



PROJECT REPORT

UNIFORM PROJECT NO. FD04 026 0421 014-017 011D
 FEDERAL NO. _____ ITEM NO. 11-8003.00
 COUNTY CLAY DISTRICT 11-MANCHESTER
 ROAD NAME US 421/ KY 80 WIDENING

LENGTH OF PROJECT 3.42 MILES
 NUMBER OF PARCELS 94
 CROSS SECTION _____
 AVAILABLE AND USED? YES
 REPORT COMPILED BY Travis S. Carmack DATE 4/10/2013

SUMMARY

1. NUMBER OF ENTIRE ACQUISITIONS	VACANT <u>0</u> IMPROVED <u>0</u>
2. NUMBER OF PARTIAL ACQUISITIONS	VACANT <u>13</u> IMPROVED <u>81</u>
3. NUMBER OF PARTIAL ACQUISITIONS	W/1 REMAINDER <u>94</u> W/2 REMAINDER <u>0</u> W/3 OR MORE <u>0</u> W/LL REMAINDER <u>0</u>
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY (TOTAL ACQUISITIONS OTHER THAN SFR. EASEMENTS THAT PERMANENTLY AFFECT VALUE OF REMAINDER, SEVERANCE DAMAGE OTHER THAN COST-TO-CURE)	<u>30</u>
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>38</u>
6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS PARCEL NO(S)	_____ _____
7. NUMBER OF PARCELS IN MAR CATEGORY	<u>56</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).	_____



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LEGEND

V = VACANT AC= ACRES MAR= MINOR ACQUISITIONS REVIEW RES= RESIDENTIAL
 I = IMPROVED SF= SQUARE FEET BV= BEFORE VALUE COM=COMMERCIAL
 P = PARTIAL BAV= BEFORE AND AFTER VALUE TEMP= TEMPORARY
 T= TOTAL BNAV= BEFORE NARRATIVE AFTER VALUE PERM= PERMANENT

Parcel NO.	Property Type (RES, COM)	NO. of Tracts	V/I	P/T	TOTAL AREA (AC/SF)	R/W to be Acquired (AC/SF)	Type and Size of Easements (TEMP PERM) (AC/SF)	REMARKS <i>(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.)</i>	Complexity Rating (BV, BAV, BNAV, MAR)	Recommended Format	Appraisers Proposed Fee
01	COM	1	I	P	31,008 SF		TEMP 10,536.00 SF	Property is currently used commercially. A restaurant is located on the property. Will be affecting parking area during construction. A dumpster station is located in construction limits. Also a large commercial sign is located on existing right of way which advertises the business on site.	BAV		
02	COM	1	I	P	34,225 SF		TEMP 13,432 SF	Property is currently used commercially. A convenience store and service station is located on the property. A temporary easement will be acquired for entrance construction. Property owner has a lease for parking area Also a air station is present in the construction limits. There are commercial onsite advertising signs.	BAV		
07	COM	1	I	P	1.13 AC	124 SF	TEMP 11,177.00 SF	Property is currently used commercially. A convenience store and service station is located on the parcel. Also there is an additional structure adjacent to the main building and is rented for a hair salon. Parking a flow of traffic will be affected.	BAV		



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08	RES	1	I	P	32.692 SF		TEMP 153 SF	Property is currently used residentially. The property has a mobile home located on the property. A temporary easement will be purchased to construct an intersection.	MAR		
13	COM	1	I	P	33,467 SF		TEMP 210 SF	Property is currently used commercially. A motel is located on the property. Only a temporary easement will be purchased for the construction of an intersection	MAR		
14	COM	1	I	P	5,542 SF	24 SF	TEMP 1,503 SF	Property is currently used commercially. A building is located on the property that is rented. Permanent right of way will be acquired and temporary easement for construction of an intersection.	MAR		
15	COM	1	I	P	19,193 SF		PERM 111 SF	Property is currently used commercially. A building is located on the property and is used as a service garage. Permanent easement will be purchased for drainage structure.	MAR		



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16	COM	1	I	P	1.58 AC	1,180 SF		Property is currently used commercially. A building is located on the property. This building currently is a tobacco outlet store with a drive thru. Permanent right of way will be acquired for drainage and bridge structures. There are three signs located on the property.	MAR		
17	COM	1	I	P	1.69 AC		TEMP 480 SF	Property is currently used commercially. A building is located on the property. This building is currently used as a pharmacy with two drive thru entrances.	MAR		
20	COM	1	I	P	1.34 AC		TEMP 342 SF	Property is currently used commercially. A building is located on the property. This building has rental space for small business, residences, and a religious facility.	MAR		
21	COM	1	I	P	1.61 AC	5,257	PERM 1,047 SF TEMP 5,363 SF	Property is currently used commercially. A hardware store is on the property. Two storage structures appear to have been built on existing right of way and will need to be removed for construction of the roadway.	BAV		



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22	COM	1	I	P	2.17 AC		TEMP 10,940 SF	Property is currently used commercially. A grocery store is located on the property as well as an arcade center. 15 parking space will be affected as well as 7 near building serving as pharmacy	BAV		
23	RES	1	I	P	1.54 AC		TEMP 7,790 SF	Residential property. Temporary easement needed to construct embankment.	MAR		
24	RES	1	I	P	34,227 SF	7,270 SF	TEMP 5,898 SF	Residential property. Both temporary easement and permanent right of way to be purchased for construction of entrance and intersection	BAV		
25	COM	1	I	P	17.50 AC	6,791 SF	TEMP 3,119 SF	Commercial property. Both temporary easement and permanent right of way to be purchased for construction of entrance and intersection	BAV		



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26	COM	1	I	P	2.37 AC	386 SF	PERM 1,676 SF TEMP 1,996 SF	Commercial property currently has Clay County Dentition Center located on the property. Both temporary and permanent easement as well as permanent right of way to be purchased for construction of entrance and intersection	MAR		
27	COM	1	I	P	3,145 SF		TEMP 3,145 SF	Commercial property. Improved with a service garage which has been built more that 50% on existing right of way and will be removed. Possible a total take parcel.	BAV		
29	COM	1	I	P	1.15 AC	12,368 SF	TEMP 16,077 SF	Commercial Property. Improved with a filling station. Possible soil contamination. Purchasing the principle structure. Also a metal storage building will be taken.	BAV		
31	COM	1	I	P	21.34 AC	1.78 AC	PERM 12,538 SF TEMP 70,792 SF	Commercial Property currently used as an elementary school. Purchasing both easements and fee simple in order to construct road way and create slopes.	BAV		



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33	COM	1	I	P	2.04 AC		PERM 1,262 SF TEMP 3,393 SF	Commercial property. Currently a helipad servicing emergency response teams. Permanent and Temporary easements acquired for entrance construction.	MAR		
34	COM	1	I	P	2.34 AC		PERM 761 SF TEMP 3,302 SF	Commercial Property. Shopping Center. Temporary and Permanent Easements need for drainage. Temporary Easement will affect 19 parking spaces.	BAV		
35	COM	1	I	P	1.30 AC		TEMP 14,179 SF	Commercial property. Temporary Easement needed for entrance construction.	MAR		
36	COM	1	I	P	2.93 AC		PERM 3,762 SF TEMP 7,054	Commercial property. Temporary and Permanent Easement needed for drainage and entrance construction.	MAR		



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37	RES	1	I	P	3.70 AC	1,184 SF	PERM 2,434 SF TEMP 6,037 SF	Currently this property has two single family residences on it. These residences are currently vacant. Right of way and both permanent and temporary easements needed for entrance, drainage and roadway construction.	MAR		
38	COM	1	V	P	27,904 SF	1,574 SF	PERM 3,880 SF TEMP 6,740 SF	Commercial Vacant Lot	MAR		
39	COM	1	I	P	1.03 AC	1,877 SF	PERM 1,703 SF TEMP 8,607 SF	Commercial Property with a strip mall and used car lot. Office for the car lot is not permanently attached to the property which will be purchased for a drainage structure. Property also has a 1sty Frame Residsenc.	BAV		
40	COM	1	I	P	1.10 AC	884 SF	PERM 987 SF TEMP 4,343 SF	Commercial Property improved with an office building. Building appears to be a converted residence easement and permanent right or way needed to construct entrance.	MAR		



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41	COM	1	I	P	7.68 AC	2,557 SF	PERM 602 SF TEMP 13,776 SF	Commercial Property. A service station is on the property. Possible Soil Contamination	BAV		
42	RES	1	I	P	9,501 SF	2,442 SF	TEMP 13,292 SF	All improvements will be purchased and reviewed	BAV		
44	RES	1	I	P	15,451 SF		TEMP 1,512 SF	Temporary Easement for entrance construction	MAR		
45	COM	1	I	P	1.00 AC		TEMP 131 SF	Temporary Easement for entrance construction	MAR		



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48	RES	1	I	P	35,245 SF		TEMP 1,332 SF	Temporary Easement for entrance construction	MAR		
50	COM	1	I	P	9,608 SF	2,454 SF	TEMP 2,929	Permanent right of way for roadway construction Temporary Easement for entrance construction	MAR		
51	COM	1	I	P	1.18 AC	12,708 SF	PERM 3,431 SF TEMP 11,032 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction Permanent Easement for drainage Purchasing all improvements	BAV		
52	COM	1	I	P	36,265 SF	13,975 SF	PERM 159 SF TEMP 9,689	Permanent right of way for roadway construction Temporary Easement for entrance construction Permanent Easement for drainage Purchasing all improvements	BAV		



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53	COM	1	I	P	9,372 SF	2,399 SF	TEMP 2,033 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction Travel way will be 20ft from corner of structure.	MAR		
54	COM	1	I	P	2.52 AC	181 SF	TEMP 3,983 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction	MAR		
56	COM	1	I	P	10,209 SF	282 SF	TEMP 1,016 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction	MAR		
57	COM	1	I	P	14,063 SF	513 SF	PERM 360 SF TEMP 1,654 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction	MAR		



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58	COM	1	I	P	27,039 SF	908 SF	PERM 1,499 SF TEMP 2,030	Permanent right of way for roadway construction Temporary Easement for entrance construction	MAR		
59	COM	1	I	P	10,460 SF	776 SF	PERM 720 SF TEMP 4,282 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction Possibility of Proximity Damage	BAV		
60	COM	1	I	P	11,922 SF	869 SF	PERM 1,182 SF TEMP 4,502 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction Possibility of Proximity Damage	BAV		
61	COM	1	I	P	1.56 AC	1,386 SF	TEMP 6,101 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction	MAR		



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62	COM	1	I	P	1.69 AC	22,004 SF	PERM 543 SF TEMP 22,773 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction. Currently a service garage.	BAV		
63	COM	1	I	P	23,865 SF		TEMP 2,793 SF	Temporary Easement for entrance construction. Purchasing concrete bins used to divided different rock types.	MAR		
64	COM	1	I	P	49.29 AC	4,215 SF	PERM 4,827 SF TEMP 42,281 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction Purchasing commercial structure, canopy and service pumps for gas station and convenience store	BAV		
65	COM	1	I	P	2.66 AC	8,941 SF	PERM 4,676 SF TEMP 29,318 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction	BAV		



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66	COM	1	I	P	1.50 AC	8,388 SF	PERM 10,005 SF TEMP 19,894 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction and building removal. One metal commercial building will be taken and one mobile home	BAV		
67	COM	1	I	P	40,067 SF	2,327 SF	PERM 2,845 SF TEMP 6,767 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction Permanent Easement for drainage	BAV		
68	COM	1	I	P	23.35 AC	23,898 SF	TEMP 2,927	Permanent right of way for roadway construction Temporary Easement for entrance construction	BAV		
69	COM	1	V	P	21.57 AC	2.70 AC	TEMP 2,253 SF	Permanent right of way for roadway construction Temporary Easement for entrance construction	BAV		



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70	COM	1	I	P	372.95 AC	5.61 AC	TEMP 61,756 SF	Permanent right of way for roadway construction Temporary Easement for slope construction Purchasing a 1.5 story frame residence for road way constructions also a set of scales will be acquired	BAV		
71	COM	1	I	P	10.37 AC	27,008 SF	TEMP 11,907 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	BAV		
73	RES	1	I	P	38,005 SF		TEMP 1,902 SF	Temporary Easement for entrance and slope construction	MAR		
74	RES	1	I	P	32.13 AC	2.25 AC	TEMP 4,462 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	BAV		



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75	RES	1	I	P	10,725 SF	6,956 SF	TEMP 3,769 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction and removal of 1-sty frame res.	BAV		
76	RES	1	I	P	1.72 AC	1,648 SF		Permanent right of way for roadway construction	MAR		
77	RES	1	I	P	1.03		TEMP 352 SF	Temporary Easement for entrance.	MAR		
78	RES	1	I	P	32,157 SF	30 SF	TEMP 159 SF	Permanent right of way for roadway construction Temporary Easement slope construction	MAR		



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79	RES	1	V	P	30,648 SF	560 SF	TEMP 1,262 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		
80	RES	1	V	P	36,144 SF	1,123 SF	TEMP 683 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		
81	RES	1	V	P	1.05 AC	2,802 SF	TEMP 313 SF	Permanent right of way for roadway construction Temporary Easement for slope construction	MAR		
82	COM	1	I	P	4.74 AC	31,496 SF	TEMP 3,644 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	BAV		



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PROJECT REPORT

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 FEDERAL NO. _____ ITEM NO. 11-8003.00
 COUNTY CLAY DISTRICT 11- MANCHESTER
 ROAD NAME US 421/ KY 80 WIDENING

Parcel NO.	Property Type (RES, COM)	NO. of Tracts	V/I	P/T	TOTAL AREA (AC/SF)	R/W to be Acquired (AC/SF)	Type and Size of Easements (TEMP PERM) (AC/SF)	REMARKS <i>(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.)</i>	Complexity Rating (BV, BAV, BNAV, MAR)	Recommended Format	Appraisers Proposed Fee
83	COM	1	I	P	29,253 SF		TEMP 2,694 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction not disturbing canopy at the gas station.	MAR		
84	RES	1	V	P	98.17 AC	695 SF		Permanent right of way for roadway construction	MAR		
85	RES	1	I	P	7.02 AC	417 SF	PERM 278 SF TEMP 1,427 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction a 1-sty block/frame res is located on the property and permanent easement is within feet of the home. The travel way is moving away from the home	MAR		
87	RES	1	V	P	6.01	32,630 SF	TEMP 1,357 SF	Permanent right of way for roadway construction Temporary Easement slope and drainage construction	BAV		



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88	RES	1	V	P	4.65	30,025 SF	TEMP 603 SF	Permanent right of way for roadway construction Temporary Easement for slope construction	MAR		
89	RES	1	I	P	2.39 AC	27,608 SF	TEMP 7,335 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction as well as building removal for a barn.	BAV		
90	RES	1	I	P	19,504 SF	4,821 SF	TEMP 3,290	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction purchasing a portion of a concrete driveway	MAR		
91	RES	1	I	P	37,653 SF	5,302 SF	TEMP 1,271 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		



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92	RES	1	I	P	25,631 SF	3,786 SF	TEMP 822 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		
93	RES	1	I		28,526 SF	4,615 SF	TEMP 638 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		
94	RES	1	I	P	2.49 AC	2,802 SF		Permanent right of way for roadway construction	MAR		
95	COM	1	I	P	32,601 SF	672 SF		Permanent right of way for roadway construction Temporary Easement for drainage and slope construction	MAR		



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97	COM	1	I	P	100.00 AC		TEMP 16,180 SF	Permanent right of way for roadway construction Temporary Easement for slope construction	MAR		
98	RES	1	I	P	30,584 SF	7,293 SF	TEMP 5,688 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction as well as barn removal	BAV		
99	RES	1	I	P	20,978 SF	2,469 SF	TEMP 1,917 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction as well as the removal of a mobile home	BAV		
100	RES	1	I	P	33,471 SF	4,292 SF	TEMP 2,266 SF	Permanent right of way for roadway construction Temporary Easement for slope construction	MAR		



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103	RES	1	V	P	180.65 AC	404 SF	TEMP 6,759 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		
104	COM	1	V	P	16,444 SF		TEMP 929 SF	Temporary Easement for entrance construction.	MAR		
105	RES	1	I	P	19,029 SF	1,402 SF		Permanent right of way for roadway construction	MAR		
107	RES	1	I	P	2.33 AC	12,125 SF	TEMP 14,887 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		



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108	RES	1	V	P	117.60	5,497 SF	TEMP 7,968 SF	Permanent right of way for roadway construction Temporary Easement for drainage and slope construction	MAR		
109	RES	1	V	P	16,283	1,092 SF		Permanent right of way for roadway construction	MAR		
110	COM	1	I	P	1.67 AC	9,600 SF	TEMP 3,705 SF	Permanent right of way for roadway construction Temporary Easement for drainage and slope construction	BAV		
111	COM	1	I	P	6.59 AC		TEMP 1,192 SF	Temporary Easement for entrance and slope construction	MAR		



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113	COM	1	I	P	3,417 SF		TEMP 3,417 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction purchasing a portion of a 1 sty commercial building which is currently rented. Furniture store and pawn shop.	BAV		
114	COM	1	I	P	3,419 SF	3,381 SF	TEMP 38 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction purchasing a portion of a 1 sty commercial building which is currently rented. Little Caesar's Pizza	BAV		
115	RES	1	I	P	1.00 AC	1,723 SF		Permanent right of way for roadway construction	MAR		
116	COM	1	I	P	5.72 AC	1.21 AC	TEMP 4,373 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction purchasing 1.5 sty metal frame commercial building currently used as a fire dept. Fire dept. has a lease from the parent tract.	BAV		



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117	RES	1	V	P	1.07 AC	1,632 SF		Permanent right of way for roadway construction	MAR		
118	RES	1	I	P	3.00	273 SF	TEMP 1,140 SF	Permanent right of way for roadway construction Temporary Easement for entrance and slope construction	MAR		