



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

*Relocation Assistance Report*

*Alternative B*

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Alternative B is an alternative that adds one additional travel lane in each direction to the roadway section co-designated as I-77 and I-81 (referred to in this report as the I-77/I-81 overlap section). Construction of Alternative B 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 B.

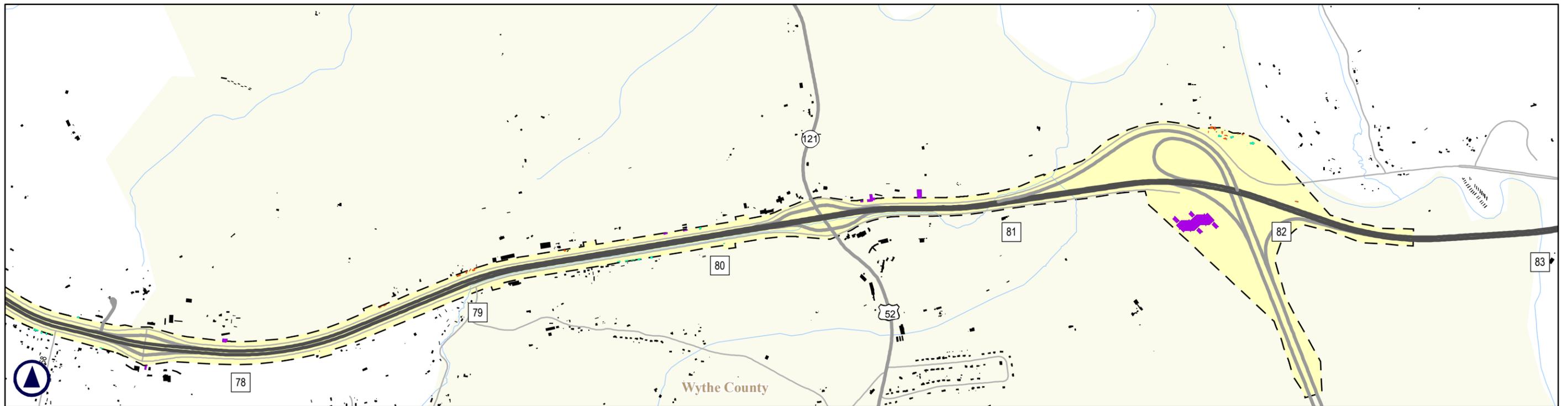
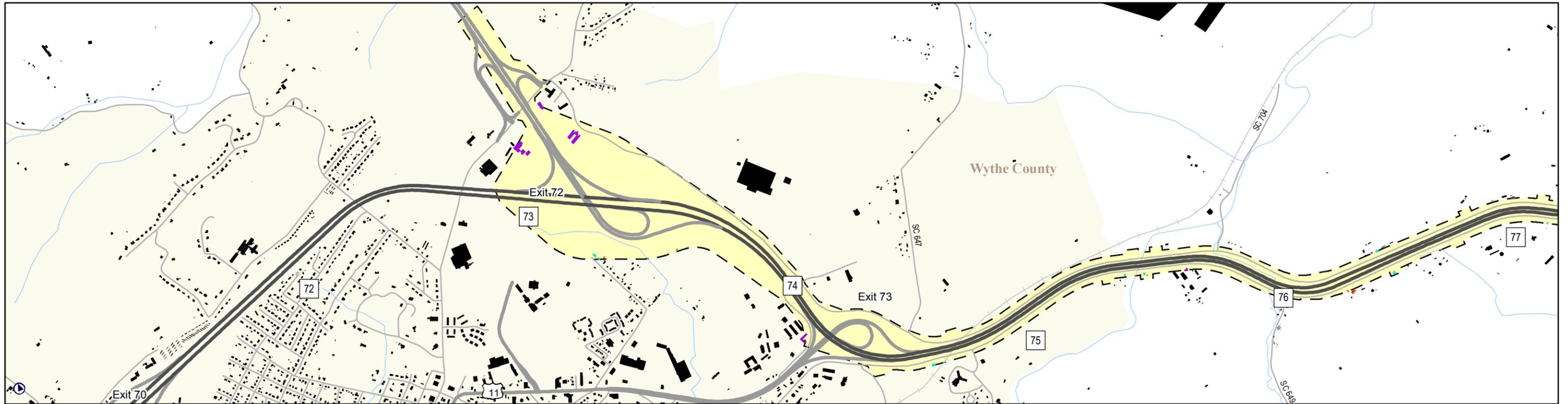
The number of takings and characteristics of these takings were estimated through the use of 2000 U.S. Census data, information from the Wythe County Commissioner of Revenue, a real estate Multiple Listing Service (MLS), and a Geographic Information Systems (GIS) analysis. Structure takings were determined by digitizing the buildings and overlaying Alternative B on aerial images. This report analyses 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 decrease as the project design is advanced and 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 B. 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

I-77/I-81 I-81 Corridor Improvement Study  
Tier 2 I-77/I-81 Overlap

VDOT

Structure Impacts Alternative B

Figure 1



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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 B

Construction of Alternative B would result in the taking of 27 residences (four of which are trailers) and seven sheds or garages. The majority of these takings would occur along the frontage road parallel to I-81/I-77.

### Social Characteristics

Of the 27 residential takings, three are vacant, 17 are owner-occupied, and seven are renter-occupied. Table 1 provides a list of all the residential structure takings from Alternative B. 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.

Three structures exist at the 3518 E Lee Highway address and two trailers exist at the 1776 East Lee Highway address; however, only one structure is listed in the table below for each property.

Approximately four 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 the affected residents south of the I-77/I-81 overlap section is between \$42,441 and \$50,221. The median income of the affected population north of the I-77/I-81 overlap section is between \$33,026 and \$37,097. The median income level of the affected population near the westernmost I-77/I-81 interchange (Interchange 72) is between \$20,391 and \$21,531. 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 the residents in Wythe County have incomes below the poverty level.



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

| Address                             | Property Value | Annual Tax Base |
|-------------------------------------|----------------|-----------------|
| 124 Needmore St                     | \$62,500       | \$269           |
| 2547 Chapman Rd                     | \$67,100       | \$289           |
| 116 Needmore St                     | \$71,000       | \$305           |
| 3518 East Lee Hwy<br>(3 structures) | \$81,300       | \$350           |
| 2863 Chapman Rd                     | \$81,600       | \$351           |
| 1495 Chapman Rd                     | \$83,100       | \$490           |
| 2025 Chapman Rd                     | \$92,900       | \$399           |
| 655 Cassell Rd                      | \$96,100       | \$567           |
| 4251 Chapman Rd                     | \$102,100      | \$439           |
| 4199 Chapman Rd                     | \$104,200      | \$448           |
| 4211 Chapman Rd                     | \$106,600      | \$458           |
| 592 East Lee Hwy                    | \$108,800      | \$468           |
| 4225 Chapman Rd                     | \$111,300      | \$479           |
| 4183 Chapman Rd                     | \$112,100      | \$482           |
| 1138 East Lee Hwy                   | \$113,400      | \$488           |
| 3125 Chapman Rd                     | \$117,700      | \$506           |
| 675 Cassell Road                    | \$130,300      | \$769           |
| 134 Needmore St                     | \$134,200      | \$577           |
| 854 East Lee Hwy                    | \$136,000      | \$585           |
| 1950 East Lee Hwy                   | \$202,900      | \$872           |
| 1776 East Lee Hwy                   | \$237,900      | \$1,023         |
| 1980 Chapman Rd                     | \$355,000      | \$2,095         |
| 4449 Chapman Rd                     | \$482,800      | \$2,076         |
| 2412 East Lee Hwy                   | \$1,131,900    | \$4,867         |

Source: Vanasse Hangen Brustlin, Inc.

## 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 need to be provided 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. Four properties are valued at \$200,000 or higher and one property is valued at over \$1 million (see Table 1). A September, 2009 search of the Southwest Virginia Association of Realtors (SWVAR) MLS database indicates that sufficient housing in the same price range as the impacted homes is currently available in the Wythe County. Table 2 shows the number of properties in various price ranges available for purchase in Wythe County.

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

| Price Range            | # of Homes to be Taken | # of Homes Available |
|------------------------|------------------------|----------------------|
| 0 to \$100,000         | 10                     | 34                   |
| \$100,001 to \$200,000 | 11                     | 95                   |
| \$200,001 to \$300,000 | 3                      | 52                   |
| \$300,001 to \$400,000 | 1                      | 19                   |
| \$400,001 to \$500,000 | 1                      | 10                   |
| \$500,001 and Above    | 1                      | 23                   |

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

Alternative B would not have divisive social impacts, such as separating a community from community facilities. Widening of I-77/I-81 would require the relocation of the Wythe County Water Department building and would require portions of the frontage road parallel to the I-77/I-81 overlap section to be relocated. While access to the state police building and to churches would be maintained during construction of the relocated frontage road, there may be temporary traffic delays during construction. No major impact to the community is anticipated.

## 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 B and the potential effects to the economy and stability of the region from these displacements.



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## No-Build Alternative

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



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## Construction of Alternative B

Alternative B would affect 23 commercial or industrial structures, nine agricultural structures (*e.g.*, barns), one government structure, a trailer located within the VDOT right-of-way, and one structure associated with a church. The types of businesses affected include a gas station, hotels, food service businesses, automotive services, retail, and farms. Table 3 lists the businesses that would be affected by Alternative B.

The Fort Chiswell Outlet Mall has the potential to house 47 retail stores, however only 6 outlet retail stores are 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, K&L Chrome Shop, and the business at 580 E Lee Highway. 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           | Annual Tax Base |
|----------------------------------|------------------------|--------------------------|-----------------|
| Amish Direct Connection LLC      | 2326 E Lee Hwy         | 1-4                      | Unknown         |
| Max Meadows Mini Storage         | 2376 East Lee Hwy      | 1-4                      | \$701           |
| Red Carpet Inn                   | 280 Lithia Rd          | 1-4                      | \$4,629         |
| Fort Chiswell Outlet Mall        | 731 Factory Outlet Way | 1-4 (plus 3-6 per store) | \$12,594        |
| Best Western                     | 355 Nye Rd             | 10-19                    | \$14,915        |
| K & L Chrome Shop (Truck Repair) | 2756 East Lee Hwy      | 10-19                    | \$1,625         |
| Speedco Truck Repair             | 2854 East Lee Hwy      | 10-19                    | \$4,689         |
| Sagebrush Steakhouse & Saloon    | 170 Nye Cir            | 20-49                    | \$3,931         |
| Wilco Hess Service Station       | 110 Ready Mix Rd       | 20-49                    | \$2,077         |
| Travel Centers of America        | 1025 Peppers Ferry Rd  | 50-99                    | \$23,506        |
| Unknown                          | 580 East Lee Hwy       | Unknown                  | \$468           |
| Unknown                          | P O Box 693            | Unknown                  | \$571           |
| Unknown                          | 1418 East Lee Hwy      | Unknown                  | \$2,386         |

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 Taken | # of Properties Available |
|--------------------------|-----------------------|---------------------------|
| 0 to \$200,000           | 4                     | 16                        |
| \$200,001 to \$500,000   | 4                     | 22                        |
| \$500,001 to \$1,000,000 | 3                     | 0                         |
| \$1,000,001 and Above    | 6                     | 1                         |

Source www.wythecountyrealestate.com accessed on September 22, 2009

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

| Price Range               | # of Properties Taken | # of Lots Available |
|---------------------------|-----------------------|---------------------|
| 0 to \$100,000            | 4                     | 207                 |
| \$100,001 to \$500,000    | 4                     | 54                  |
| \$500,001 and \$1,000,000 | 3                     | 10                  |
| \$1,000,001 and Above     | 6                     | 10                  |

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

A Wythe County Water Department structure on 106 Needmore Street would be taken. One structure associated with the Millennium World Outreach Church on 305 Cassel Road would also be impacted. Based on aerial images, it does not appear that this structure is the main church facility. The use of this structure is unknown and, therefore, the impact of its displacement on the community is also unknown.

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

## Relocation Plan

Alternative B would require the taking of 73 structures, specifically, 27 residential, 23 business structures, one government building, nine barns, seven sheds or garages, five trailers, and one structure associated with a church. The values of properties in the affected area range from \$60,000 to over \$1 million. Sufficient properties exist on the market, according to MLS, in a similar price range (see Tables 2, 4, and 5). Finding adequate replacement housing for the 27 residential relocations required would be possible as there is adequate housing available in the same county as the affected housing units. The 17 business structures, one government building, and one structure associated with a church that would be relocated would also be able to find adequate replacement facilities in the region. Individuals and businesses in need of special relocation assistance may request such services. The Fort Chiswell Outlet Mall at the east end of Alternative B may be difficult to relocate as it may be hard to find a structure large enough to accommodate it. A new facility may be needed for the relocation of this business.

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 B would be \$52 million. This value includes the costs of the land and buildings of the 45 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    | barn          | TURMAN LUMBER CO INC                                    |                | PO BOX 497              | 1932 EAST LEE HWY     | FLOYD         | VA    | 24091-0000 | 43-7-15   | FORT CHISWELL      |
| 2    | barn          | THE BOB C TURNER FAMILY                                 |                | PO BOX 1108             | 1950 EAST LEE HWY     | GLADE SPRINGS | VA    | 24340-0000 | 43-7-22A  | FORT CHISWELL      |
| 3    | barn          | THE BOB C TURNER FAMILY                                 |                | PO BOX 1108             | 1960 EAST LEE HWY     | GLADE SPRINGS | VA    | 24340-0000 | 43-7-28A  | FORT CHISWELL      |
| 4    | barn          | PEGG CHARLES R  |                | 188 CARPATH RD          | 146 RED OAK LN        | N WILKESBORO  | NC    | 28659-0000 | 44-59A    | FORT CHISWELL      |
| 5    | barn          | YATES HARRY JOE & ALANA M                               |                | 464 CRAWFISH RD         | 150 RED OAK LN        | RURAL RETREAT | VA    | 24368-0000 | 44-58A    | FORT CHISWELL      |
| 6    | barn          | WYTHE HOMES LLC   |                | PO BOX 540              | 2441 CHAPMAN RD       | SALEM         | VA    | 24153-0000 | 42-34     | FORT CHISWELL      |
| 7    | barn          | YATES ALANA MANUEL ETALS                                |                | 646 CRAWFISH ROAD       | 3518 EAST LEE HWY     | RURAL RETREAT | VA    | 24368-0000 | 44-58     | FORT CHISWELL      |
| 8    | barn          | STILWELL CARLIE W                                       |                | PO BOX 128              | 114 RED OAK LN        | MAX MEADOWS   | VA    | 24360      | 44-59C    | FORT CHISWELL      |
| 9    | barn          | STILWELL CARLIE W                                       |                | PO BOX 128              | 114 RED OAK LN        | MAX MEADOWS   | VA    | 24360      | 44-59C    | FORT CHISWELL      |
| 10   | business      | PEEPLES CHARLES ELMER ETUX                              |                | 245 E SPRING ST         | 582 EAST LEE HWY      | WYTHEVILLE    | VA    | 24382      | 42-2-60   | FORT CHISWELL      |
| 11   | Business      | PEEPLES CHARLES ELMER ETUX                              |                | 245 E SPRING ST         | 580 EAST LEE HWY      | WYTHEVILLE    | VA    | 24382      | 42-2-61   | FORT CHISWELL      |
| 12   | commercial    | AMISH DIRECT CONNECTION                                 | 1 to 4         |                         | 2326 E LEE HWY        | WYTHEVILLE    |       |            | 43-5-1    |                    |
| 13   | commercial    | GOFORTH R LYNN & SUSAN D - K&L CHROME                   | 10 to 19       | 245 FORT CHISWELL ROAD  | 2756 EAST LEE HWY     | MAX MEADOWS   | VA    | 24360      | 44-51A    | FORT CHISWELL      |
| 14   | commercial    | 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 |
| 15   | 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 |
| 16   | commercial    | SAEGART STUART C & KRISTINE S -MAX MEADOWS MINI STORAGE | 1 to 4         | 3855 IVANHOE RD         | 2376 EAST LEE HWY     | IVANHOE       | VA    | 24350-0000 | 43-48A    | FORT CHISWELL      |
| 17   | commercial    | INDUSTRIAL DEVELOP AUTHORITY -SAGEBRUSH STEAKHOUSE      | 20-49          | PO BOX 3130 - SAGEBRUSH | 170 NYE CIR           | MOORESVILLE   | NC    | 28117-0000 | 26-36C    | TOWN OF WYTHEVILLE |
| 18   | commercial    | WILLIAMS STEPHEN T -WILCO HESS                          | 20-49          | 450 SHEFFIELD DRIVE     | 110 READY MIX RD      | WINSTON SALEM | NC    | 27104-0000 | 43-26C    | FORT CHISWELL      |
| 19   | commercial    | HORNEY HAYDEN H & KAY C &                               |                | PO BOX 56               | 1418 EAST LEE HWY     | WYTHEVILLE    | VA    | 24382-0000 | 43-4-D    | FORT CHISWELL      |
| 20   | commercial    | GOFORTH R LYNN & SUSAN D - K&L CHROME                   | 10 to 19       | 245 FORT CHISWELL ROAD  | 2756 EAST LEE HWY     | MAX MEADOWS   | VA    | 24360      | 44-51A    | FORT CHISWELL      |
| 21   | commercial    | SPEEDCO INC -TRUCK REPAIR                               | 10 to 19       | 703 W PARK ST           | 2854 EAST LEE HWY     | CAYUGA        | IN    | 47928-0000 | 44-52B    | FORT CHISWELL      |
| 22   | garage        | PEERY THOMAS DALE                                       |                | 655 CASSELL RD          | 655 CASSELL RD        | WYTHEVILLE    | VA    | 24382      | 41A-41-11 | TOWN OF WYTHEVILLE |
| 23   | garage        | REED CREEK ASSOCIATES                                   |                | 2073 CHAPMAN RD         | 2025 CHAPMAN RD       | WYTHEVILLE    | VA    | 24382-0000 | 42-2      | EAST WYTHEVILLE    |
| 24   | garage        | YATES ALANA MANUEL ETALS                                |                | 646 CRAWFISH ROAD       | 3518 EAST LEE HWY     | RURAL RETREAT | VA    | 24368-0000 | 44-58     | FORT CHISWELL      |
| 25   | grain shed    | GREEN DONALD & LULA N                                   |                | 620 FINCASTLE LANE      | 2120 EAST LEE HWY     | BLUEFIELD     | VA    | 24605-0000 | 43-55     | FORT CHISWELL      |
| 26   | hotel         | PATEL DHIRWBHAI G & -RED CARPET INN                     | 1 to 4         | 280 LITHIA ROAD         | 280 LITHIA RD         | WYTHEVILLE    | VA    | 24382      | 41A-1-135 | TOWN OF WYTHEVILLE |
| 27   | 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 |
| 28   | 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 |
| 29   | industrial    | DARTAN OF SOUTH CAROLINA INC                            |                | P O BOX 693             | P O BOX 693           | WYTHEVILLE    | VA    | 24382-0000 | 42-7      | EAST WYTHEVILLE    |
| 30   | old church    | MILLENNIUM WORLD OUTREACH                               |                | PO BOX 729              | 305 CASSELL RD        | WYTHEVILLE    | VA    | 24382-0000 | 41A-1-125 | TOWN OF WYTHEVILLE |
| 31   | outbuilding   | JUBILEE BAPTIST CHURCH                                  |                | PO BOX 438              | 2276 EAST LEE HWY     | MAX MEADOWS   | VA    | 24360-0000 | 43-5-5    | FORT CHISWELL      |
| 32   | outlet stores | WKE -FORT CHISWELL OUTLETS                              | 1 to 4         | 805 HAZELWOOD LANE      | 731 FACTORY OUTLET DR | MARTINSVILLE  | VA    | 24112-0000 | 44-2-7    | FORT CHISWELL      |
| 33   | outlet stores | WKE -FORT CHISWELL OUTLETS                              | 3-6 per store  | 805 HAZELWOOD LANE      | 731 FACTORY OUTLET DR | MARTINSVILLE  | VA    | 24112-0000 | 44-2-10   | FORT CHISWELL      |
| 34   | outlet stores | WKE -FORT CHISWELL OUTLETS                              |                | 805 HAZELWOOD LANE      | 731 FACTORY OUTLET DR | MARTINSVILLE  | VA    | 24112-0000 | 44-2-10   | FORT CHISWELL      |
| 35   | outlet stores | WKE -FORT CHISWELL OUTLETS                              |                | 805 HAZELWOOD LANE      | 731 FACTORY OUTLET DR | MARTINSVILLE  | VA    | 24112-0000 | 44-2-7    | FORT CHISWELL      |
| 36   | outlet stores | WKE -FORT CHISWELL OUTLETS                              |                | 805 HAZELWOOD LANE      | 731 FACTORY OUTLET DR | MARTINSVILLE  | VA    | 24112-0000 | 44-2-7    | FORT CHISWELL      |
| 37   | residence     | METZGER EUGENE JOHN &                                   |                | PO BOX 751              | 3125 CHAPMAN RD       | WYTHEVILLE    | VA    | 24382-0000 | 43-3-20   | FORT CHISWELL      |
| 38   | residence     | JONES JAMES M JR & TREVA S                              |                | 4183 CHAPMAN ROAD       | 4183 CHAPMAN RD       | MAX MEADOWS   | VA    | 24360      | 43-9-39   | FORT CHISWELL      |
| 39   | residence     | SMITH ERNEST  |                | 3440 N 4TH ST           | 4199 CHAPMAN RD       | WYTHEVILLE    | VA    | 24382-0000 | 43-9-36   | FORT CHISWELL      |
| 40   | residence     | LEE ROBERTO J & CONNIE G                                |                | 105 W. PINE STREET      | 4211 CHAPMAN RD       | WYTHEVILLE    | VA    | 24382-0000 | 43-9-34   | FORT CHISWELL      |
| 41   | residence     | MCDONALD MARTHA B & JAMES L JR                          |                | 2070 WALNUT SPRINGS RD  | 1980 CHAPMAN RD       | BLACKSBURG    | VA    | 24060      | 41-56A    | TOWN OF WYTHEVILLE |
| 42   | residence     | DEAN GARRY EDWIN &                                      |                | 675 CASSELL ROAD        | 675 CASSELL ROAD      | WYTHEVILLE    | VA    | 24382      | 41A-41-12 | TOWN OF WYTHEVILLE |
| 43   | residence     | REED CREEK ASSOCIATES                                   |                | 2073 CHAPMAN RD         | 2025 CHAPMAN RD       | WYTHEVILLE    | VA    | 24382-0000 | 42-2      | EAST WYTHEVILLE    |
| 44   | residence     | REEVES TIMOTHY A & DEBRA R                              |                | 2547 CHAPMAN RD         | 2547 CHAPMAN RD       | WYTHEVILLE    | VA    | 24382-0000 | 42-34A    | FORT CHISWELL      |
| 45   | residence     | DAVIS SAMUEL DICKY                                      |                | 2484 EAST LEE HIGHWAY   | 2412 EAST LEE HWY     | WYTHEVILLE    | VA    | 24382      | 43-49     | FORT CHISWELL      |

| ID # | CLASS                            | LANDVAL     | BLDGVAL     | TOTALVAL    | TAXBASE  |
|------|----------------------------------|-------------|-------------|-------------|----------|
| 1    | SINGLE FAMILY RES SUBURBAN       | \$111,200   | \$81,700    | \$192,900   | \$829    |
| 2    | SINGLE FAMILY RES SUBURBAN       | \$201,900   | \$1,000     | \$202,900   | \$872    |
| 3    | SINGLE FAMILY RES SUBURBAN       | \$201,900   | \$1,000     | \$202,900   | \$872    |
| 4    | AGRICULTURAL - 20 TO 100 ACRES   | \$237,600   | \$71,700    | \$309,300   | \$1,330  |
| 5    | SINGLE FAMILY RES SUBURBAN       | \$21,500    | \$153,200   | \$174,700   | \$751    |
| 6    | AGRICULTURAL - 100 ACRES OR MORE | \$691,800   | \$97,900    | \$789,700   | \$3,396  |
| 7    | AGRICULTURAL - 20 TO 100 ACRES   | \$81,300    | \$0         | \$81,300    | \$350    |
| 8    | SINGLE FAMILY RES SUBURBAN       | \$14,500    | \$4,100     | \$18,600    | \$80     |
| 9    | SINGLE FAMILY RES SUBURBAN       | \$14,500    | \$4,100     | \$18,600    | \$80     |
| 10   | SINGLE FAMILY RES SUBURBAN       | \$22,300    | \$86,500    | \$108,800   | \$468    |
| 11   | SINGLE FAMILY RES SUBURBAN       | \$22,300    | \$86,500    | \$108,800   | \$468    |
| 12   |                                  | \$0         | \$0         | \$0         | \$0      |
| 13   | COMMERCIAL AND INDUSTRIAL        | \$169,600   | \$208,400   | \$378,000   | \$1,625  |
| 14   | COMMERCIAL AND INDUSTRIAL        | \$1,442,900 | \$2,541,400 | \$3,984,300 | \$23,507 |
| 15   | COMMERCIAL AND INDUSTRIAL        | \$383,200   | \$2,144,800 | \$2,528,000 | \$14,915 |
| 16   | SINGLE FAMILY RES SUBURBAN       | \$55,000    | \$108,000   | \$163,000   | \$701    |
| 17   | COMMERCIAL AND INDUSTRIAL        | \$320,600   | \$345,700   | \$666,300   | \$3,931  |
| 18   | COMMERCIAL AND INDUSTRIAL        | \$222,200   | \$260,900   | \$483,100   | \$2,077  |
| 19   | COMMERCIAL AND INDUSTRIAL        | \$175,400   | \$379,400   | \$554,800   | \$2,386  |
| 20   | COMMERCIAL AND INDUSTRIAL        | \$169,600   | \$208,400   | \$378,000   | \$1,625  |
| 21   | COMMERCIAL AND INDUSTRIAL        | \$253,000   | \$837,400   | \$1,090,400 | \$4,689  |
| 22   | Single Family Res-Urban          | \$30,400    | \$65,700    | \$96,100    | \$567    |
| 23   | SINGLE FAMILY RES SUBURBAN       | \$21,500    | \$71,400    | \$92,900    | \$399    |
| 24   | AGRICULTURAL - 20 TO 100 ACRES   | \$81,300    | \$0         | \$81,300    | \$350    |
| 25   | SINGLE FAMILY RES SUBURBAN       | \$227,500   | \$60,000    | \$287,500   | \$1,236  |
| 26   | Single Family Res-Urban          | \$132,400   | \$652,200   | \$784,600   | \$4,629  |
| 27   | COMMERCIAL AND INDUSTRIAL        | \$1,442,900 | \$2,541,400 | \$3,984,300 | \$23,507 |
| 28   | COMMERCIAL AND INDUSTRIAL        | \$1,442,900 | \$2,541,400 | \$3,984,300 | \$23,507 |
| 29   | COMMERCIAL AND INDUSTRIAL        | \$21,500    | \$111,200   | \$132,700   | \$571    |
| 30   | TAX EXEMPT RELIGIOUS             | \$222,500   | \$1,605,600 | \$1,828,100 | \$10,786 |
| 31   | SINGLE FAMILY RES SUBURBAN       | \$30,400    | \$0         | \$30,400    | \$131    |
| 32   | COMMERCIAL AND INDUSTRIAL        | \$1,882,000 | \$1,046,900 | \$2,928,900 | \$12,594 |
| 33   | COMMERCIAL AND INDUSTRIAL        | \$1,882,000 | \$1,046,900 | \$2,928,900 | \$12,594 |
| 34   | COMMERCIAL AND INDUSTRIAL        | \$1,882,000 | \$1,046,900 | \$2,928,900 | \$12,594 |
| 35   | COMMERCIAL AND INDUSTRIAL        | \$1,882,000 | \$1,046,900 | \$2,928,900 | \$12,594 |
| 36   | COMMERCIAL AND INDUSTRIAL        | \$1,882,000 | \$1,046,900 | \$2,928,900 | \$12,594 |
| 37   | SINGLE FAMILY RES SUBURBAN       | \$28,600    | \$89,100    | \$117,700   | \$506    |
| 38   | SINGLE FAMILY RES SUBURBAN       | \$27,900    | \$84,200    | \$112,100   | \$482    |
| 39   | SINGLE FAMILY RES SUBURBAN       | \$22,500    | \$81,700    | \$104,200   | \$448    |
| 40   | SINGLE FAMILY RES SUBURBAN       | \$21,500    | \$85,100    | \$106,600   | \$458    |
| 41   | AGRICULTURAL - 20 TO 100 ACRES   | \$308,700   | \$46,300    | \$355,000   | \$2,095  |
| 42   | Single Family Res-Urban          | \$34,300    | \$96,000    | \$130,300   | \$769    |
| 43   | SINGLE FAMILY RES SUBURBAN       | \$21,500    | \$71,400    | \$92,900    | \$399    |
| 44   | SINGLE FAMILY RES SUBURBAN       | \$21,500    | \$45,600    | \$67,100    | \$289    |
| 45   | AGRICULTURAL - 100 ACRES OR MORE | \$1,050,900 | \$81,000    | \$1,131,900 | \$4,867  |

| ID # | Use       | NAME                           | # OF EMPLOYEES | OWNER ADDRESS               | PROPERTY ADDRESS  | CITY          | STATE | ZIP        | PARCEL ID | DISTRICT           |
|------|-----------|--------------------------------|----------------|-----------------------------|-------------------|---------------|-------|------------|-----------|--------------------|
| 46   | residence | YATES ALANA MANUEL ETALS       |                | 646 CRAWFISH ROAD           | 3518 EAST LEE HWY | RURAL RETREAT | VA    | 24368-0000 | 44-58     | FORT CHISWELL      |
| 47   | residence | YATES ALANA MANUEL ETALS       |                | 646 CRAWFISH ROAD           | 3518 EAST LEE HWY | RURAL RETREAT | VA    | 24368-0000 | 44-58     | FORT CHISWELL      |
| 48   | residence | YATES ALANA MANUEL ETALS       |                | 646 CRAWFISH ROAD           | 3518 EAST LEE HWY | RURAL RETREAT | VA    | 24368-0000 | 44-58     | FORT CHISWELL      |
| 49   | residence | DAVIS ALEXANDER M JR TRUSTEE   |                | 3116 E LEE HIGHWAY          | 4449 CHAPMAN RD   | MAX MEADOWS   | VA    | 24360-0000 | 44-8      | FORT CHISWELL      |
| 50   | residence | PEEPLES CHARLES ELMER ETUX     |                | 245 E SPRING ST             | 592 EAST LEE HWY  | WYTHEVILLE    | VA    | 24382      | 42-2-57   | FORT CHISWELL      |
| 51   | residence | PEERY THOMAS DALE              |                | 655 CASSELL RD              | 655 CASSELL RD    | WYTHEVILLE    | VA    | 24382      | 41A-41-11 | TOWN OF WYTHEVILLE |
| 52   | residence | EVERSOLE NORRID LEE &          |                | PO BOX 816                  | 1495 CHAPMAN RD   | WYTHEVILLE    | VA    | 24382      | 41-46     | TOWN OF WYTHEVILLE |
| 53   | residence | VIA JAMES F JR & CARRIE LYNN   |                | 2863 CHAPMAN RD             | 2863 CHAPMAN RD   | WYTHEVILLE    | VA    | 24382-0000 | 42-49A    | FORT CHISWELL      |
| 54   | residence | CAMPBELL FAYE W                |                | 116 NEEDMORE STREET         | 116 NEEDMORE ST   | WYTHEVILLE    | VA    | 24382      | 42-1-24   | FORT CHISWELL      |
| 55   | govt      | WYTHE COUNTY WATER DEPT        |                | 275 S 4TH ST                | 106 NEEDMORE ST   | WYTHEVILLE    | VA    | 24382-0000 | 42-1-23A  | FORT CHISWELL      |
| 56   | residence | DUNFORD PROPERTIES INC         |                | 625 CHAPMAN RD              | 134 NEEDMORE ST   | WYTHEVILLE    | VA    | 24382-0000 | 42-1-34   | FORT CHISWELL      |
| 57   | residence | PORTER EDNA E & GEORGE D &     |                | 124 NEEDMORE ST             | 124 NEEDMORE ST   | WYTHEVILLE    | VA    | 24382      | 42-1-29A  | FORT CHISWELL      |
| 58   | residence | AKER PATRICIA S                |                | 250 VAN MAR DR              | 1138 EAST LEE HWY | WYTHEVILLE    | VA    | 24382      | 43-1-2    | FORT CHISWELL      |
| 59   | residence | LEE ROBERTO J & CONNIE G       |                | 105 W PINE ST               | 4225 CHAPMAN RD   | WYTHEVILLE    | VA    | 24382-0000 | 43-9-31   | FORT CHISWELL      |
| 60   | residence | COLLEY JANET L                 |                | 4251 CHAPMAN RD             | 4251 CHAPMAN RD   | MAX MEADOWS   | VA    | 24360-0000 | 43-9-26   | FORT CHISWELL      |
| 61   | shed      | YATES HARRY JOE & ALANA M      |                | 464 CRAWFISH RD             | 150 RED OAK LN    | RURAL RETREAT | VA    | 24368-0000 | 44-58A    | FORT CHISWELL      |
| 62   | shed      | SAGE JOHN F & LINDA K          |                | 13709 WEST BLUE GRASS TRAIL | 3627 EAST LEE HWY | BLAND         | VA    | 24315      | 45-18C    | FORT CHISWELL      |
| 63   | shed      | WYTHE HOMES LLC                |                | PO BOX 540                  | 2441 CHAPMAN RD   | SALEM         | VA    | 24153-0000 | 42-34     | FORT CHISWELL      |
| 64   | trailer   |                                |                |                             |                   |               |       |            |           |                    |
| 65   | trailer   | VAUGHT WALTER THOMAS           |                | 1808 EAST LEE HIGHWAY       | 1776 EAST LEE HWY | WYTHEVILLE    | VA    | 24382-0000 | 43-6-1    | FORT CHISWELL      |
| 66   | trailer   | VAUGHT WALTER THOMAS           |                | 1808 EAST LEE HIGHWAY       | 1776 EAST LEE HWY | WYTHEVILLE    | VA    | 24382-0000 | 43-6-1    | FORT CHISWELL      |
| 67   | trailer   | LANINGHAM JAMES E T TRUSTEE OF |                | 291 STEER DRIVE             | 854 EAST LEE HWY  | WYTHEVILLE    | VA    | 24382-0000 | 42-2-11   | FORT CHISWELL      |
| 68   | trailer   | THE BOB C TURNER FAMILY        |                | PO BOX 1108                 | 1950 EAST LEE HWY | GLADE SPRINGS | VA    | 24340-0000 | 43-7-25A  | FORT CHISWELL      |

| ID # | CLASS                            | LANDVAL   | BLDGVAL   | TOTALVAL  | TAXBASE |
|------|----------------------------------|-----------|-----------|-----------|---------|
| 46   | AGRICULTURAL - 20 TO 100 ACRES   | \$81,300  | \$0       | \$81,300  | \$350   |
| 47   | AGRICULTURAL - 20 TO 100 ACRES   | \$81,300  | \$0       | \$81,300  | \$350   |
| 48   | AGRICULTURAL - 20 TO 100 ACRES   | \$81,300  | \$0       | \$81,300  | \$350   |
| 49   | AGRICULTURAL - 20 TO 100 ACRES   | \$482,800 | \$0       | \$482,800 | \$2,076 |
| 50   | SINGLE FAMILY RES SUBURBAN       | \$22,300  | \$86,500  | \$108,800 | \$468   |
| 51   | Single Family Res-Urban          | \$30,400  | \$65,700  | \$96,100  | \$567   |
| 52   | Single Family Res-Urban          | \$20,000  | \$63,100  | \$83,100  | \$490   |
| 53   | SINGLE FAMILY RES SUBURBAN       | \$21,500  | \$60,100  | \$81,600  | \$351   |
| 54   | SINGLE FAMILY RES SUBURBAN       | \$14,500  | \$56,500  | \$71,000  | \$305   |
| 55   | TAX EXEMPT LOCAL GOVERNMENT      | \$10,000  | \$0       | \$10,000  | \$43    |
| 56   | SINGLE FAMILY RES SUBURBAN       | \$16,500  | \$117,700 | \$134,200 | \$577   |
| 57   | SINGLE FAMILY RES SUBURBAN       | \$12,500  | \$50,000  | \$62,500  | \$269   |
| 58   | SINGLE FAMILY RES SUBURBAN       | \$35,700  | \$77,700  | \$113,400 | \$488   |
| 59   | SINGLE FAMILY RES SUBURBAN       | \$21,500  | \$89,800  | \$111,300 | \$479   |
| 60   | SINGLE FAMILY RES SUBURBAN       | \$29,500  | \$72,600  | \$102,100 | \$439   |
| 61   | SINGLE FAMILY RES SUBURBAN       | \$21,500  | \$153,200 | \$174,700 | \$751   |
| 62   | AGRICULTURAL - 20 TO 100 ACRES   | \$157,700 | \$170,200 | \$327,900 | \$1,410 |
| 63   | AGRICULTURAL - 100 ACRES OR MORE | \$691,800 | \$97,900  | \$789,700 | \$3,396 |
| 64   |                                  | \$0       | \$0       | \$0       | \$0     |
| 65   | SINGLE FAMILY RES SUBURBAN       | \$121,400 | \$116,500 | \$237,900 | \$1,023 |
| 66   | SINGLE FAMILY RES SUBURBAN       | \$121,400 | \$116,500 | \$237,900 | \$1,023 |
| 67   | SINGLE FAMILY RES SUBURBAN       | \$59,000  | \$77,000  | \$136,000 | \$585   |
| 68   | SINGLE FAMILY RES SUBURBAN       | \$201,900 | \$1,000   | \$202,900 | \$872   |

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# Land Impact Table

| PARCEL ID  | NAME                           | ADDRESS                      | CITY          | STATE | ZIP        | DISTRICT           | CLASS                            | ACREAGE | LANDVAL     | BLDGVAL | S.F.      |
|------------|--------------------------------|------------------------------|---------------|-------|------------|--------------------|----------------------------------|---------|-------------|---------|-----------|
| 41-56A     | MCDONALD MARTHA B & JAMES L JR | 2070 WALNUT SPRINGS RD       | BLACKSBURG    | VA    | 24060      | TOWN OF WYTHEVILLE | AGRICULTURAL - 20 TO 100 ACRES   | 2.94    | \$308,700   | 46300   | 127933.19 |
| 41A-1-125C | MILLENNIUM WORLD OUTREACH      | PO BOX 729                   | WYTHEVILLE    | VA    | 24382-0000 | TOWN OF WYTHEVILLE | TAX EXEMPT RELIGIOUS             | 20.51   | \$222,500   | 1605600 | 893286.18 |
| 26-35A     | HPT TA PROPERTIES TRUST        | 400 CENTRE ST                | NEWTON        | MA    | 02458-0000 | TOWN OF WYTHEVILLE | COMMERCIAL AND INDUSTRIAL        | 10.48   | \$1,442,900 | 2541400 | 456513.05 |
| 26-36C     | INDUSTRIAL DEVELOP AUTHORITY   | SAGEBRUSH #548 129 FAST LANE | MOORESVILLE   | NC    | 28117-0000 | TOWN OF WYTHEVILLE | COMMERCIAL AND INDUSTRIAL        | 0.53    | \$320,600   | 345700  | 22906.89  |
| 26-36D     | RIDDHI VINAYAK INC             | % BUDGET INN EXPRESS         | HICKORY       | NC    | 28601-0000 | TOWN OF WYTHEVILLE | COMMERCIAL AND INDUSTRIAL        | 5.06    | \$383,200   | 2144800 | 220561.80 |
| 41-46      | EVERSOLE NORRID LEE &          | PO BOX 816                   | WYTHEVILLE    | VA    | 24382      | TOWN OF WYTHEVILLE | Single Family Res-Urban          | 0.35    | \$20,000    | 63100   | 15268.38  |
| 41A-1-135  | PATEL DHIRWBHAI G &            | 280 LITHIA ROAD              | WYTHEVILLE    | VA    | 24382      | TOWN OF WYTHEVILLE | Single Family Res-Urban          | 0.15    | \$132,400   | 652200  | 6723.68   |
| 41A-41-10  | DEAN DEBORAH PEERY             | 675 CASSELL ROAD             | WYTHEVILLE    | VA    | 24382      | TOWN OF WYTHEVILLE | Single Family Res-Urban          | 0.17    | \$29,100    | 50700   | 7339.66   |
| 41A-41-11  | PEERY THOMAS DALE              | 655 CASSELL RD               | WYTHEVILLE    | VA    | 24382      | TOWN OF WYTHEVILLE | Single Family Res-Urban          | 0.51    | \$30,400    | 65700   | 22236.57  |
| 41A-41-12  | DEAN GARRY EDWIN &             | 675 CASSELL ROAD             | WYTHEVILLE    | VA    | 24382      | TOWN OF WYTHEVILLE | Single Family Res-Urban          | 0.95    | \$34,300    | 96000   | 41547.44  |
| 42-1-23A   | WYTHE COUNTY WATER DEPT        | 275 S 4TH ST                 | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | TAX EXEMPT LOCAL GOVERNMENT      | 0.14    | \$10,000    | 0       | 6099.64   |
| 42-1-24    | CAMPBELL FAYE W                | 116 NEEDMORE STREET          | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.03    | \$14,500    | 56500   | 1133.96   |
| 42-1-29A   | PORTER EDNA E & GEORGE D &     | 124 NEEDMORE ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.08    | \$12,500    | 50000   | 3581.86   |
| 42-1-30    | DUNFORD PROPERTIES INC         | 625 CHAPMAN RD               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.02    | \$16,500    | 117700  | 1066.11   |
| 42-1-31    | DUNFORD PROPERTIES INC         | 625 CHAPMAN RD               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.02    | \$16,500    | 117700  | 1061.90   |
| 42-1-32    | DUNFORD PROPERTIES INC         | 625 CHAPMAN RD               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.02    | \$16,500    | 117700  | 1059.77   |
| 42-1-33    | DUNFORD PROPERTIES INC         | 625 CHAPMAN RD               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.02    | \$16,500    | 117700  | 1059.80   |
| 42-1-34    | DUNFORD PROPERTIES INC         | 625 CHAPMAN RD               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.02    | \$16,500    | 117700  | 1061.84   |
| 42-2       | REED CREEK ASSOCIATES          | 2073 CHAPMAN RD              | WYTHEVILLE    | VA    | 24382-0000 | EAST WYTHEVILLE    | SINGLE FAMILY RES SUBURBAN       | 0.67    | \$21,500    | 71400   | 29331.54  |
| 42-2-11    | LANINGHAM JAMES E T TRUSTEE OF | 291 STEER DRIVE              | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.14    | \$59,000    | 77000   | 5954.55   |
| 42-2-56    | PEEPLES CHARLES ELMER ETUX     | 245 E SPRING ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.09    | \$22,300    | 86500   | 3850.11   |
| 42-2-57    | PEEPLES CHARLES ELMER ETUX     | 245 E SPRING ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.09    | \$22,300    | 86500   | 3835.81   |
| 42-2-58    | PEEPLES CHARLES ELMER ETUX     | 245 E SPRING ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.09    | \$22,300    | 86500   | 3820.51   |
| 42-2-59    | PEEPLES CHARLES ELMER ETUX     | 245 E SPRING ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.09    | \$22,300    | 86500   | 3806.92   |
| 42-2-60    | PEEPLES CHARLES ELMER ETUX     | 245 E SPRING ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.09    | \$22,300    | 86500   | 3792.66   |
| 42-2-61    | PEEPLES CHARLES ELMER ETUX     | 245 E SPRING ST              | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.09    | \$22,300    | 86500   | 3777.57   |
| 42-34      | WYTHE HOMES LLC                | PO BOX 540                   | SALEM         | VA    | 24153-0000 | FORT CHISWELL      | AGRICULTURAL - 100 ACRES OR MORE | 0.68    | \$691,800   | 97900   | 29572.48  |
| 42-34A     | REEVES TIMOTHY A & DEBRA R     | 2547 CHAPMAN RD              | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.89    | \$21,500    | 45600   | 38623.03  |
| 42-49A     | VIA JAMES F JR & CARRIE LYNN   | 2863 CHAPMAN RD              | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.25    | \$21,500    | 60100   | 10802.28  |
| 42-7       | DARTAN OF SOUTH CAROLINA INC   | C/O REED CREEK ASSOC *       | WYTHEVILLE    | VA    | 24382-0000 | EAST WYTHEVILLE    | COMMERCIAL AND INDUSTRIAL        | 0.13    | \$21,500    | 111200  | 5603.26   |
| 43-1-2     | AKER PATRICIA S                | 250 VAN MAR DR               | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.36    | \$35,700    | 77700   | 15768.22  |
| 43-3-18    | METZGER EUGENE JOHN &          | PO BOX 751                   | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$28,600    | 89100   | 1574.62   |
| 43-3-19    | METZGER EUGENE JOHN &          | PO BOX 751                   | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$28,600    | 89100   | 1663.55   |
| 43-3-20    | METZGER EUGENE JOHN &          | PO BOX 751                   | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$28,600    | 89100   | 1645.28   |
| 43-4-D     | HORNEY HAYDEN H & KAY C &      | PO BOX 56                    | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | COMMERCIAL AND INDUSTRIAL        | 0.11    | \$175,400   | 379400  | 4918.70   |
| 43-48A     | SAEGART STUART C & KRISTINE S  | 3855 IVANHOE RD              | IVANHOE       | VA    | 24350-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.30    | \$55,000    | 108000  | 13152.32  |
| 43-49      | DAVIS SAMUEL DICKY             | 2484 EAST LEE HIGHWAY        | WYTHEVILLE    | VA    | 24382      | FORT CHISWELL      | AGRICULTURAL - 100 ACRES OR MORE | 0.73    | \$1,050,900 | 81000   | 32010.25  |
| 43-5-5     | JUBILEE BAPTIST CHURCH         | PO BOX 438                   | MAX MEADOWS   | VA    | 24360-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.88    | \$30,400    | 0       | 38427.04  |
| 43-55      | GREEN DONALD & LULA N          | 620 FINCASTLE LANE           | BLUEFIELD     | VA    | 24605-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.69    | \$227,500   | 60000   | 30233.78  |
| 43-6-1     | VAUGHT WALTER THOMAS           | 1808 EAST LEE HIGHWAY        | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 1.79    | \$121,400   | 116500  | 78100.06  |
| 43-7-14    | TURMAN LUMBER CO INC           | PO BOX 497                   | FLOYD         | VA    | 24091-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$111,200   | 81700   | 1854.51   |
| 43-7-15    | TURMAN LUMBER CO INC           | PO BOX 497                   | FLOYD         | VA    | 24091-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$111,200   | 81700   | 1859.22   |
| 43-7-16    | TURMAN LUMBER CO INC           | PO BOX 497                   | FLOYD         | VA    | 24091-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$111,200   | 81700   | 1861.04   |
| 43-7-17    | TURMAN LUMBER CO INC           | PO BOX 497                   | FLOYD         | VA    | 24091-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.10    | \$111,200   | 81700   | 4194.76   |
| 43-7-22A   | THE BOB C TURNER FAMILY        | PO BOX 1108                  | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL      | SINGLE FAMILY RES SUBURBAN       | 0.04    | \$201,900   | 1000    | 1840.98   |

| PARCEL ID | NAME                         | ADDRESS                     | CITY          | STATE | ZIP        | DISTRICT      | CLASS                          | ACREAGE | LANDVAL     | BLDGVAL | SQUARE FO |
|-----------|------------------------------|-----------------------------|---------------|-------|------------|---------------|--------------------------------|---------|-------------|---------|-----------|
| 43-7-23A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1836.93   |
| 43-7-25A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1826.93   |
| 43-7-26A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1821.44   |
| 43-7-27A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1816.23   |
| 43-7-28A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1810.66   |
| 43-7-29A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1805.05   |
| 43-7-30A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1798.68   |
| 43-7-31A  | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.04    | \$201,900   | 1000    | 1792.47   |
| 43-7-32   | THE BOB C TURNER FAMILY      | PO BOX 1108                 | GLADE SPRINGS | VA    | 24340-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.17    | \$201,900   | 1000    | 7492.95   |
| 43-9-25   | COLLEY JANET L               | 4251 CHAPMAN RD             | MAX MEADOWS   | VA    | 24360-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$29,500    | 72600   | 2361.93   |
| 43-9-26   | COLLEY JANET L               | 4251 CHAPMAN RD             | MAX MEADOWS   | VA    | 24360-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.06    | \$29,500    | 72600   | 2694.29   |
| 43-9-30   | LEE ROBERTO J & CONNIE G     | 105 W PINE ST               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$21,500    | 89800   | 2362.72   |
| 43-9-31   | LEE ROBERTO J & CONNIE G     | 105 W PINE ST               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$21,500    | 89800   | 2363.02   |
| 43-9-32   | LEE ROBERTO J & CONNIE G     | 105 W. PINE STREET          | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$21,500    | 85100   | 2362.88   |
| 43-9-33   | LEE ROBERTO J & CONNIE G     | 105 W. PINE STREET          | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$21,500    | 85100   | 2363.47   |
| 43-9-34   | LEE ROBERTO J & CONNIE G     | 105 W. PINE STREET          | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$21,500    | 85100   | 2363.56   |
| 43-9-35   | SMITH ERNEST                 | 3440 N 4TH ST               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$22,500    | 81700   | 2363.51   |
| 43-9-36   | SMITH ERNEST                 | 3440 N 4TH ST               | WYTHEVILLE    | VA    | 24382-0000 | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$22,500    | 81700   | 2363.38   |
| 43-9-38   | JONES JAMES M JR & TREVA S   | 4183 CHAPMAN ROAD           | MAX MEADOWS   | VA    | 24360      | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$27,900    | 84200   | 2364.25   |
| 43-9-39   | JONES JAMES M JR & TREVA S   | 4183 CHAPMAN ROAD           | MAX MEADOWS   | VA    | 24360      | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.05    | \$27,900    | 84200   | 2364.33   |
| 43-5-1    |                              |                             |               |       |            |               | UNKNOWN                        | 0.64    | \$0         | 0       | 27888.14  |
| 44-2-10   | WKE                          | ANGELA MAHALA               | MARTINSVILLE  | VA    | 24112-0000 | FORT CHISWELL | COMMERCIAL AND INDUSTRIAL      | 10.74   | \$1,882,000 | 1046900 | 467742.29 |
| 44-2-7    | WKE                          | ANGELA MAHALA               | MARTINSVILLE  | VA    | 24112-0000 | FORT CHISWELL | COMMERCIAL AND INDUSTRIAL      | 9.93    | \$1,882,000 | 1046900 | 432763.65 |
| 44-51A    | GOFORTH R LYNN & SUSAN D     | 245 FORT CHISWELL ROAD      | MAX MEADOWS   | VA    | 24360      | FORT CHISWELL | COMMERCIAL AND INDUSTRIAL      | 1.02    | \$169,600   | 208400  | 44461.43  |
| 44-52B    | SPEEDCO INC                  | 703 W PARK ST               | CAYUGA        | IN    | 47928-0000 | FORT CHISWELL | COMMERCIAL AND INDUSTRIAL      | 0.46    | \$253,000   | 837400  | 19966.34  |
| 44-58     | YATES ALANA MANUEL ETALS     | 646 CRAWFISH ROAD           | RURAL RETREAT | VA    | 24368-0000 | FORT CHISWELL | AGRICULTURAL - 20 TO 100 ACRES | 17.45   | \$81,300    | 0       | 760088.46 |
| 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    | 153200  | 23552.67  |
| 44-59A    | PEGG CHARLES R               | 188 CARTPATH RD             | N WILKESBORO  | NC    | 28659-0000 | FORT CHISWELL | AGRICULTURAL - 20 TO 100 ACRES | 0.40    | \$237,600   | 71700   | 17339.48  |
| 44-59C    | STILWELL CARLIE W            | PO BOX 128                  | MAX MEADOWS   | VA    | 24360      | FORT CHISWELL | SINGLE FAMILY RES SUBURBAN     | 0.32    | \$14,500    | 4100    | 13768.15  |
| 44-8      | DAVIS ALEXANDER M JR TRUSTEE | 3116 E LEE HIGHWAY          | MAX MEADOWS   | VA    | 24360-0000 | FORT CHISWELL | AGRICULTURAL - 20 TO 100 ACRES | 2.28    | \$482,800   | 0       | 99187.45  |
| 45-18C    | SAGE JOHN F & LINDA K        | 13709 WEST BLUE GRASS TRAIL | BLAND         | VA    | 24315      | FORT CHISWELL | AGRICULTURAL - 20 TO 100 ACRES | 6.97    | \$157,700   | 170200  | 303421.83 |



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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 :  | 55%  |
| Industrial :   | 5%   |
| Commercial :   | 25%  |
|                | 100% |

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

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

Enter the Approximate Number of Parcels on the Project : **45**

**User Defined Costs**

## 1. LAND VALUE

|  |  |    |  |                  |
|--|--|----|--|------------------|
| Total Right-of-Way Project Length (ML + Connections) |  | ft | Computed RW Cost per sq ft =                                 | <b>\$1.44</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):                    | 4460825          |
| Total area of all additional Prop. Right-of-Way      |  | sf | <b>4,460,825</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>\$0.36</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 | <b>0</b> sq ft =                         | <b>0.000</b> Ac. |
| Total area of All Permanent Easements   |  | sf | Comp. Perm. Ease. Cost / sq ft =         | <b>\$1.15</b>    |
|   |  |    | RW Est's. Perm. Ease. Cost per sq ft :   |                  |
|   |  |    | <b>0</b> sq ft =                         | <b>0.000</b> Ac. |

**COST OF LAND (Item # 1)      \$2,096,600      (User Defined Costs)**

## 2. BUILDING VALUE

Based upon comparison to similar, occupied **Residential Dwellings** 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>27</b> \$3,037,500 |
| D. Moderately High Cost Dwellings :                   | \$0                   |
| E. High Cost Residential Dwellings :                  | \$0                   |
| <b>Computed Total Residential Dwelling Costs :</b>    | <b>\$3,037,500</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 :      \$4,101,300**

**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 :                    | 45               |
| <b>Computed Cost of Damages to Remainder :</b>              | <b>\$675,000</b> |
| <b>Estimator's Total Cost of Damages to Remainder :</b>     |                  |

**TOTAL ACQUISITIONS (Items # 1 - 4)      \$47,308,300      (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 :                          | 45               |
| <b>Computed Cost of Administrative Settlements :</b>              | <b>\$675,000</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 :                      | 45               |
| <b>Computed Cost of Condemnation Increases :</b>              | <b>\$911,250</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>\$168,750</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>\$2,044,272</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>\$406,600</b> |
| <b>Estimator's Total Cost of Property Management :</b>    |                  |

**TOTAL OTHER ITEMS (Items # 5 - 10)      \$4,385,900      (User Defined Costs)**

**11. RELOCATION ASSISTANCE****Residential Relocation Costs:**

|   |                  |
|---|------------------|
| Anticipated Relative Cost Impact of Residential Relocation Expenses : | Moderate         |
| <b>Computed Residential Relocation Costs :</b>                        | <b>\$752,000</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> |  |
|---|--|

Total Displacements:       Farms:   
 Families:       Non-Profit:   
 Businesses:       Personal Property Only:

**TOTAL RELOCATION ASSISTANCE (Item # 11)      \$752,000      (User Defined Costs)**

|   |               |               |
|---|---------------|---------------|
| <b>12. YEAR OF RIGHT-OF-WAY AUTHORIZATION</b> | <b>FY2007</b> | <b>FY2007</b> |
|---|---------------|---------------|

|                                  |  |
|----------------------------------|--|
| <b>13. MANUAL INFLATION RATE</b> |  |
|----------------------------------|--|

|  |                      | <i>Today's Cost</i> | <i>Factor</i> | <i>Inflated Cost</i> |
|--|----------------------|---------------------|---------------|----------------------|
| <b>SUB-TOTAL RIGHT-OF-WAY COSTS</b>            | (User Defined Costs) | <b>\$52,446,200</b> | <b>N/A</b>    | <b>\$52,446,200</b>  |
| <b>UTILITY COSTS TO RIGHT-OF-WAY PROJECT *</b> | (CES 1.x)            | <b>\$0</b>          | <b>23.44%</b> | <b>\$0</b>           |
| <b>TOTAL RIGHT-OF-WAY COSTS</b>                | (CES 1.x)            | <b>\$52,446,200</b> |               | <b>\$52,446,200</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**