

KENTUCKY TRANSPORTATION CABINET
Division of Right of Way and Utilities

PROJECT REPORT

PROJECT NO. FD02 054 041A 000-004
COUNTY Hopkins **SYP NO.** 02-137.00
ROAD NAME U.S. 41A – Section 1 **DISTRICT** 2

LENGTH OF PROJECT: 2.049 Miles **NUMBER OF PARCELS:** 35

CROSS SECTIONS AVAILABLE AND USED: Yes

REPORT COMPLIED BY: Michael Russell (270-746-7898) **DATE:** September 13, 2013 (Updated)

SUMMARY

1. NUMBER OF ENTIRE ACQUISITIONS:	VACANT	<u>0</u>
	IMPROVED	<u>0</u>
2. NUMBER OF PARTIAL ACQUISITIONS:	VACANT	<u>6</u>
	IMPROVED	<u>28</u>
3. NUMBER OF PARTIAL ACQUISITIONS:	WITH 1 REMAINDER	<u>31</u>
	WITH 2 REMAINDERS	<u>2</u>
	WITH 3 OR MORE REMAINDER	<u>1</u>
	WITH LANDLOCKED REMAINDER	<u>1</u>
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY:		<u>23</u>
5. NUMBER OF PARCELS IN "MINOR" CATEGORY:		<u>11</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:		

There are 8 Minor Acquisition Reviews (M.A.R.) on this project.

This project is of moderate complexity involving industrial, residential and commercial properties. Acquisitions are predominately strips along the US 41A frontage with the exception of a few temporary and permanent easement acquisitions. If the prospective appraisers have a difference of opinion in terms of complexity rating the compiler of this report can be reached at the above phone number or by e-mail at michael.russell@ky.gov or ronald.carrico@ky.gov

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5	Comm./ Ind.	1	1	I	P	28.269 acres	3,541 SF	TE – 13,304 SF PE – 15,165 SF	Industrial/Commercial Building. PE needed for drainage TE needed for entrance approach	(BV) (BAV) (MINOR) Minor	TC 62-20 NARRATIVE MAR	
6	Res	1	1	I	P	3.788 acres	552 SF	TE – 2,050 SF	Storage/garage building. Proposed R/W is a strip acquisition.	Minor	MAR	
7	Comm.	1	1	I	P	1.0245 acres	2,017 SF	TE – 7,605 SF	1.5 story frame business, canopy, shed. Proposed R/W is a strip across the Industrial Road frontage tapering to corner intersection with US 41A. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction and slopes.	BAV	TC 62-20	
8	Ind.	1	1	I	P	50.506 acres	2.26 acres	TE – 32,085 SF	Industrial building, parking lot, various other buildings. Fencing should not be disturbed. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction and slopes.	BAV	TC 62-20	
9	Agr.	1	1	V	P	18.060 acres	1.09 acres	TE – 22,960 SF	Proposed R/W across US 41A frontage. TE needed for entrance construction and slopes.	Minor	TC 62-20	

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									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
10	Comm.	1	1	I	P	12.540 acres	16,973 SF	PE – 471 SF TE – 37,263 SF	1-story frame/siding business, shed, propane tanks. Proposed R/W consists of a strip along US 41A frontage. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction and slopes. Sign will be acquired.	BAV	TC 62-20	
11	Special Use	1	1	I	P	7.912 acres	9,195 SF	PE – 3,061 SF TE – 18,811 SF	The proposed acquisition is across Railroad tracks. TE needed for approaches to US 41A.	BAV	TC 62-20	
12	Comm.	1	1	I	P	6.78 acres	3,215 SF	PE – 138 SF TE – 3,753 SF	1-story frame/aluminum business, other various commercial buildings. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction. Sign to be acquired.	BAV	TC 62-20	
13	Ind.	1	1	I	P	17.736 acres	1.53 acres	TE – 34,200 SF	Factory building, parking lot. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction and slopes. Sign will be acquired.	BAV	TC 62-20	

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14	Comm./ Ind.	1	2	I	P	9.651 acres	33,795 SF	TE – 37,797 SF	Frame aluminum/warehouse and office building. The tract will be severed by the acquisition. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
15	Res./ Pot. Dev.	1	3	V	P	8.589 acres	1.78 acres	TE – 28,802 SF PE - 4,009 SF	Vacant tract. Proposed acquisition will severe property in to 3 tracts. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. PE needed for drainage. TE needed for entrance construction.	BAV	TC 62-20	
17	Spec. Use	1	1	I	P	2.773 acres	11,393 SF	TE – 678 SF	Substation. Proposed R/W across US 41A frontage. Appraiser to determine if any diminishment in value to the remainder is applicable. TE needed for entrance construction.	BAV	TC 62-20	
16, 18 and 19	Not used											
20	Ind.	1	1	I	P	4.5691 acres	14,369 SF	TE – 35 SF	Industrial building, tanks. Proposed R/W consists of strip across US 41A frontage. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for slope work.	BAV	TC 62-20	

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21	Comm./ Ind.	1	1	V	P	18.84 acres	1.65 acres	TE – 4,321 SF	NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USES OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC. The proposed acquisition consists of a strip across US 41A frontage.	(BV) (BAV) (MINOR) Minor	TC 62-20 NARRATIVE MAR TC 62-20	
22	Ind.	1	1	I	P	7.18 acres	9,243 SF	TE – 559 SF	Large brick/aluminum industrial building, various other buildings. The proposed R/W will be a strip along US 41A and Tucker Schoolhouse Road frontage. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for Tucker Schoolhouse Road approach construction.	BAV	TC 62-20	
23	Comm./ Res	1	1	I	P	1.827 acres	602 SF	TE – 8,098 SF	Aluminum commercial building. 1-story brick residence. The acquisition is located in the extreme southeast corner of subject tract. TE needed for entrance construction.	BAV	TC 62-20	
24	Res	1	1	I	P	7.355 acres	20,202 SF	TE – 5,571 SF	Abandoned dwelling and detached garage. The proposed R/W will traverse the US 41A frontage of subject t tract. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction. TE needed for building removal.	BAV	TC 62-20	

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25	Res	1	1	I	P	0.558 acres	9,526 SF	TE – 3,153 SF	1-story brick residence sheds. Buildings acquired. Proposed R/W will traverse subject frontage along US 41A. Appraiser to determine if any diminishment in value to the remainder is applicable.	(BV) (BAV) (MINOR)	TC 62-20	
26	Hobby Farm/Pot. Dev.	1	1	V	P	9.608 acres	6,138 SF	TE – 2,699 SF	Billboard (Acquired). Proposed R/W is strip along US 41A frontage.	Minor	TC 62-20	
27	Res/ Pot. Dev.	1	1	V	P	4.556 acres	33,266 SF	TE – 26,557 SF	Proposed R/W across US 41A frontage being irregular in shape which extends in to property which will also provide access to Parcel 24. Appraiser to determine if any diminishment in value to the remainder is applicable. TE needed for construction of entrance approaches.	BAV	TC 62-20	
28	Res	1	1	I	P	2.19 acres	17,611 SF	TE – 10,379 SF	1-story brick residence, garage/shed. Proposed R/W will extend across US 41A frontage which will encroach on the subject's homesite. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction.	BAV	TC 62-20	

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29	Res/ Pot. Dev.	1	1	I	P	12.292 acres	19,818SF	TE – 4,360 SF	2-story brick residence, barn, shed. Control access fence being constructed. Proposed R/W will extend across US 41A frontage of Support Acreage. Homesite not be affected. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance approach construction.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
30	Comm.	1	1	I	P	2.275 acres	15,189 SF	TE – 2,579 SF	1-story frame business (acquired) and Storage/garage building. TE needed for entrance construction and building removal. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated.	BAV	TC 62-20	
31	Res/ Hobby farm	1	1	I	P	13.94 acres	1.90 acres	TE – 18,725 SF	1-story brick residence, various other buildings. Proposed R/W will traverse subject frontage on US 41A which will affect homesite and support acreage. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. TE needed for entrance construction.	BAV	TC 62-20	

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34	Res	1	1	I	P	0.96 acres	15,799 SF		1-story frame residence which is uninhabitable (acquired). Control access fence being constructed. Remainder is landlocked. Appraiser to determine if any diminishment in value to the remainder is applicable.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
35	Agr./ Pot. Dev.	1	1	I	P	33.48 acres	8.944 acres		1-S Frame Residence and Detached Garage (both acquired). Proposed R/W will traverse the subject frontage along US 41A. Severed Right area of 28,542 SF is landlocked. Appraiser to determine if any diminishment in value to the remainder is applicable.	BAV	TC 62-20	
36	Comm./ Pot. Dev.	1	1	I	P	8.34 acres	3.94 acres	TE – 6,797 SF	1-story frame business (acquired), d/b/a Father and Son Liquors. Proposed acquisition will traverse the US 41A frontage. Appraiser to determine if any diminishment in value to the remainder is applicable. TE needed for entrance construction from Lake Pee Wee Road.	BAV	TC 62-20	
37	Res	1	1	I	P	2.97 acres	31,935 SF	PE – 390 SF TE – 19,870 SF	Two 1-S Residences. The proposed R/W will traverse the entire US 41A frontage including 2 homesites. Appraiser to determine if any diminishment in value to the remainder is applicable, if not the building contribution may be estimated. PE for drainage and TE for entrance construction.	BAV	TC 62-20	

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39	Res	1	1	I	P	9.50 acres	-	TE – 3,560 SF	Single family residence. TE needed for entrance construction.	(BV) (BAV) (MINOR) Minor	TC 62-20 NARRATIVE MAR	
40	Res	1	1	I	P	1.131 acres	-	TE – 116 SF	1-S B.V. Residence. TE needed for entrance approach construction.	Minor	MAR	
42	Res/ Pot. Dev.	1	1	V	P	13,761 acres	16,017 SF	PE – 808 SF TE – 44,924 SF	The proposed R/W will traverse the entire US 41A frontage. TE needed for entrance approach and sloping. PE needed for drop box inlet.	Minor	MAR	
43	Res	1	1	I	P	12.119 acres	5,207 SF	PE – 556 SF TE – 42,515 SF	1-S B.V. Residence. Proposed R/W is located along US 41A frontage in the southwest portion of the subject tract. PE needed for drop box inlet.	Minor	MAR	
44	Spec. Use	1	1	I	P	0.83 acres	1,464 SF		This is a city street and the acquisition will consist of strip at the US 41A frontage.	Minor	MAR	
45	Spec. Use	1	1	I	P	N/A	-	TE – 7,519 SF	CSX Railroad	Minor	MAR	