



# **I-81 Corridor Improvement Study Tier 2 – I-77/I-81 Overlap**

*Relocation Assistance Report*

*Alternative A*

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Alternative A is a new interstate highway on new location immediately north of the I-77/I-81 overlap section (see Figure 1). The new highway would be designated as I-81, while the roadway section currently co-designated as I-77 and I-81 would be redesignated as I-77.

Construction of Alternative A would require the relocation of families, businesses, farms, and community facilities. This report is an estimate of the number of takings that would occur, the characteristics of those being relocated, and the impacts the takings would have on the social and economic conditions in the region. Figure 1 shows the locations of the buildings that would be affected by Alternative A.

The number of takings and characteristics of the takings were estimated through the use of 2000 U.S. Census data, information from the Wythe County Commissioner of Revenue, a real estate Multiple Listing Service (MLS), and a Geographic Information System (GIS) analysis. Structure impacts were determined by digitizing the buildings and overlaying Alternative A on aerial images. This report analyzes a 500-foot width corridor with 500-foot offsets at the interchanges. All buildings within this corridor are assumed to be takings for the purpose of this report. However, this is a conservative estimate and the actual number of takings is expected to be reduced as the project design is advanced and the roadway right-of-way requirements are determined. Parcel information was used to determine the use of the structures. No property owners were contacted about the potential displacements.

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## Existing Conditions and Potential Impacts: Residential

This section describes the number of residential takings required for construction of Alternative A. Also found in this section are the characteristics of the displaced households (based on 2000 U.S. Census data), specifically race, age, income levels, and information on home occupancy.

The effect of the residential takings on the community is also described in this section. Impacts include disruptive effects on the community, such as separation of residences from community facilities or separation of neighbors, and impacts on housing availability in the region.



0 2,000 feet

Urbanized Area  
Right of Way (500 feet)

Impacted Business Structure  
Impacted Residential Structure  
Impacted Other Structure  
Non-Impacted Structure



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## No-Build

The No-Build Alternative would not require the displacement of any residential structures. Therefore, no impacts to the community are anticipated.



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## Construction of Alternative A

Construction of Alternative A would result in the taking of 33 residences, including one trailer. Additionally, six sheds or garages would be taken. The majority of these takings would occur at the proposed new I-77/I-81 interchange at the west end of the study area (Interchange 72).

### Social Characteristics

Of the 33 residential takings, two are vacant, 21 are owner-occupied, and 11 are renter-occupied. Table 1 provides a list of all residential structure takings from Alternative A. Table 1 also includes property values (building and land values combined) and the annual tax base. The annual tax base for the properties in Wythe County is 43 cents per \$100 of the property value. Properties in the Town of Wytheville pay 16 cents more per \$100 of the property value. Although only one building per property is listed in the table below, three buildings would be impacted at the 3518 E Lee Highway property and two buildings would be impacted at the 505 Cassell Road property.

Approximately five percent of the displaced residents are members of a minority population. According to the 2000 Census, less than five percent of the population of Wythe County is non-white. Approximately 15 percent of the affected residents are 65 years old or older. According to the 2000 Census, approximately 15 percent of the population of Wythe County is 65 years old or older.

The median income of 30 percent of affected residents is between \$20,391 and \$21,531. These residents live in Wytheville, in the westernmost part of the study area. The median income of the remaining 70 percent of the affected population is between \$33,026 and \$37,097. The median household income for Wythe County is \$38,032. The poverty level for families in Wythe County was \$19,806 in 2005. Approximately 12.2 percent of residents in Wythe County have incomes below the poverty level.



## Impacts

The project would not have a disproportionate negative impact on low-income or minority populations as there is not a disproportionately high concentration of low-income or minority populations in the study area. The elderly population would not be disproportionately impacted in the long term, however, additional assistance may be necessary to provide for the relocation of elderly persons because of their potential physical limitations.

There is sufficient replacement housing available for purchase or rent in a comparable price range near the affected housing units. Based on property values provided by the Wythe County Commissioner of the Revenue, the majority of the residential properties to be taken are valued at \$200,000 or lower (see Table 1). Three properties are valued at \$300,000 or higher. A search of the Southwest Virginia Association of Realtors (SWVAR) MLS database indicates that sufficient housing in the same price range as the impacted homes are available in the Wythe County. Table 2 shows the number of properties in various price ranges currently available for purchase in Wythe County as of September 2009.

Alternative A would not have any divisive social impacts, such as separating a community from community facilities. Access to community facilities, residences, and businesses north of the I-77/I-81 overlap section would be unaffected. The interchanges on I-77/I-81 and the roadways associated with the interchanges would remain; therefore no change in access is anticipated.



**Table 1**  
**Residential Takings**

Address	Property Value	Annual Tax Base
650 Cassell Rd	\$30,100	\$178
2370 East Lee Hwy (3 structures)	\$45,400	\$195
495 Cassell Rd	\$64,200	\$379
625 Cassell Rd	\$65,000	\$384
525 Cassell Rd	\$69,400	\$409
455 Cassell Rd	\$70,100	\$414
605 Cassell Rd	\$71,300	\$421
445 Cassell Rd	\$77,700	\$458
645 Cassell Rd	\$79,800	\$471
470 Cassell Rd	\$80,900	\$477
3518 East Lee Hwy	\$81,300	\$350
883 Max Meadows Rd	\$81,900	\$352
405 Cassell Rd	\$88,900	\$382
585 Cassell Rd	\$90,700	\$535
655 Cassell Rd	\$96,100	\$567
545 Cassell Rd	\$115,100	\$679
570 Cassell Rd	\$122,200	\$721
610 Cassell Rd	\$122,200	\$721
675 Cassell Rd	\$130,300	\$769
435 Pleasant View Drive	\$132,500	\$782
455 Pleasant View Dr	\$137,500	\$811
485 Cassell Rd	\$139,000	\$820
390 Pleasant View Drive	\$142,400	\$840
1836 East Lee Hwy	\$162,000	\$697
150 Red Oak Lane	\$174,700	\$751
1182 Lovers Lane	\$201,800	\$868
505 Cassell Rd (2 structures)	\$229,700	\$1,355
605 Lithia Road	\$304,800	\$1,798
3416 East Lee Hwy	\$364,800	\$1,569
410 Pleasant View Dr	\$450,000	\$2,655

Source: Vanasse Hangen Brustlin, Inc.

**Table 2**  
**Single Family Homes for Sale in Wythe County**

Price Range	# of Homes to be Taken	# of Homes Available
\$0 to \$100,000	17	34
\$100,001 to \$200,000	10	95
\$200,001 to \$300,000	3	52
\$300,001 to \$400,000	2	19
\$400,001 to \$500,000	1	10
\$500,001 and Above	0	23

Source [www.wythecountyrealestate.com](http://www.wythecountyrealestate.com) accessed on September 22, 2009

## Social Characteristics and Potential Impacts: Businesses

This section describes the number of businesses, farms, and non-profit organization displacements required for the construction of Alternative A and the potential effects to the economy and stability of the region from these displacements.

### No-Build Alternative

The No-Build Alternative would not require the displacement of any businesses. Therefore, no impact to the community is anticipated.

### Construction of Alternative A

Alternative A would affect 19 commercial or industrial structures, 20 agricultural structures (*e.g.*, barns), three structures associated with a church, two unknown structures, a trailer located within the VDOT right-of-way, and two government structures.

Table 3 lists the businesses that would be affected by Alternative A. The Fort Chiswell Outlet Mall has the potential to house 47 retail stores, however only 6 retail stores are currently occupied. Therefore, the Fort Chiswell Outlet Mall is counted as 7 businesses (6 retail stores and one managing company). Multiple structures would be impacted for the following businesses: Travel Centers of America, Clayton Mobile Homes, and Homer's Custom Paint. Travel Centers of



America offers several services under one owner such as a gas station, travel agency, and a restaurant.

**Table 3  
Business Takings**

Business	Address	# of Employees	Property Value	Annual Tax Base
Homer's Custom Paint (Auto Body)	425 Lovers Lane	1-4	\$212,000	\$1,250
Office Building	105 USDA Drive	5-9	\$1,765,000	\$10,413
Fort Chiswell Outlet Mall	731 Factory Outlet Way	1-4 (plus 3-6 per store)	\$2,928,900	\$12,594
Best Western Inn	355 NYE Road	10-19	\$2,258,000	\$14,915
Super 8 Hotel	130 NYE CIR	10-19	\$2,336,600	\$13,786
Sagebrush Steakhouse & Saloon	170 NYE Circle	20-49	\$666,300	\$3,931
Sleep Inn	135 NYE CIR	20-49	\$2,874,100	\$16,957
Pepsi Bottling Group	200 Pepsi Way	50-99	\$16,621,800	\$98,068
Travel Centers of America	1025 Peppers Ferry Rd	50-99	\$3,984,300	\$23,507

Source Virginia Workforce Connection and the Wythe County Commissioner of the Revenue

Based on the MLS database, there are commercial and industrial structures and open lots of land available for purchase in the area. Businesses and, potentially, farms could be relocated. Table 4 lists the available commercial and industrial properties for sale in Wythe County based on the SWVAR MLS database. Table 5 shows the available open lots of land available for sale in Wythe County. Information on soil characteristics would need to be analyzed to determine if farm relocation is possible.

**Table 4  
Commercial and Industrial Properties for Sale in Wythe County**

Price Range	# of Properties to be Taken	# of Properties Available
0 to \$200,000	0	16
\$200,001 to \$500,000	2	22
\$500,001 to \$1,000,000	1	0
\$1,000,001 and Above	10	1

Source [www.wythecountyrealestate.com](http://www.wythecountyrealestate.com) accessed on September 22, 2009



**Table 5**  
**Open Lots of Land for Sale in Wythe County**

Price Range	# of Properties to be Taken	# of Lots Available
0 to \$100,000	0	207
\$100,001 to \$500,000	2	54
\$500,001 and \$1,000,000	1	10
\$1,000,001 and Above	10	10

Source [www.wythecountyrealestate.com](http://www.wythecountyrealestate.com) accessed on September 22, 2009

The types of businesses affected by Alternative A include manufacturing, retail, and hospitality. The Pepsi bottling facility represents one of the largest manufacturing employers in the region. The relocation of these businesses out of the area, if necessary, would adversely impact the economy of the region by decreasing employment and reducing the county’s tax base.

Two government buildings associated with the Wythe Bland Water and Sewer Authority on 865 Max Meadows Road would be taken. Three structures associated with the Millennium World Outreach Church on 305 Cassel Road would also be impacted. Based on aerial images, it does not appear that these structures are the main church facilities. The use of the structures associated with the church is unknown and, therefore, the impact of their displacement on the community is unknown.

Access to the Wythe County Progress Park, north of Alternative A, would be improved because Alternative A would improve traffic flow on the I-77/I-81 overlap section.

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## Relocation Plan

Alternative A would require the relocation of 87 structures, specifically, 33 residential, 19 business structures, six shed/garages, two trailers, 20 barns, two unknown structures, two government buildings, and three structures associated with a church. The values of properties in the affected area range from \$30,000 to over \$1 million. Sufficient properties exist on the market, according to MLS, in a similar price range. Finding adequate replacement housing for the 33 residential relocations would be possible as there is adequate housing in the same county as the affected housing units (see Table 2). The 13 business structures, two government buildings, and 3 structures associated with a church that would be relocated would also be able to find adequate replacement facilities in the region (see Tables 4 and 5). Individuals and businesses in need of special relocation assistance may request such services. The



Fort Chiswell Outlet Mall and the Pepsi Bottling Facility are both very large and new facilities may be needed for the relocations of these businesses.

Based on the Virginia Department of Transportation's (VDOT) Project Cost Estimating System (PCES), the cost of relocating the residential and businesses as a result of the proposed Alternative A would be \$59 million. This value includes the costs of the land and buildings of the 49 affected parcels along with buildings, relocation assistance, and demolition costs.

Expansion of the Wythe County Progress Park is the only planned or proposed project in the region that may affect housing availability. Details on the number of potential future employees are unavailable, so the actual impact to housing availability is unknown.



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- Building Impact Table
  - Land Impact Table
  - Right-of-Way Cost Estimate



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# Building Impact Table

ID #	Use	NAME	# OF EMPLOYEES	OWNER ADDRESS	PROPERTY ADDRESS	CITY	STATE	ZIP	PARCEL ID	DISTRICT
1	commercial	WKE -FORT CHISWELL OUTLETS		805 HAZELWOOD LANE	731 FACTORY OUTLET DR	MARTINSVILLE	VA	24112-0000	44-2-7	FORT CHISWELL
2	Barn	STILWELL CARLIE W		PO BOX 128	114 RED OAK LN	MAX MEADOWS	VA	24360	44-59C	FORT CHISWELL
3	barn	STILWELL CARLIE W		PO BOX 128	114 RED OAK LN	MAX MEADOWS	VA	24360	44-59C	FORT CHISWELL
4	barn	PEGG CHARLES R		188 CARTPATH RD	114 RED OAK LN	N WILKESBORO	NC	28659-0000	44-59	FORT CHISWELL
5	barn	PEGG CHARLES R		188 CARTPATH RD	146 RED OAK LN	N WILKESBORO	NC	28659-0000	44-59A	FORT CHISWELL
6	Barn	YATES HARRY JOE & ALANA M		464 CRAWFISH RD	150 RED OAK LN	RURAL RETREAT	VA	24368-0000	44-58A	FORT CHISWELL
7	barn	LANINGHAM JAMES E T TRUSTEE OF		291 STEER DRIVE	206 STEER DR	WYTHEVILLE	VA	24382-0000	42-5-77	FORT CHISWELL
8	barn	LOCHER SILICA CORP		26 BEATTY HOLLOW	212 EAST LEE HWY	LEXINGTON	VA	24450	42-1B	FORT CHISWELL
9	barn	YATES ALANA M ETALS		646 CRAWFISH ROAD	3416 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-56	FORT CHISWELL
10	barn	YATES ALANA M ETALS		646 CRAWFISH ROAD	3416 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-56	FORT CHISWELL
11	barn	YATES ALANA M ETALS		646 CRAWFISH ROAD	3416 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-56	FORT CHISWELL
12	barn	YATES ALANA MANUEL ETALS		646 CRAWFISH ROAD	3518 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-58	FORT CHISWELL
13	barn	CARTY GILBERT G & SANDRA C		495 LOVERS LANE	425 LOVERS LN	WYTHEVILLE	VA	24382	41-57	TOWN OF WYTHEVILLE
14	barn	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
15	Barn	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
16	barn	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
17	barn	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
18	barn	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
19	barn	JACKSON THOMAS B & GEORGIA L		793 MAX MEADOW ROAD	865 MAX MEADOWS RD	MAX MEADOWS	VA	24360	44-12-13	FORT CHISWELL
20	barn	JACKSON THOMAS B & GEORGIA L		793 MAX MEADOW ROAD	865 MAX MEADOWS RD	MAX MEADOWS	VA	24360	44-12-13	FORT CHISWELL
21	barn	JACKSON THOMAS B FAMILY LLC		793 MAX MEADOWS RD	883 MAX MEADOWS RD	MAX MEADOWS	VA	24360-0000	44-2	FORT CHISWELL
22	commercial	JENNINGS & REED PROPERTIES	5 to 9	310 EAST MAIN STREET	105 USDA DR	WYTHEVILLE	VA	24382-0000	41A-1-132	TOWN OF WYTHEVILLE
23	commercial	INDUSTRIAL DEVELOP AUTHORITY- SAGEBRUSH STEAKHOUSE	20-49	PO BOX 3130 - SAGEBRUSH	170 NYE CIR	MOORESVILLE	NC	28117-0000	26-36C	TOWN OF WYTHEVILLE
24	commercial	RIDDHI VINAYAK INC- BEST WESTERN	10 to 19	484 HIGHWAY 70 SW	355 NYE RD	HICKORY	NC	28601-0000	26-36D	TOWN OF WYTHEVILLE
25	commercial	CARTY GILBERT G & SANDRA C - HOMERS CUSTOM PAINT	1 to 4	495 LOVERS LANE	425 LOVERS LN	WYTHEVILLE	VA	24382	41-57	TOWN OF WYTHEVILLE
26	residence	C M H HOMES INC		BOX 9790	605 LITHIA RD	MARYVILLE	TN	37802-0000	41-63F	TOWN OF WYTHEVILLE
27	commercial	CARTY GILBERT G & SANDRA C - HOMERS CUSTOM PAINT	1 to 4	495 LOVERS LANE	425 LOVERS LN	WYTHEVILLE	VA	24382	41-57	TOWN OF WYTHEVILLE
28	garage	YATES ALANA MANUEL ETALS		646 CRAWFISH ROAD	3518 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-58	FORT CHISWELL
29	garage			485 CASSELL RD	485 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-6	TOWN OF WYTHEVILLE
30	garage			1145 W WASHINGTON S	525 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-B	TOWN OF WYTHEVILLE
31	garage	PEERY THOMAS DALE		655 CASSELL RD	655 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-11	TOWN OF WYTHEVILLE
32	hotel	HOLIDAY LODGE INC - SUPER 8 HOTEL	10 to 19	202 SOUTH MAIN STREET STE 201	130 NYE CIR	BLACKSBURG	VA	24060-0000	26-36E	TOWN OF WYTHEVILLE
33	hotel	GLOBAL INVESTORS LLC- SLEEP INN	20-50	PO BOX 1405	135 NYE CIR	WYTHEVILLE	VA	24382-0000	26-36F	TOWN OF WYTHEVILLE
34	industrial	HPT TA PROPERTIES TRUST -TRAVEL CENTERS OF AMERICA	50-99	400 CENTRE ST	1025 PEPPERS FERRY RD	NEWTON	MA	02458-0000	26-35A	TOWN OF WYTHEVILLE
35	industrial	HPT TA PROPERTIES TRUST -TRAVEL CENTERS OF AMERICA	50-99	400 CENTRE ST	1025 PEPPERS FERRY RD	NEWTON	MA	02458-0000	26-35A	TOWN OF WYTHEVILLE
36	industrial	HPT TA PROPERTIES TRUST -TRAVEL CENTERS OF AMERICA	50-99	400 CENTRE ST	1025 PEPPERS FERRY RD	NEWTON	MA	02458-0000	26-35A	TOWN OF WYTHEVILLE
37	industrial	PEPSI BOTTLING GROUP LLC	50-99	1 PEPSI WAY 5N-10	200 PEPSI WAY	SOMERS	NY	10589-0000	26-39C	TOWN OF WYTHEVILLE
38	residence				390 PLEASANT VIEW DRIVE	WYTHEVILLE			41A-80-2	TOWN OF WYTHEVILLE
39	residence				405 CASSELL RD	WYTHEVILLE			41A-41-1	TOWN OF WYTHEVILLE
40	residence				410 PLEASANT VIEW DR	WYTHEVILLE			41A-8-1	TOWN OF WYTHEVILLE
41	residence				570 CASSELL RD	WYTHEVILLE			41A-40-9	TOWN OF WYTHEVILLE
42	residence	C M H HOMES INC		BOX 9790	605 LITHIA RD	MARYVILLE	TN	37802-0000	41-63F	TOWN OF WYTHEVILLE
43	old church	MILLENNIUM WORLD OUTREACH		PO BOX 729	305 CASSELL RD	WYTHEVILLE	VA	24382-0000	41A-1-125C	TOWN OF WYTHEVILLE
44	old church	MILLENNIUM WORLD OUTREACH		PO BOX 729	305 CASSELL RD	WYTHEVILLE	VA	24382-0000	41A-1-125C	TOWN OF WYTHEVILLE
45	old church	MILLENNIUM WORLD OUTREACH		PO BOX 729	305 CASSELL RD	WYTHEVILLE	VA	24382-0000	41A-1-125C	TOWN OF WYTHEVILLE

ID #	CLASS	LANDVAL	BLDGVAL	TOTALVAL	TAXBASE
1	COMMERCIAL AND INDUSTRIAL	\$1,882,000	\$1,046,900	\$2,928,900	\$12,594.27
2	SINGLE FAMILY RES SUBURBAN	\$237,600	\$71,700	\$309,300	\$1,329.99
3	SINGLE FAMILY RES SUBURBAN	\$237,600	\$71,700	\$309,300	\$1,329.99
4	AGRICULTURAL - 20 TO 100 ACRES	\$237,600	\$71,700	\$309,300	\$1,329.99
5	AGRICULTURAL - 20 TO 100 ACRES	\$237,600	\$71,700	\$309,300	\$1,329.99
6	SINGLE FAMILY RES SUBURBAN	\$21,500	\$153,200	\$174,700	\$751.21
7	AGRICULTURAL - 100 ACRES OR MOR	\$1,418,800	\$164,500	\$1,583,300	\$6,808.19
8	SINGLE FAMILY RES SUBURBAN	\$448,000	\$9,600	\$457,600	\$1,967.68
9	AGRICULTURAL - 20 TO 100 ACRES	\$230,000	\$134,800	\$364,800	\$1,568.64
10	AGRICULTURAL - 20 TO 100 ACRES	\$230,000	\$134,800	\$364,800	\$1,568.64
11	AGRICULTURAL - 20 TO 100 ACRES	\$230,000	\$134,800	\$364,800	\$1,568.64
12	AGRICULTURAL - 20 TO 100 ACRES	\$81,300	\$0	\$81,300	\$349.59
13	SINGLE FAMILY RES SUBURBAN	\$69,000	\$143,000	\$212,000	\$1,250.80
14	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
15	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
16	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
17	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
18	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
19	AGRICULTURAL - 20 TO 100 ACRES	\$86,300	\$8,000	\$94,300	\$405.49
20	AGRICULTURAL - 20 TO 100 ACRES	\$86,300	\$8,000	\$94,300	\$405.49
21	SINGLE FAMILY RES SUBURBAN	\$34,400	\$47,500	\$81,900	\$352.17
22	COMMERCIAL AND INDUSTRIAL	\$625,500	\$1,139,500	\$1,765,000	\$10,413.50
23	COMMERCIAL AND INDUSTRIAL	\$320,600	\$345,700	\$666,300	\$3,931.17
24	COMMERCIAL AND INDUSTRIAL	\$383,200	\$2,144,800	\$2,528,000	\$14,915.20
25	SINGLE FAMILY RES SUBURBAN	\$69,000	\$143,000	\$212,000	\$1,250.80
26	Single Family Res-Urban	\$223,400	\$81,400	\$304,800	\$1,798.32
27	SINGLE FAMILY RES SUBURBAN	\$69,000	\$143,000	\$212,000	\$1,250.80
28	AGRICULTURAL - 20 TO 100 ACRES	\$81,300	\$0	\$81,300	\$349.59
29		\$29,100	\$109,900	\$139,000	\$820.10
30		\$26,500	\$42,900	\$69,400	\$409.46
31	Single Family Res-Urban	\$30,400	\$65,700	\$96,100	\$566.99
32	SINGLE FAMILY RES SUBURBAN	\$522,700	\$1,813,900	\$2,336,600	\$13,785.94
33	COMMERCIAL AND INDUSTRIAL	\$733,500	\$2,140,600	\$2,874,100	\$16,957.19
34	COMMERCIAL AND INDUSTRIAL	\$1,442,900	\$2,541,400	\$3,984,300	\$23,507.37
35	COMMERCIAL AND INDUSTRIAL	\$1,442,900	\$2,541,400	\$3,984,300	\$23,507.37
36	COMMERCIAL AND INDUSTRIAL	\$1,442,900	\$2,541,400	\$3,984,300	\$23,507.37
37	COMMERCIAL AND INDUSTRIAL	\$960,300	\$15,661,500	\$16,621,800	\$98,068.62
38		\$26,500	\$115,900	\$142,400	\$840.16
39		\$26,500	\$62,400	\$88,900	\$382.27
40	Single Family Residential	\$450,000	\$0	\$450,000	\$2,655.00
41		\$32,300	\$89,900	\$122,200	\$720.98
42	Single Family Res-Urban	\$223,400	\$81,400	\$304,800	\$1,798.32
43	TAX EXEMPT RELIGIOUS	\$222,500	\$1,605,600	\$1,828,100	\$10,785.79
44	TAX EXEMPT RELIGIOUS	\$222,500	\$1,605,600	\$1,828,100	\$10,785.79
45	TAX EXEMPT RELIGIOUS	\$222,500	\$1,605,600	\$1,828,100	\$10,785.79

ID #	Use	NAME	# OF EMPLOYEES	OWNER ADDRESS	PROPERTY ADDRESS	CITY	STATE	ZIP	PARCEL ID	DISTRICT
46	commercial	WKE -FORT CHISWELL OUTLETS	1 to 4	805 HAZELWOOD LANE	731 FACTORY OUTLET DR	MARTINSVILLE	VA	24112-0000	44-2-10	FORT CHISWELL
47	commercial	WKE -FORT CHISWELL OUTLETS	3 to 6 per store	805 HAZELWOOD LANE	731 FACTORY OUTLET DR	MARTINSVILLE	VA	24112-0000	44-2-10	FORT CHISWELL
48	commercial	WKE -FORT CHISWELL OUTLETS		805 HAZELWOOD LANE	731 FACTORY OUTLET DR	MARTINSVILLE	VA	24112-0000	44-2-7	FORT CHISWELL
49	commercial	WKE -FORT CHISWELL OUTLETS		805 HAZELWOOD LANE	731 FACTORY OUTLET DR	MARTINSVILLE	VA	24112-0000	44-2-7	FORT CHISWELL
50	residence	BOWEN WILLIAM CROCKETT		230 LOVERS LANE	1182 LOVERS LN	WYTHEVILLE	VA	24382	42-1A	FORT CHISWELL
51	residence	JARVIS ALLEN S & ANDREA M		415 BREEZY ESTATES DR	1836 EAST LEE HWY	WYTHEVILLE	VA	24382-0000	43A-1-16	FORT CHISWELL
52	Residence	MOORE R BRENT JR &		275 SCENIC VEIW CIRCLE	2370 EAST LEE HWY	WYTHEVILLE	VA	24382	43A-1-12	FORT CHISWELL
53	residence	YATES ALANA M ETALS		646 CRAWFISH ROAD	3416 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-56	FORT CHISWELL
54	residence	YATES ALANA MANUEL ETALS		646 CRAWFISH ROAD	3518 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-58	FORT CHISWELL
55	residence	YATES ALANA MANUEL ETALS		646 CRAWFISH ROAD	3518 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-58	FORT CHISWELL
56	residence	YATES ALANA MANUEL ETALS		646 CRAWFISH ROAD	3518 EAST LEE HWY	RURAL RETREAT	VA	24368-0000	44-58	FORT CHISWELL
57	residence			435 PLEASANT VIEW DRIVE	435 PLEASANT VIEW DRIVE	WYTHEVILLE	VA	24382	41A-80-23	TOWN OF WYTHEVILLE
58	residence			445 CASSELL RD	445 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-3A	TOWN OF WYTHEVILLE
59	residence			515 CASSELL RD	455 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-4	TOWN OF WYTHEVILLE
60	residence			455 PLEASANT VIEW DR	455 PLEASANT VIEW DR	WYTHEVILLE	VA	24382	41A-80-24	TOWN OF WYTHEVILLE
61	residence			515 CASSELL RD	470 CASSELL RD	WYTHEVILLE	VA	24382	41A-40-5	TOWN OF WYTHEVILLE
62	residence			485 CASSELL RD	485 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-6	TOWN OF WYTHEVILLE
63	residence			515 CASSELL RD	495 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-6A	TOWN OF WYTHEVILLE
64	residence	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
65	residence	TESTERMAN CHARLIE BILL ETUX		515 CASSELL RD	505 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1A	TOWN OF WYTHEVILLE
66	residence			1145 W WASHINGTON S	525 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-B	TOWN OF WYTHEVILLE
67	residence			545 CASSELL RD	545 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-1B	TOWN OF WYTHEVILLE
68	residence	GOVIN LARRY KENNETH SR &		PO BOX 234	585 CASSELL RD	MAX MEADOWS	VA	24360-0000	41A-41-7	TOWN OF WYTHEVILLE
69	residence	BILL ROSE LLC		515 CASSELL RD	605 CASSELL RD	WYTHEVILLE	VA	24382-0000	41A-41-8	TOWN OF WYTHEVILLE
70	residence			610 CASSELL RD	610 CASSELL RD	WYTHEVILLE	VA	24382	41A-40-10A	TOWN OF WYTHEVILLE
71	residence	CROUSE ANNIE C		3731 OLD STAGE ROAD	625 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-9	TOWN OF WYTHEVILLE
72	residence	DEAN DEBORAH PEERY		675 CASSELL ROAD	645 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-10	TOWN OF WYTHEVILLE
73	residence	CANNOY JOANN H		610 CASSELL RD	650 CASSELL RD	WYTHEVILLE	VA	24382	41A-40-11	TOWN OF WYTHEVILLE
74	residence	PEERY THOMAS DALE		655 CASSELL RD	655 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-11	TOWN OF WYTHEVILLE
75	residence	DEAN GARRY EDWIN &		675 CASSELL ROAD	675 CASSELL RD	WYTHEVILLE	VA	24382	41A-41-12	TOWN OF WYTHEVILLE
76	residence	JACKSON THOMAS B FAMILY LLC		793 MAX MEADOWS RD	883 MAX MEADOWS RD	MAX MEADOWS	VA	24360-0000	44-2	FORT CHISWELL
77	shed	SAGE JOHN F & LINDA K		13709 WEST BLUE GRASS TRAIL	3627 EAST LEE HWY	BLAND	VA	24315	45-18C	FORT CHISWELL
78	shed	JACKSON THOMAS B FAMILY LLC		793 MAX MEADOWS RD	883 MAX MEADOWS RD	MAX MEADOWS	VA	24360-0000	44-2	FORT CHISWELL
79	trailer	YATES HARRY JOE & ALANA M		464 CRAWFISH RD	150 RED OAK LN	RURAL RETREAT	VA	24368-0000	44-58A	FORT CHISWELL
80	trailer									
81	unknown	LAINGHAM JAMES E T TRUSTEE OF		291 STEER DRIVE	2153 CHAPMAN RD	WYTHEVILLE	VA	24382-0000	42-36	FORT CHISWELL
82	unknown	LANINGHAM JAMES E T TRUSTEE OF		291 STEER DRIVE	237 STEER DR	WYTHEVILLE	VA	24382-0000	43-1	FORT CHISWELL
83	water	WYTHE BLAND WATER & SEWER		345 S 4TH ST	865 MAX MEADOWS RD	WYTHEVILLE	VA	24382	44-1A	FORT CHISWELL
84	water	WYTHE BLAND WATER & SEWER		345 S 4TH ST	865 MAX MEADOWS RD	WYTHEVILLE	VA	24382	44-1A	FORT CHISWELL

## I-81 Corridor Improvement Study

Tier 2 – I-77/I-81 Overlap

Relocation Assistance Report

Alternative A  
Building Impacts

ID #	CLASS	LANDVAL	BLDGVAL	TOTALVAL	TAXBASE
46	COMMERCIAL AND INDUSTRIAL	\$1,882,000	\$1,046,900	\$2,928,900	\$12,594.27
47	COMMERCIAL AND INDUSTRIAL	\$1,882,000	\$1,046,900	\$2,928,900	\$12,594.27
48	COMMERCIAL AND INDUSTRIAL	\$1,882,000	\$1,046,900	\$2,928,900	\$12,594.27
49	COMMERCIAL AND INDUSTRIAL	\$1,882,000	\$1,046,900	\$2,928,900	\$12,594.27
50	AGRICULTURAL - 20 TO 100 ACRES	\$201,800	\$0	\$201,800	\$867.74
51	SINGLE FAMILY RES SUBURBAN	\$44,900	\$117,100	\$162,000	\$696.60
52	SINGLE FAMILY RES SUBURBAN	\$45,400	\$0	\$45,400	\$195.22
53	AGRICULTURAL - 20 TO 100 ACRES	\$230,000	\$134,800	\$364,800	\$1,568.64
54	AGRICULTURAL - 20 TO 100 ACRES	\$81,300	\$0	\$81,300	\$349.59
55	AGRICULTURAL - 20 TO 100 ACRES	\$81,300	\$0	\$81,300	\$349.59
56	AGRICULTURAL - 20 TO 100 ACRES	\$81,300	\$0	\$81,300	\$349.59
57		\$26,500	\$106,000	\$132,500	\$781.75
58		\$29,100	\$48,600	\$77,700	\$458.43
59		\$29,100	\$41,000	\$70,100	\$413.59
60		\$26,500	\$111,000	\$137,500	\$811.25
61		\$26,500	\$54,400	\$80,900	\$477.31
62		\$29,100	\$109,900	\$139,000	\$820.10
63		\$29,100	\$35,100	\$64,200	\$378.78
64	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
65	SINGLE FAMILY RES SUBURBAN	\$103,700	\$126,000	\$229,700	\$1,355.23
66		\$26,500	\$42,900	\$69,400	\$409.46
67		\$29,000	\$86,100	\$115,100	\$679.09
68	Single Family Res-Urban	\$33,200	\$57,500	\$90,700	\$535.13
69	Single Family Res-Urban	\$29,100	\$42,200	\$71,300	\$420.67
70		\$32,300	\$89,900	\$122,200	\$720.98
71	Single Family Res-Urban	\$29,100	\$35,900	\$65,000	\$383.50
72	Single Family Res-Urban	\$29,100	\$50,700	\$79,800	\$470.82
73	Single Family Res-Urban	\$30,100	\$0	\$30,100	\$177.59
74	Single Family Res-Urban	\$30,400	\$65,700	\$96,100	\$566.99
75	Single Family Res-Urban	\$34,300	\$96,000	\$130,300	\$768.77
76	SINGLE FAMILY RES SUBURBAN	\$34,400	\$47,500	\$81,900	\$352.17
77	AGRICULTURAL - 20 TO 100 ACRES	\$157,700	\$170,200	\$327,900	\$1,409.97
78	SINGLE FAMILY RES SUBURBAN	\$34,400	\$47,500	\$81,900	\$352.17
79	SINGLE FAMILY RES SUBURBAN	\$21,500	\$153,200	\$174,700	\$751.21
80		\$0	\$0	\$0	\$0.00
81	SINGLE FAMILY RES SUBURBAN	\$14,400	\$800	\$15,200	\$65.36
82	AGRICULTURAL - 20 TO 100 ACRES	\$294,500	\$102,400	\$396,900	\$1,706.67
83	TAX EXEMPT LOCAL GOVERNMENT	\$25,000	\$47,300	\$72,300	\$310.89
84	TAX EXEMPT LOCAL GOVERNMENT	\$25,000	\$47,300	\$72,300	\$310.89



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# Land Impact Table

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	DISTRICT	CLASS	ACREAGE	LANDVAL	BLDGVAL	S.F.
41-57	CARTY GILBERT G & SANDRA C	495 LOVERS LANE	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	SINGLE FAMILY RES SUBURBAN	6.91	\$69,000	\$143,000	301089.84
41-63F	C M H HOMES INC	BOX 9790	MARYVILLE	TN	37802-0000	TOWN OF WYTHEVILLE	Single Family Res-Urban	1.68	\$223,400	\$81,400	73103.40
41A-1-125C	MILLENNIUM WORLD OUTREACH	PO BOX 729	WYTHEVILLE	VA	24382-0000	TOWN OF WYTHEVILLE	TAX EXEMPT RELIGIOUS	54.73	\$222,500	\$1,605,600	2383985.65
26-35A	HPT TA PROPERTIES TRUST	400 CENTRE ST	NEWTON	MA	02458-0000	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	10.88	\$1,442,900	\$2,541,400	474085.40
26-36C	INDUSTRIAL DEVELOP AUTHORITY	PO BOX 3130 - SAGEBRUSH	MOORESVILLE	NC	28117-0000	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	2.12	\$320,600	\$345,700	92440.62
26-36D	RIDDHI VINAYAK INC- BUDGET INN	484 HIGHWAY 70 SW	HICKORY	NC	28601-0000	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	4.61	\$383,200	\$2,144,800	200683.66
26-36E	HOLIDAY LODGE INC	202 SOUTH MAIN STREET STE 201	BLACKSBURG	VA	24060-0000	TOWN OF WYTHEVILLE	SINGLE FAMILY RES SUBURBAN	0.64	\$522,700	\$1,813,900	27984.29
26-36F	GLOBAL INVESTORS LLC, SLEEP INN	PO BOX 1405	WYTHEVILLE	VA	24382-0000	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	0.29	\$733,500	\$2,140,600	12751.81
26-39C	BOTTLING GROUP LLC	1 PEPSI WAY 5N-10	SOMERS	NY	10589-0000	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	9.02	\$960,300	\$15,661,500	392882.24
41A-1-132	JENNINGS & REED PROPERTIES	310 EAST MAIN STREET	WYTHEVILLE	VA	24382-0000	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	6.72	\$625,500	\$1,139,500	292693.79
41A-40-11	CANNOY JOANN H	610 CASSELL RD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	Single Family Res-Urban	1.21	\$30,100	\$0	52827.95
41A-40-11A	CANNOY JOANN H	610 CASSELL RD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	Single Family Res-Urban	1.21	\$30,100	\$0	52827.95
41A-41-10	DEAN DEBORAH PEERY	675 CASSELL ROAD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	Single Family Res-Urban	0.57	\$29,100	\$50,700	24649.74
41A-41-11	PEERY THOMAS DALE	655 CASSELL RD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	Single Family Res-Urban	0.68	\$30,400	\$65,700	29592.10
41A-41-12	DEAN GARRY EDWIN &	675 CASSELL ROAD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	Single Family Res-Urban	0.95	\$34,300	\$96,000	41548.66
41A-41-1A	TESTERMAN CHARLIE BILL ETUX	515 CASSELL RD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	SINGLE FAMILY RES SUBURBAN	16.77	\$103,700	\$126,000	730393.48
41A-41-7	GOVIN LARRY KENNETH SR &	PO BOX 234	MAX MEADOWS	VA	24360-0000	TOWN OF WYTHEVILLE	Single Family Res-Urban	0.53	\$33,200	\$57,500	23274.59
41A-41-8	BILL ROSE LLC	515 CASSELL RD	WYTHEVILLE	VA	24382-0000	TOWN OF WYTHEVILLE	Single Family Res-Urban	0.54	\$29,100	\$42,200	23438.21
41A-41-9	CROUSE ANNIE C	3731 OLD STAGE ROAD	WYTHEVILLE	VA	24382	TOWN OF WYTHEVILLE	Single Family Res-Urban	0.54	\$29,100	\$35,900	23690.98
42-1A	BOWEN WILLIAM CROCKETT	230 LOVERS LANE	WYTHEVILLE	VA	24382	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	46.80	\$201,800	\$0	2038419.16
42-1B	LOCHER SILICA CORP	26 BEATTY HOLLOW	LEXINGTON	VA	24450	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	12.89	\$448,000	\$9,600	561658.04
42-1C	LOCHER SILICA CORP	26 BEATTY HOLLOW	LEXINGTON	VA	24450	TOWN OF WYTHEVILLE	COMMERCIAL AND INDUSTRIAL	12.89	\$122,500	\$0	561658.04
42-36	LANINGHAM JAMES E T TRUSTEE OF	291 STEER DRIVE	WYTHEVILLE	VA	24382-0000	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	1.05	\$14,400	\$800	45751.43
42-5-76	LANINGHAM JAMES E T TRUSTEE OF	291 STEER DRIVE	WYTHEVILLE	VA	24382-0000	FORT CHISWELL	AGRICULTURAL - 100 ACRES +	2.02	\$1,418,800	\$164,500	87818.09
42-5-77	LANINGHAM JAMES E T TRUSTEE OF	291 STEER DRIVE	WYTHEVILLE	VA	24382-0000	FORT CHISWELL	AGRICULTURAL - 100 ACRES +	1.95	\$1,418,800	\$164,500	84750.21
42-5-78	LANINGHAM JAMES E T TRUSTEE OF	291 STEER DRIVE	WYTHEVILLE	VA	24382-0000	FORT CHISWELL	AGRICULTURAL - 100 ACRES +	1.54	\$1,418,800	\$164,500	66995.46
43-1	LANINGHAM JAMES E T TRUSTEE OF	291 STEER DRIVE	WYTHEVILLE	VA	24382-0000	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	29.84	\$294,500	\$102,400	1300031.81
43A-1-12	MOORE R BRENT JR &	275 SCENIC VEIW CIRCLE	WYTHEVILLE	VA	24382	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	5.99	\$45,400	\$0	260802.15
43A-1-16	JARVIS ALLEN S & ANDREA M	415 BREEZY ESTATES DR	WYTHEVILLE	VA	24382-0000	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	4.49	\$44,900	\$117,100	195603.56
44-12-13	JACKSON THOMAS B & GEORGIA L	793 MAX MEADOW ROAD	MAX MEADOWS	VA	24360	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	14.68	\$86,300	\$8,000	639420.01
44-1A	WYTHE BLAND WATER & SEWER	345 S 4TH ST	WYTHEVILLE	VA	24382	FORT CHISWELL	TAX EXEMPT LOCAL GOVERNMENT	0.23	\$25,000	\$47,300	10172.88
44-2	JACKSON THOMAS B FAMILY LLC	793 MAX MEADOWS RD	MAX MEADOWS	VA	24360-0000	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	3.45	\$34,400	\$47,500	150294.15
44-2-10	WKE	805 HAZELWOOD LANE	MARTINSVILLE	VA	24112-0000	FORT CHISWELL	COMMERCIAL AND INDUSTRIAL	10.74	\$1,882,000	\$1,046,900	467742.29
44-2-7	WKE	805 HAZELWOOD LANE	MARTINSVILLE	VA	24112-0000	FORT CHISWELL	COMMERCIAL AND INDUSTRIAL	10.33	\$1,882,000	\$1,046,900	449965.57
44-56	YATES ALANA M ETALS	646 CRAWFISH ROAD	RURAL RETREAT	VA	24368-0000	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	15.05	\$230,000	\$134,800	655487.28
44-58	YATES ALANA MANUEL ETALS	646 CRAWFISH ROAD	RURAL RETREAT	VA	24368-0000	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	20.92	\$81,300	\$0	911365.57
44-58A	YATES HARRY JOE & ALANA M	464 CRAWFISH RD	RURAL RETREAT	VA	24368-0000	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	0.54	\$21,500	\$153,200	23552.67
44-59	PEGG CHARLES R	188 CARPATH RD	N WILKESBORO	NC	28659-0000	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	2.05	\$237,600	\$71,700	89148.28
44-59A	PEGG CHARLES R	188 CARPATH RD	N WILKESBORO	NC	28659-0000	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	2.32	\$237,600	\$71,700	101069.80
44-59C	STILWELL CARLIE W	PO BOX 128	MAX MEADOWS	VA	24360	FORT CHISWELL	SINGLE FAMILY RES SUBURBAN	0.32	\$14,500	\$4,100	13768.23
45-18C	SAGE JOHN F & LINDA K	13709 WEST BLUE GRASS TRAIL	BLAND	VA	24315	FORT CHISWELL	AGRICULTURAL - 20 TO 100 ACRES	15.84	\$157,700	\$170,200	690202.48



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# Right-of-Way Cost Estimate



# Project Cost Estimating System RIGHT-OF-WAY ESTIMATE



Project No.: **77098104**

VDOT Construction District : **BRISTOL** # **1**

Select Project Area Real Estate Costs : **Average**

Define Project Land Use Characteristics :

Agricultural :	15%
Residential :	60%
Industrial :	5%
Commercial :	20%
	100%

Instructions: Please fill-in all applicable White Boxes or make a choice from the Drop-down Lists

Enter the Approximate Number of Parcels on the Project : **49**

Select **Computed** or **User Defined** Costs :

**User Defined Costs**

## 1. LAND VALUE

Prop. Right-of-Way  
Temp. Ease.  
Perm. & Util. Ease.

Total Right-of-Way Project Length (ML + Connections)		ft			Computed RW Cost per sq ft =	<b>\$1.26</b>
Average width of Existing RW		ft			Enter Right-of-Way Estimator's Right-of-Way Cost per sq ft :	<b>\$0.47</b>
Average width of Proposed RW		ft			Enter total sq ft (override calculation):	<b>#####</b>
Total area of all additional Prop. Right-of-Way		sf			<b>14,659,621</b> sq ft =	<b>0.000</b> Ac.
Approx. % of Prop. CL within		ft		of Exist. CL		<b>0%</b>
Approx. % of Prop. CL between		ft		& ft of Exist. CL		<b>0%</b>
Approx. % of Prop. CL greater than		ft		from Exist. CL		<b>100%</b>

Average Width of parallel Temporary Easements Left		ft			Comp. Temp. Ease. Cost / sq ft =	<b>\$0.32</b>
Total Length of parallel Temporary Easements Left		ft			Enter Right-of-Way Estimator's Temp. Ease. Cost per sq ft :	
Average Width of parallel Temporary Easements Right		ft			Enter total sq ft (override calculation):	
Total Length of parallel Temporary Easements Right		ft			<b>0</b> sq ft =	<b>0.000</b> Ac.

Total Area of All Replacement Utility Easements AND Select % of RW Cost for Util. Ease.		sf			Comp. Utility Ease. Cost / sq ft =	<b>\$0.00</b>
OR					RW Est's. Utility Ease. Cost per sq ft :	
Total Number of Replacement Easements Required		ea			Comp. Perm. Ease. Cost / sq ft =	<b>\$1.01</b>
Total area of All Permanent Easements		sf			RW Est's. Perm. Ease. Cost per sq ft :	
					<b>0</b> sq ft =	<b>0.000</b> Ac.

**COST OF LAND (Item # 1)      \$6,890,000      (User Defined Costs)**

## 2. BUILDING VALUE

Based upon comparison to similar, occupied <b>Residential Dwellings</b> in the Project Area, enter the Number of:			Computed:
A. Low Cost Residential Dwellings :			\$0
B. Moderately Low Cost Dwellings :			\$0
C. Average Cost Residential Dwellings :	<b>33</b>		\$3,712,500
D. Moderately High Cost Dwellings :			\$0
E. High Cost Residential Dwellings :			\$0
<b>Computed Total Residential Dwelling Costs :</b>			<b>\$3,712,500</b>
<b>Estimator's Total Residential Dwelling Costs :</b>			

Enter the total estimated cost of ALL **COMMERCIAL & INDUSTRIAL BUILDINGS** to be taken:  
**Note: No Computed Costs Available. Use User Defined Costs Below:**  
**Estimator's Total Commercial / Industrial Buildings Costs : \$37,397,940**

## 3. OTHER IMPROVEMENTS

Enter the estimated cost of ALL **OTHER IMPROVEMENTS** on the Project:  
**Computed Total Other Improvements Costs : \$4,614,400**  
**Estimator's Total Other Improvements Costs :**

## 4. DAMAGES

Anticipated % of Parcels Affected by Damages to Remainder :	100%
Anticipated Relative Cost Impact of Damages to Remainder :	Moderate
Approximate Number of Parcels Affected :	49
<b>Computed Cost of Damages to Remainder :</b>	<b>\$735,000</b>
<b>Estimator's Total Cost of Damages to Remainder :</b>	

**TOTAL ACQUISITIONS (Items # 1 - 4)      \$53,349,800      (User Defined Costs)**

**5. ADMINISTRATIVE SETTLEMENTS**

Anticipated % of Parcels Affected by Administrative Settlements :	100%
Anticipated Relative Cost Impact of Administrative Settlements :	Moderate
Approximate Number of Parcels Affected :	49
<b>Computed Cost of Administrative Settlements :</b>	<b>\$735,000</b>
<b>Estimator's Total Cost of Administrative Settlements :</b>	

**6. CONDEMNATION INCREASES**

Anticipated % of Parcels Affected by Condemnation Increases :	100%
Anticipated Relative Cost Impact of Condemnation Increases :	Moderate
Approximate Number of Parcels Affected :	49
<b>Computed Cost of Condemnation Increases :</b>	<b>\$992,250</b>
<b>Estimator's Total Cost of Condemnation Increases :</b>	

**7. ADMINISTRATIVE COSTS & INCIDENTAL EXPENSES**

Anticipated Relative Cost Impact of Admin. Costs & Incidental Expenses :	Moderate
<b>Computed Administrative Costs &amp; Incidental Expenses :</b>	<b>\$183,750</b>
<b>Estimator's Total Administrative Costs &amp; Incidental Expenses :</b>	

**8. DEMOLITION CONTRACTS**

Anticipated Relative Cost Impact of Demolition Contracts :	Moderate
<b>Computed Costs of Demolition Contracts :</b>	<b>\$2,080,022</b>
<b>Estimator's Total Cost of Demolition Contracts :</b>	

**9. HAZARDOUS MATERIALS REMOVAL**

Anticipated Number of Demolished Buildings Requiring Asbestos Removal :	0
Anticipated Relative Cost of Asbestos Removal from Demolished Buildings :	Moderate
Anticipated Number of Other Hazardous Materials Removal Sites :	2
Anticipated Relative Cost Impact of Other Hazardous Materials Removal :	Moderate
<b>Computed Cost of Hazardous Materials Removal :</b>	<b>\$180,000</b>
<b>Estimator's Total Costs of Hazardous Materials Removal :</b>	

**10. PROPERTY MANAGEMENT**

Anticipated Relative Cost Impact of Property Management :	Moderate
<b>Computed Costs of Property Management :</b>	<b>\$413,600</b>
<b>Estimator's Total Cost of Property Management :</b>	

<b>TOTAL OTHER ITEMS (Items # 5 - 10)</b>	<b>\$4,584,600</b>	<b>(User Defined Costs)</b>
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**11. RELOCATION ASSISTANCE****Residential Relocation Costs:**

Anticipated Relative Cost Impact of Residential Relocation Expenses :	Moderate
<b>Computed Residential Relocation Costs :</b>	<b>\$919,000</b>
<b>Estimator's Total Residential Relocation Costs :</b>	

**Commercial Relocation Costs:**

**Note: No Computed Costs Available. Use User Defined Costs Below:**

<b>Estimator's Total Comm/Indust Relocation Costs :</b>	
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Total Displacements:	<input type="text" value="80"/>	Farms:	<input type="text" value="20"/>
Families:	<input type="text" value="32"/>	Non-Profit:	<input type="text" value="3"/>
Businesses:	<input type="text" value="13"/>	Personal Property Only:	<input type="text"/>

<b>TOTAL RELOCATION ASSISTANCE (Item # 11)</b>	<b>\$919,000</b>	<b>(User Defined Costs)</b>
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<b>12. YEAR OF RIGHT-OF-WAY AUTHORIZATION</b>	FY2007	FY2007
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<b>13. MANUAL INFLATION RATE</b>	
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		<i>Today's Cost</i>	<i>Factor</i>	<i>Inflated Cost</i>
SUB-TOTAL RIGHT-OF-WAY COSTS	(User Defined Costs)	\$58,853,400	N/A	\$58,853,400
UTILITY COSTS TO RIGHT-OF-WAY PROJECT *	(CES 1.x)	\$0	23.44%	\$0
<b>TOTAL RIGHT-OF-WAY COSTS</b>	<b>(CES 1.x)</b>	<b>\$58,853,400</b>		<b>\$58,853,400</b>

\* Utility Data display requires completion of Utilities Estimate Worksheet (tab below)

**COMMENTS:**

1. Number of residences includes all building types (i.e. agricultural, residential, commercial, industrial, religious, etc..)

**RW-238 Data :**

Right-of-Way Estimate Date :

Based on Approved / Unapproved Plans ? :

Participating Cost / Non-Participating Cost ? :

Today's Date : **11/11/09**