

**COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET**

UNIFORM PROJECT NO. FD04 C034 6968308R

FEDERAL NO. _____ ITEM NO. 07-0593.20

COUNTY Fayette DISTRICT 07

ROAD NAME Newtown Pike Extension

**PROJECT
REPORT**

LENGTH OF PROJECT <u>0.488 miles</u>	NUMBER OF PARCELS	28
CROSS SECTIONS AVAILABLE AND USED? <u>No</u>		
REPORT COMPILED BY <u>Ron Terry</u>	DATE	<u>1/29/13</u>

SUMMARY

- | | | |
|--|----------------|-----------|
| 1. NUMBER OF ENTIRE ACQUISITION | VACANT | <u>4</u> |
| | IMPROVED | <u>3</u> |
| 2. NUMBER OF PARTIAL ACQUISITIONS | VACANT | <u>5</u> |
| | IMPROVED | 16 |
| 3. NUMBER OF PARTIAL ACQUISITIONS | W/1 REMAINDER | <u>25</u> |
| | W/2 REMAINDER | |
| | W/3 OR MORE | |
| | W/LL REMAINDER | <u>3</u> |
| 4. NUMBER OF PARCELS IN "MAJOR" CATEGORY (TOTAL ACQUISITIONS OTHER THAN SFR. EASEMENTS THAT PERMANENTLY AFFECT VALUE OF REMAINDER, SEVERENCE DAMAGE OTHER THAN COST-TO-CURE). | | 11 |
| 5. NUMBER OF PARCELS IN "MINOR" CATEGORY (STRIP ACQUISITIONS AND DOCUMENTED COST-TO-CURE, ACQUISITION OF INEXPENSIVE SHEDS AND OUTBUILDINGS, TOTAL ACQUISITION OF SINGLE FAMILY RESIDENCES, WHERE MARKET VALUE DATA IS ADEQUATE, EASEMENTS THAT DO NOT AFFECT THE VALUE OF THE REMAINDER). | | <u>5</u> |
| 6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS
PARCEL NO(S). | | |
| 7. NUMBER OF PARCELS IN MAR CATEGORY | | <u>12</u> |

8. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, ESTIMATED AVAILABILITY OF DATA, RECOMMENDED STUDIES AND ANALYSIS, BRIEF DESCRIPTION OF PROJECT. (USE ATTACHMENT IF NEEDED). **The appraisal problems range from minor to major complexity. The overall complexity of the appraisals problem is considered to be on the complex side. The appraisal problems include landlocked parcels, taking of commercial buildings, and partial takings from residential sites. Special studies may include land lock studies, proximity damage studies, and studies for temp and perm loss of parking.**

**PROJECT
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LEGEND

V = VACANT P = PARTIAL
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COUNTY FAYETTE

UPN FD04 C034 6968308R

FEDERAL NO. NA

TC 62-75
Rev. 10/86

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RED = NOT USED
BLUE=RELOCATION
ORANGE = MAR

Parcel No.	Type Property	No Tr	V I	P T	Size Tract AC/SF	R/W To be acquired AC/SF	Type and Size of Easements SF	REMARKS Number and type of improvements before acquisition, present use of property, current zoning, improvements acquired, physical changes such as grade, access, right of way proximity, physical effects of easements, SLI affected, etc.	Complexity Rating BV BAV BNAV Minor	Recom- mended Format 62-20 Narrative	Appraisers Proposed Fee
229	SP	1	V	P	7,143 AC	7,143 AC	-0-	Total taking of a SP property which is abandon rail road. There are no improvements or site improvements on site.	BV	62-20	
204	Res.	1	V	P	12,678 SF	-0-	TE = 6,319 SF	Strip take to vacant site. No fee take, TE only.	MAR		
205	Res	1	I	P	8,007 SF	-0-	TE = 1,910 SF	Strip take to improved residential site. No fee take. TE fro construction.	MAR		
206	Res.	1	I	P	7,721 SF	-0-	TE = 1,330 SF	Strip take to improved residential site. No fee take. TE fro construction.	MAR		
207	Res.	1	I	P	8,790 SF	-0-	TE = 1,146 SF	Strip take to improved residential site. No fee take. TE fro construction.	MAR		
211	Res.	1	I	P	25,152 SF	-0-	TE = 1,109 SF	Strip take to improved residential site. No fee take. TE fro construction.	MAR		
212	Res.	1	I	P	15,382 SF	-0-	TE = 680 SF	Strip take to improved residential site. No fee take. TE fro construction.	MAR		
213	Res.	1	V	P	18,609 SF	788 SF	TE = 4,959 SF	Fee take to vacant residential site. TE required for construction. Site is composed of 11 small parcels. Appraisal should address value of site.	Minor	62-20	
214	Res.	1	V	P	3,294 SF	-0-	TE = 255 SF	Strip take to vacant residential site. No fee take. TE fro construction.	MAR		

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215	SP	1	I	P	1.845 AC	1,187 SF	TE = 5,803 SF PE = 1,730 SF	Strip taking to front of SP site used for community action center and for social services by LFUCG. Site is improved with two story building. No imp affected. SI affected include sidewalks and landscaping items. TE required for construction. PE required for drainage structure. Appraisal should address damage that may be created due to PE and loss of SI.	BAV	62-20	
216	SP	1	I	P	2.18 AC	7,396 SF	-0-	Strip take to SP site owned by LFUCG used as a site for temp. housing for the mitigation area of Newtown project. No improvements affected. No SI affected. No easements are required. Appraisal should address any damage that may be created to remainder due to taking.	BAV	62-20	
217	Res.	1	I	P	5,046 SF	-0-	TE = 259 SF	Strip take to improved residential site. No fee take. TE fro construction.	MAR		
218	Res.	1	V	P	8,650 SF	-0-	TE = 175 SF	Strip take to vacant residential site. No fee take. TE fro construction.	MAR		
219	Res.	1	V	P	6,278 SF	-0-	TE = 460 SF	Strip take to vacant residential site. No fee take. TE fro construction.	MAR		
222	Res	1	V	P	3,232 SF	-0-	TE = 231 SF	Strip take to vacant residential site. No fee take. TE fro construction.	MAR		
251	Com.	1	I	P	1.742 AC	-0-	TE = 4,690 SF	No fee take. Temp easements required for construction and entrance. Site is used as a towing and recovery site. The temp easement encumbers a portion of the parking for this site. SI affected chain link fence and landscape items. Appraisal should address if there is damage due to the temp loss of parking.	BAV	62-20	

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252	Com.	1	I	P	13,072 SF	4,908 SF	TE = 560 SF	Strip taking to a commercial site improved with two buildings. One building is taken by the fee take. The second is taken by a temp easement. The ssssss is used as a SI affected is is parking lot and drive. Appraisal should address value of improvements and value of the remainder.	BAV	62-20	
253	Com.	1	I	T	4,355 SF	-0-	-0-	There is no taking from this commercial site. The remainder however is landlocked. Site is improved with frame building and small parking area. Appraisal should address value of the landlocked remainder.	BAV	62-20	
254	Com.	1	I	T	9,780 SF	-0-	-0-	There is no taking from this commercial site. The remainder however is landlocked. Site is improved with frame building and small parking area. Appraisal should address value of the landlocked remainder	BAV	62-20	
255	Com.	1	I	P	17,897 SF	3,629 SF	TE = 9,362 SF	Strip take to front of commercial site improved with two commercial buildings. Both imps are taken. SI affected includes parking lot and business sign. TE required for construction and building removal. Appraisal should address value of imps and value of the remainder as it is landlocked. A sign valuation will also be needed.	BAV	62-20	
256	Com.	1	I	P	17,191 SF	2,522 SF	TE = 6,863 SF	Strip take to front of commercial site improved with a commercial building. Building is taken. SI affected includes parking lot and minor landscaping items. TE required for construction and building removal. Appraisal should address value of imps and value of the remainder. Temp easement impacts parking appraisal should address and damage due to temp loss of parking.	BAV	62-20	

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257	Com.	1	I	P	31,524 SF	1,918 SF	TE = 5,819 SF	Strip take to front of commercial site improved with a commercial building. Noimps are taken. SI affected includes parking lot and minor landscaping items. TE required for construction. Temp easement impacts parking appraisal should address and damage due to temp loss of parking.	BAV	62-20	
258	Com.	1	I	P	32,160 SF	1,226 SF	TE = 5,976 SF	Strip take to front of commercial site improved with a commercial building. Noimps are taken. SI affected includes parking lot, sign and minor landscaping items. TE required for construction. Temp easement impacts a large portion of the parking. Appraisal should address and damage due to temp loss of parking. There is also a billboard in the temp easement area that will need to be investigated.	BAV	62-20	
260	Res.	1	I	P	4.686 AC	1,402 SF	TE = 3,093 SF	Strip taking to site improved with multi-family residential units. Plans do not show siteimps. Appraisal should address if any SI are taken and if they are is there a negative effect on remainder.	BAV	62-20	
261	Com.	1	V	T	5,425 SF	5,425 SF	-0-	Total take of vacant commercial site.	BV	62-20	
262	Ind.	1	I	P	1.563 AC	-0-	PE = 2,065 SF -	No fee take. PE required drainage structure. Noimps affected. SI affected is paved parking lot. Appraisal should address possibility of damage due to PE and it encumbering parking.	BAV	62-20	
263	Ind.	1	V	T	3,636 SF	3,636 SF	-0-	Total take of industrial site that is vacant.	BV	62-20	
264	Ind.	1	V	P	11,082 SF	1,538 SF	TE = 1,854 SF	Strip taking to vacant industrial site. TE required for construction.	Minor	62-20	

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									Rating	Format	Proposed
									BV	62-20	Fee
									BAV	Narrative	
									BNAV		
									Minor		