

KENTUCKY TRANSPORTATION CABINET  
Division of Right of Way and Utilities  
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**PROJECT REPORT**

PROJECT NO. FD04 1100 077 8063801D  
COUNTY Magoffin SYP NO. 10-0140  
ROAD NAME Mountain Parkway DISTRICT 10

LENGTH OF PROJECT: Not Provided NUMBER OF PARCELS 18

CROSS SECTION AVAILABLE AND USED: No

REPORT COMPLIED BY: Joe Justice DATE 9-Apr-13

**SUMMARY**

- |  |                          |           |
|--|--------------------------|-----------|
| 1. NUMBER OF ENTIRE ACQUISITIONS:  | VACANT                   | <u>1</u>  |
|  | IMPROVED                 | <u>1</u>  |
| 2. NUMBER OF PATIAL ACQUISITIONS:  | VACANT                   | <u>13</u> |
|  | IMPROVED                 | <u>4</u>  |
| 3. NUMBER OF PARTIAL ACQUISITIONS  | WITH 1 REMINDER          | <u>16</u> |
|  | WITH 2 REMINDERS         | <u>1</u>  |
|  | WITH 3 OR MORE REMINDERS | <u>  </u> |
|  | WITH LANDLOCKED REMINDER | <u>1</u>  |
| 4. NUMBER OF PARCELS IN "MAJOR" CATEGORY:  |                          | <u>8</u>  |
| 5. NUMBER OF PARCELS IN "MINOR" CATEGORY:  |                          | <u>10</u> |
| 6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS:   |                          | <u>0</u>  |
| PARCELS NUMBERS:   |                          |           |
| 7. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, RECOMMENDATIONS: |                          |           |
| See Attachment   |                          |           |

Magoffin County  
Item No. 10-0140.00  
Project No. FD04 077 8063801D  
Continuation – Item #7

The overall complexity of the project is considered major in that 8 of the 18 parcels fall within this category. The appraisals on this project will vary from vacant woodland to commercial properties. Special problems that may be encountered include landlocked remainders, possible size reduction and shape damage, possible cost-to-cure items of damage and possible damage due to right of way proximity.

Adequate sales data should be available within a 20 mile radius of the project area. Local cost data for cost-to-cure items; etc. should be available in Salyersville and surrounding areas of Magoffin County.

A landlocked damage study and/ or analysis of sales of landlocked property should be included in the comparable sales book or attached to the appraisal report when applicable. A proximity damage study or proximity damage sales analysis should be included in the comparable sales book or attached to the appraisal report when applicable. Sales of properties adversely affected by various highway projects in the Jackson district should be available. Local data is preferred.

The overall length of the project was not available at the time of this project report.

How the parcels are being affected is assumed based on information obtained from the project manager and preliminary plan sheets. An updated summary sheet was not available at the time of this report.

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COUNTY Magoffin

SYP NO.

10-0140.00

TC-75 PG2  
 REV 1/99

PROJECT NO. FD04 1100 077 8063801D

PROJECT REPORT

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Parcel No.	Type Property	NO. TR.	NO. REM.	V	I	P	T	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRaiser PROPOSED FEE
4	Woodland	1	1	V		P		42.93 ac	2.656 ac	None	The property appears to be vacant woodland. There will be a fill of approximately 12 ft at the south west end of the property and cut of approximately 72 ft at the north-east end of the property. Access to the property will remain the same. The proposed r/w will not adversely affect the subject property.	Minor	MAR	
5	Woodland	1	1	V		P		53.62 ac	1.925 ac	None	The property appears to be vacant woodland. The physical changes of the property will be a fill ranging from .02 ft to approximately 16ft. Access to the property will remain the same. The proposed r/w is a strip taking along the Mountain Parkway.	Minor	MAR	
6	Woodland	1	1	V		P		132.61 ac	4.203 ac	None	The property appears to be vacant woodland. The physical changes of the property will be a fill ranging from .02 ft to approximately 13 ft. Access to the property will remain the same. The proposed r/w is a strip taking along the south side of the Mountain Parkway.	Minor	MAR	
7	Woodland	1	1	V		P		15.33 ac	6.789 ac	None	The property appears to be vacant woodland. The physical changes of the property will be a fill ranging from 13 - 25 ft and a cut ranging from 7-39 ft. Access will remain the same. The proposed r/w is a strip taking along the south-east side of the Mountain Parkway.	Minor	MAR	

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Parcel No.	Type Property	NO. TR.	NO. REM.	V	P	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
8	Woodland Potential Develop	2	1	V	P	96.57 ac	5.879 ac	None	The property appears to be vacant woodland with some potential development. Physical changes to the property will range from a fill of approximately 13 ft to a cut of approximately 40 ft. Access to the property will remain the same. The proposed r/w taking is located on the south and south east side of the Mountain Parkway	BAV (BV) (BAV) (MINOR)	TC 62-20 MAR	
9	Woodland Potential Develop	2	2	V	P	8.24 ac	1.83 ac	None	The property appears to be vacant woodland with some potential development. Physical changes to the property will range from a cut of approximately 22 ft to a fill of approximately 16 ft. Access to the property will remain the same. The proposed r/w taking is located on the south side of the Mountain Parkway.	BAV	TC 62-20	
10	Woodland Residential	1	1	V	P	3.26 ac	.54 ac	None	The property appears to be vacant woodland and residential. Physical changes to the property will be fill ranging from 4 ft to 5 ft. Access to the property will remain the same. The proposed r/w taking is located on the north side of the Mountain Parkway	BAV	TC 62-20	

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12	Woodland Residential	1	1	V			P	1.37 ac	.716 ac	None	The property appears to be vacant residential/ woodland. Physical changes to the property include a cut of approximately 35 ft. Access to the property will remain the same. The proposed r/w taking is located north of the Mountain Parkway.	BAV	TC 62-20	
13	Woodland Potential Develop	1	1	V			P	1.92 ac	.896 ac	None	The property appears to be vacant woodland with some potential development. Physical changes to the property are undetermined as profile sheets and cross sections were not available. Access to the property will remain the same. The proposed r/w taking is located on the south side of the Mountain Parkway.	BAV	TC 62-20	
14	Woodland Potential Develop	1	1	V			P	2.56 ac	1.232 ac	None	The property appears to be vacant woodland with some potential development. Physical changes to the property are undetermined as profile sheets and cross sections were not available. Access to the property will remain the same. The proposed r/w located on the south west side of the Mountain Parkway.	BAV	TC 62-20	

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15	Woodland	1	1	V	P	33.47 ac	1.02ac	None	NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS, LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ECT.	Minor (BV) (BAV) (MINOR)	MAR	
16	Woodland Residential	1	1	I	P	72.53 ac	3.215 ac	None	The property appears to be vacant woodland Physical changes to the property include a cut of approximately 72 ft. Access to the property will remain the same. The proposed r/w taking is located north of the Mountain Parkway.  This property is a SFR with woodland. No improvements will be affected by the proposed r/w. The acquisition only affects the woodland area. Physical changes to the property include a cut that will range from 1 ft to 5 ft. Access to the property will remain the same. The proposed r/w taking is on the NW side of the Mountain Parkway	Minor	MAR	
17	Commercial	1	1	I	P	4.03 ac	2.230 ac	None	The property is currently being used as a truck and trailer sales. There is a metal garage and block storage building located on the property as well as a business sign all of which will be acquired. The property may also have a septic, will and USTs that would be affected. Profile sheets and cross sections were not made available to determine physical changes to this property. R/W plans do not show access to the remainder which could result in a landlocked parcel. The property is located adjacent to the on ramp for KY 7 to the Mountain Parkway.	BAV	TC 62-20	

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18	Residential	1	0	I	T	1.08 ac	1.08 ac	None	This property is a SFR. Improvements include a SFR metal garage and storage building. All site improvement will be acquired. Property is located along KY 7 south of the Mountain Parkway	BV	TC 62-20	
21	Commercial	1	1	I	P	10.94 ac	.643 ac	None	The property is commercial business improved with 3 buildings and a sign for the business. All of which will be acquired. Cross sections and profile sheets were not available to determine physical changes to the property. Plans do not show access to the remainder, but it is assumed access will be provided.	BAV	TC 62-20	
22	Woodland	1	1	V	P	39.19 ac	1.227 ac	None	The property appears to be vacant woodland. Physical changes to the property range from fills of 1 - 5 ft. Access to the property will remain the same. Subject property is located on the SE side of the Mountain Parkway.	Minor	MAR	
23	Woodland Potential Develop	1	1	V	P	22.53 ac	.716 ac	None	The property appears to be vacant woodland with some potential development. Physical changes to the property is cut ranging from 1 - 5 ft. Access to the property will remain the same. The property is located on the south east side of the Mountain Parkway.	Minor	MAR	