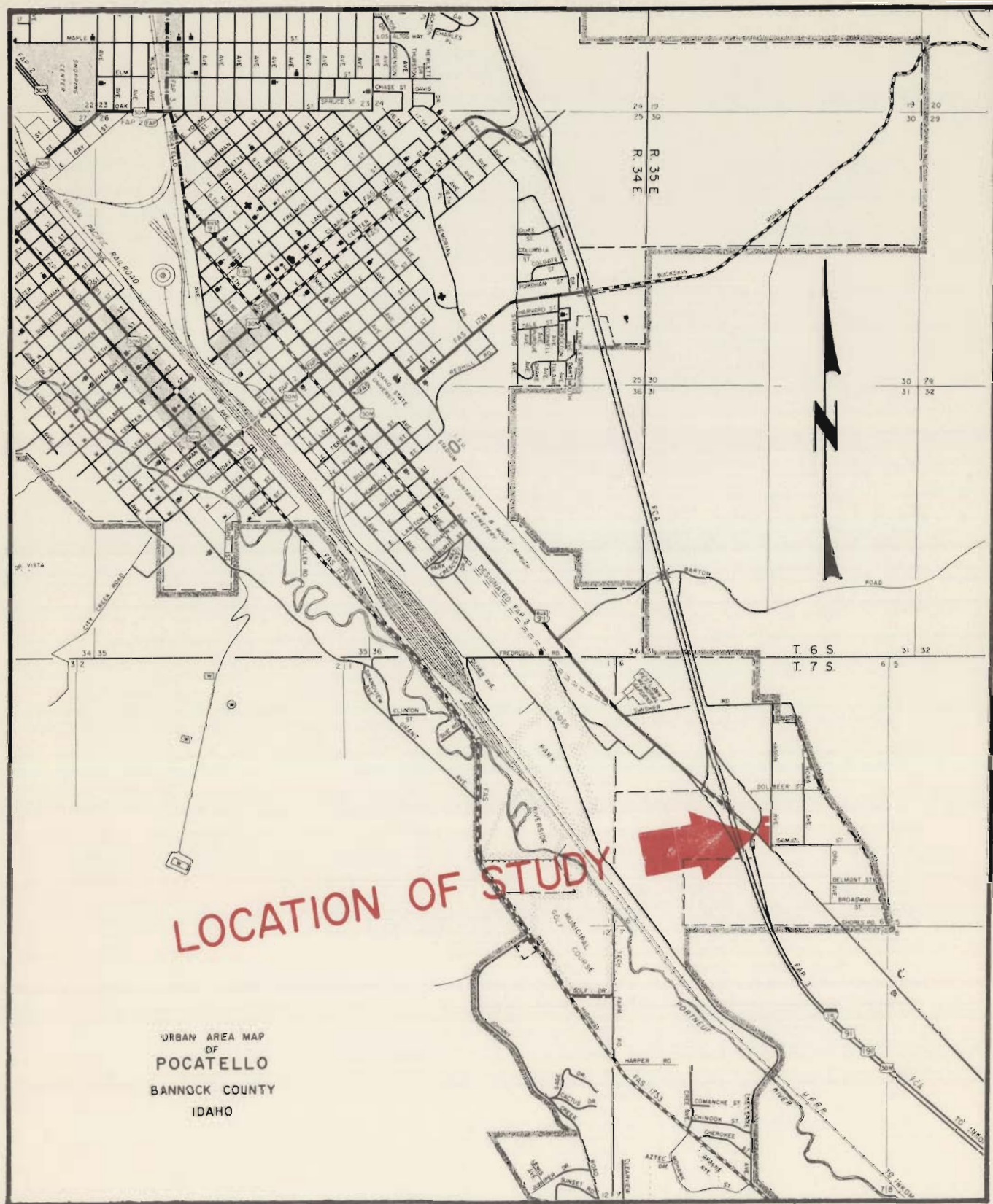
1. Area: 1.85 acres.
2. Frontage: 490 feet on highway.
3. Utilities: All except sewer.
4. Zoning: Commercial-residential.
5. Improvements: 25' by 50' pumice block building used as a garage.

DESCRIPTION OF RIGHT OF WAY ACQUIRED:

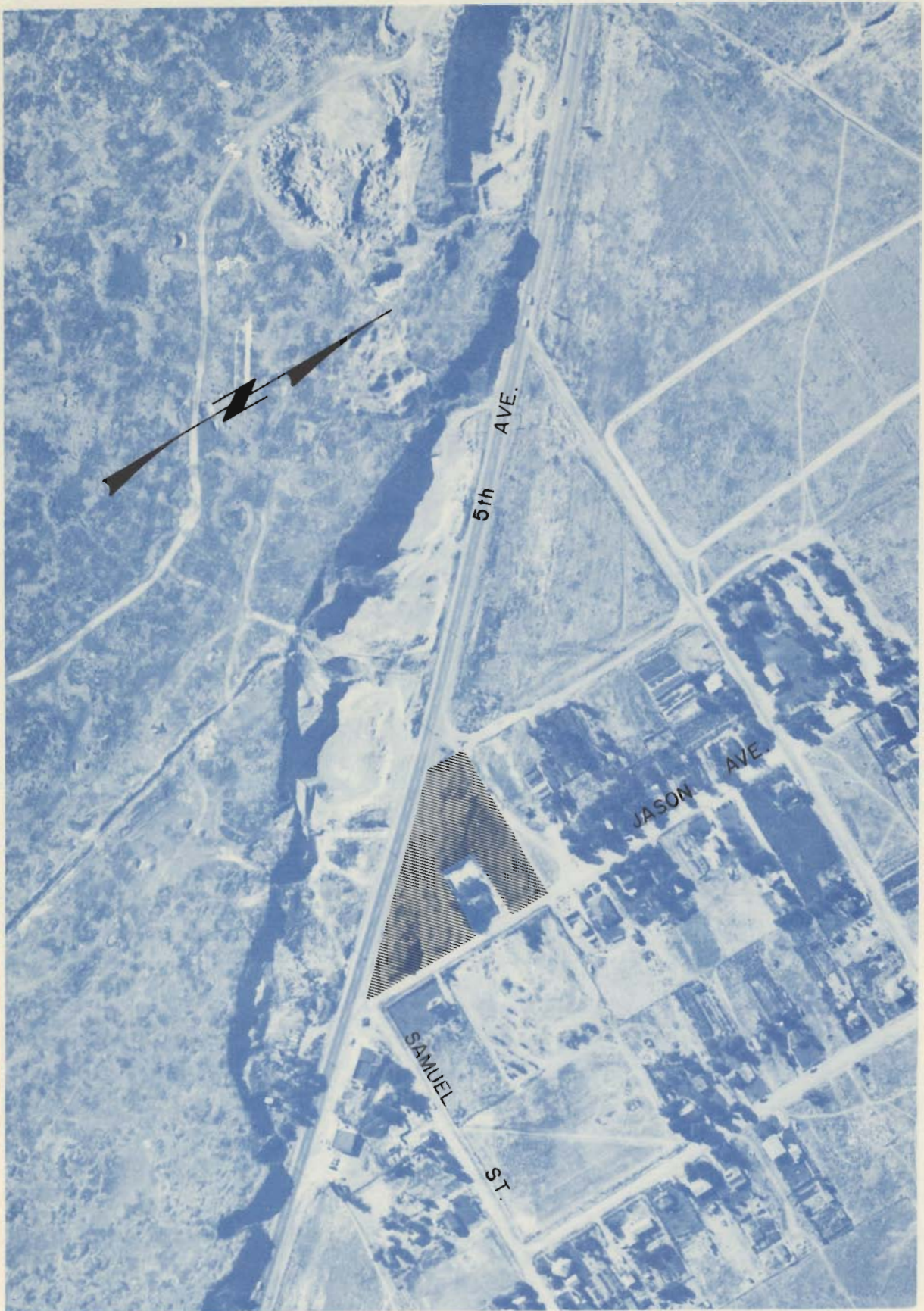
The right of way shortened the frontage on the highway from 490 feet to 320 feet and took the westerly portion of the property for a total of 0.51 acre.

THE REMAINING PROPERTY:

1. Area: 1.34 acres.
2. Frontage: 320 front feet on highway.
3. Utilities: All except sewer.
4. Zoning: Commercial.
5. Improvements: Same as before right of way was acquired.  
Valued at \$3,500.







PROPERTY BEFORE RIGHT OF WAY ACQUIRED





PROPERTY AFTER RIGHT OF WAY ACQUIRED

The appraiser reduced the acreage to 1.09 acres in allowing for a purported loss of access. However, access was allowed and this study is based on 1.34 acres and a just compensation of \$4,080 instead of \$5,000.

APPRAISED VALUE:

Value of entire ownership of 1.85 acres	\$ 18,300.00
Value of remaining ownership of 1.34 acres	<u>\$ 14,220.00</u>
Just compensation	\$ 4,080.00

Property was re-appraised January 27, 1964.

SALE OF REMAINING PROPERTY:

1. Sold 1.34 acres December 8, 1964.
2. Zoning - commercial.
3. Consideration - \$31,000.

Appraised value of land only was \$8,000 per acre. The sale value of land only was \$23,134.33 per acre, or an increase of 189%.