

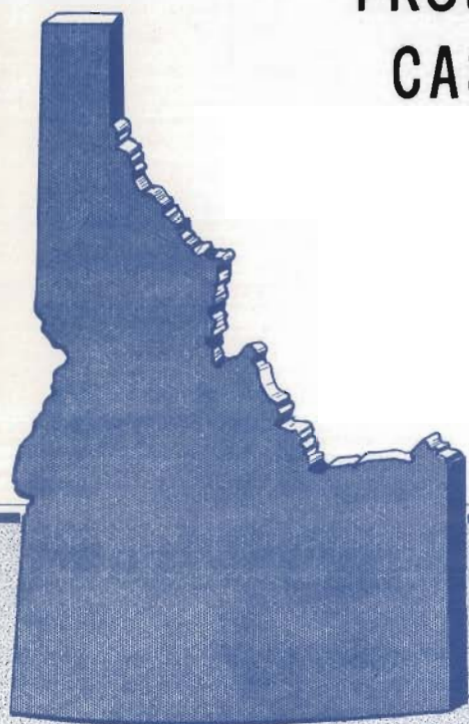
LAND ECONOMIC STUDIES

PROJECT F-1381(10) CASE STUDY No. 20

MARCH 1968

IDH-RP 002, Vol 116

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. 20

Severance Study

Project F-1381(10) - Blackfoot, Idaho

Parcel No. 4½

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. 20

PROJECT F-1381(10) - Parcel No. 4 $\frac{1}{2}$ - BLACKFOOT, IDAHO

LOCATION: North of the old West Bridge Street alignment and the Westerly connector of the new alignment to U. S. 26, State Highway 39, and the connector to Interstate Highway 15.

THE PROPERTY BEFORE RIGHT OF WAY WAS ACQUIRED:

1. Area: 0.25 acre.
2. Frontage: 108 front feet on West Bridge Street.
3. Utilities: All utilities.
4. Zoning: Commercial.
5. Improvements: Commercial, block building 1,280 sq. ft.
Good condition.

The value of improvements remained the same in the before and after value of the appraisal.

DESCRIPTION OF RIGHT OF WAY ACQUIRED:

The right of way consisted of 0.08 acre taken from the Westerly side of the property, creating a new corner frontage of over 100 additional front feet for the remaining property.

THE REMAINING PROPERTY:

1. Area: 0.17 acre.
2. Frontage: 183 front feet.
3. Utilities: All utilities available.
4. Zoning: Commercial.
5. Improvements: Commercial.

URBAN AREA MAP
OF
BLACKFOOT
BINGHAM COUNTY
IDAHO

Snake River

FAP 38 (BUSINESS LOOP 91)

UPRR

ELM ST

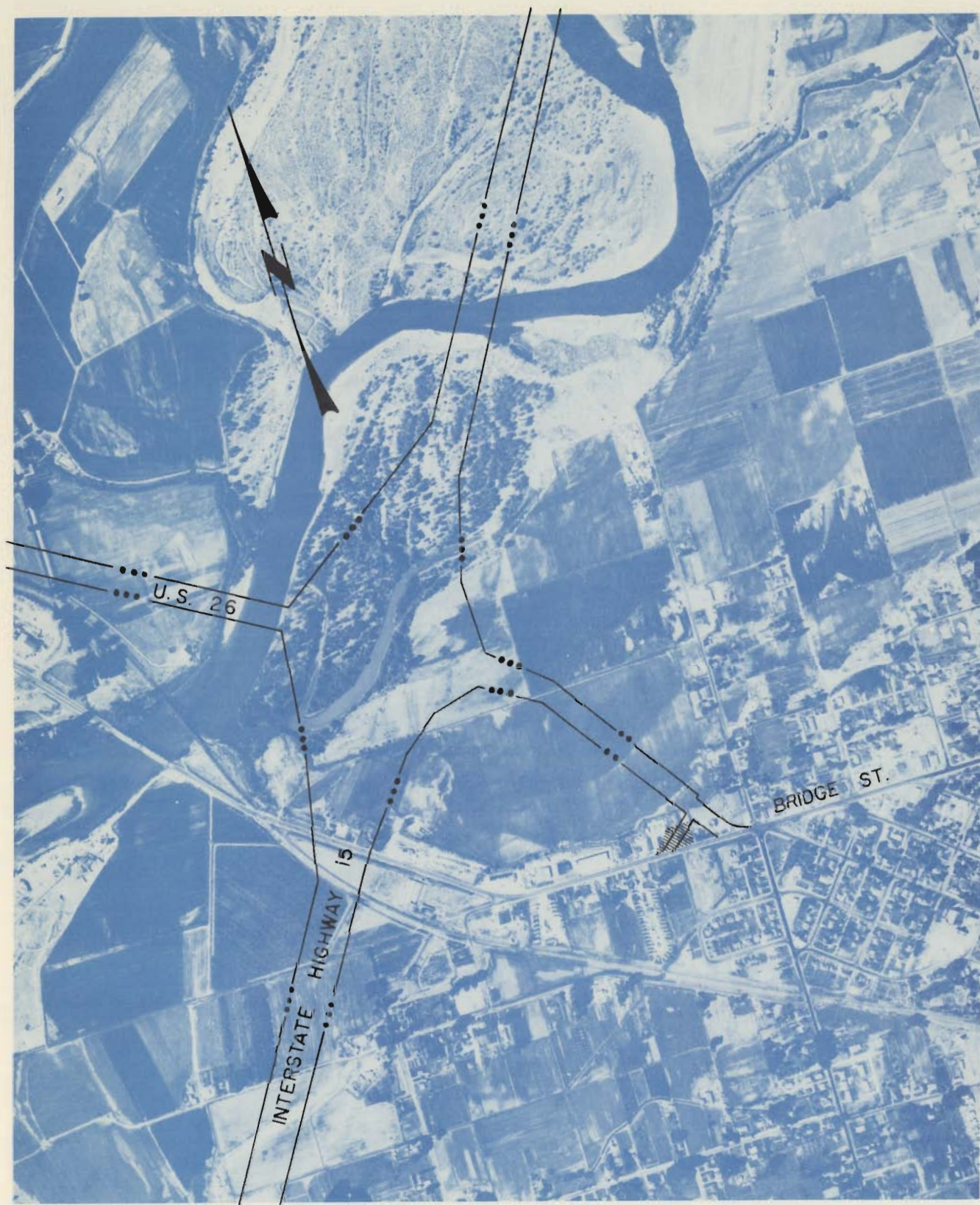
DORTHA ST

LOCATION OF STUDY

Juniper St, Cedar St, Birch St, Pine St, Oak St, Spruce St, No Poplar St, Lavon St, Oak St, Maple St, Francis St, Alice St, Main St, Broadway, Railroad, Shilling, University, Curtis, South, Sunny, Bingham, Ave, Cour, Minor, Kirk, Sherman, Wash, Judicial, Bridge, Pacific, No, Icah, Park, No, Francis, Alice, Main, Broadway, Railroad, Shilling, University, Curtis, South, Sunny, Bingham, Ave, Cour, Minor, Kirk, Sherman, Wash, Judicial, Bridge, Pacific, No, Icah, Park, No, Francis, Alice, Main

Blackfoot

A map of a city grid with a red diagonal line labeled "LOCATION OF STUDY" crossing it. The grid includes streets like Birch, Pine, Oak, Maple, and others. A river is shown on the right side of the map.



PROPERTY BEFORE RIGHT OF WAY ACQUIRED



PROPERTY AFTER RIGHT OF WAY ACQUIRED

The reduction in area and improvement of the remaining property's access created a benefit to the property owner.

APPRAISED VALUE:

Value of entire ownership of 0.25 acre	\$ 18,550.00
Value of remaining ownership of 0.17 acre	<u>\$ 15,800.00</u>
Just compensation	\$ 2,750.00

This appraisal includes a constant improvement value of \$11,000 for the 1,280 square foot commercial building.

Right of way was acquired on September 12, 1962.

SALE OF REMAINING PROPERTY:

1. Sold 0.17 acre October 21, 1965.
2. Zoning remained commercial.
3. Consideration - \$22,500.00.
4. Motivation was the buyer's desire for income property.

CHANGE IN VALUE OF REMAINING PROPERTY:

The appraised value of the 0.25 acre was \$0.69 sq. ft. The appraised value of the 0.17 acre was \$0.65 per sq. ft.

The sale of the 0.17 acre increased in per square foot value to \$1.55 within the three year period from appraisal to date of sale. This indicated a 138% increase in value.