

MoDOT

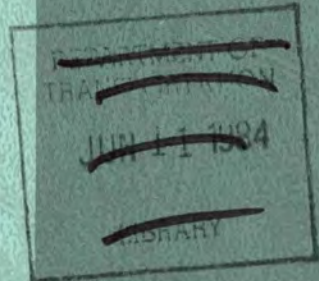
TE  
5092  
.M8A3  
no.81-5 to  
no.81-7

47

**MISSOURI COOPERATIVE HIGHWAY RESEARCH  
PROGRAM REPORTS**

**81-5  
81-6  
81-7**

**FACTORING LAND SEVERANCE DAMAGES  
RELOCATED HIGHWAYS  
FULLY CONTROLLED ACCESS  
LIMITED ACCESS  
USUAL OR OPEN ACCESS**



Pro  
MoDOT TRANSPORTATION LIBRARY

MISSOURI HIGHWAY AND TRANSPORTATION DEPARTMENT



Missouri Cooperative Highway Research Program Reports

Factoring Land Severance Damages - Relocated Highways

Fully Controlled Access

Limited Access

Usual or Open Access

Missouri  
Highway and Transportation Department

TE  
5092  
M8 A3  
no.  
81-5 -  
81-7



✓  
# FACTORING LAND SEVERANCE DAMAGES - RELOCATED HIGHWAYS

Fully Controlled Access Highways: Study No. 81-5  
Limited Access Highways: Study No. 81-6  
Usual or Open Access Highways: Study No. 81-7

Prepared By  
Missouri Highway and Transportation Department  
Division of Right-of-Way

February 1984

In Cooperation With  
U. S. Department of Transportation  
Federal Highway Administration

The opinions, findings and conclusions expressed  
in this publication are not necessarily those of  
the Federal Highway Administration.

TABLE OF CONTENTS

	Page
Introduction	<u>1</u>
Scope of Studies	<u>2</u>
Summary of Conclusions	<u>3</u>
Conclusions - Study No. 81-5	<u>4</u>
Conclusions - Study No. 81-6	<u>6</u>
Conclusions - Study No. 81-7	<u>7</u>
Implementation	<u>8</u>
Statewide Averaged Ratios For Each Land Group, Condition and Category	<u>9</u>
Appendix A - State Map Showing Each Highway and Transportation District Within the State	<u>10</u>
Appendix B - Severance Study Form No. 10 Showing Ratios For Each Highway and Transportation District	<u>11</u>
Appendix C - Severance Study Form No. 9 Showing Ratios From Statewide Data With Regard to Area or Size of Parent Land Parcel	<u>22</u>

Introduction:

During past years preliminary rights-of-way estimates for proposed relocated highways have posed many problems with regard to estimating losses caused by severing realty holdings. Rights-of-way estimates are compiled at this phase of a project without the benefit of detailed "before" and "after" appraisal reports. Affected capital improvements and right-of-way land area may be valued without much difficulty whereas intangible losses such as severance are more difficult to assess. Such estimates are usually substantially below or above actual or final costs.

In an effort to accomplish more accurate cost estimates it was the objective to develop mathematical ratios or multiples of the value of proposed right-of-way land area which, when applied to future projects, would be representative of severance losses for various types of acquisitions.

The ratios were derived as follows:

Total compensation = Value of land taken + damage to remainder + improvements

Total compensation = Value of land taken + R (value of land taken) + improvements

Where  $R = \frac{\text{Total compensation} - \text{improvements} - \text{value of land taken}}{\text{Value of land taken}}$

or  $R = \frac{\text{Total compensation} - (\text{value of acquired tangible items})}{\text{Value of land taken}}$

Note: Difference in "before" and "after" selling prices may be substituted for total compensation when sales exist.

Ratios were developed for highway facilities offering fully controlled, limited, and usual access to abutting lands as such projects traversed various types of realties. Also the ratios apply to properties selling before and after the right-of-way acquisition, cases where rights were voluntarily conveyed, as well as rights-of-way acquired by condemnation with jury verdicts standing as final judgements.

Study parcels included only those tracts suffering acute severance losses, that is, the highway alignments traversed properties in such a manner as to part the parent parcel into two or more separate land areas and were not considered to be uneconomic remnants.

Scope of Studies:

It was assumed that a meaningful and useful ratio or multiple exists between value of land area lying within right-of-way limits and the intangible losses to remainder fee hold. Also, that the ratio would probably differ for: (1) fee holds selling as a unit before and after acquisition of rights-of-way; (2) remainder lands not selling as a unit "before" and "after" where rights were voluntarily conveyed to acquiring agency; and (3) rights gained through a condemnation action with compensation determined by jury verdicts.

Lands severed by relocated highways in each of the ten highway districts were classified as "Group A" or adjacent to controlled access, "Group B" or abutting limited access, and "Group C" being adjacent to a usual access facility. Such land groups were subdivided into: "Condition 1" if abutting ownership transferred as a unit before and after acquisition of rights-of-way; "Condition 2" if fee hold had not sold but right-of-way was voluntarily conveyed; and "Condition 3" if ownership had not transferred and necessary rights-of-way were acquired by condemnation with jury verdicts standing as final judgements.

Conditions as mentioned herein are construed as follows:

Condition 1: Fee holds which sold on the open market approximately five years prior and again sold as a unit within approximately five years subsequent to the date of right-of-way acquisition. Only those parcels were considered as an "after" sale when the entire parent fee hold transferred subject to or excepting acquired rights-of-way.

Sale prices were adjusted to the date of right-of-way acquisition by appreciating and discounting at an appropriate rate based upon knowledge of area and real estate trends. Capital improvements placed upon premises by owners between selling dates were valued by appraisers and contributory worth added or discounted from selling prices as appropriate. As a result of these efforts the selling prices were adjusted to immediately before and immediately after right-of-way acquisition with difference representing losses from the acquisition.

Condition 2: Fee holds from which necessary rights-of-way were voluntarily conveyed and affected parcels have not sold within approximately five years prior and again five years subsequent to date of right-of-way conveyance.

Condition 3: Fee holds which have not sold within approximately five years prior and five years subsequent to rights-of-way acquisitions by condemnation actions. This condition includes only those cases where final judgements were entered from jury verdicts.

Land groups and conditions as mentioned above were further subdivided into categories as follows:

- Category 1: Improved rural or farm properties
- Category 2: Unimproved rural or farm properties
- Category 3: Improved residential suburban land
- Category 4: Unimproved residential suburban land
- Category 5: Improved industrial or commercial land
- Category 6: Unimproved industrial or commercial land

Scope of Studies:

Every fee hold in this state which suffered acute severance losses subsequent to July 1, 1970, as a result of acquisitions for relocated highways was identified and listed in appropriate "Land Group", "Condition", and "Category". In each instance a total value for all tangible items within the right-of-way area was determined thereby permitting the development of a ratio between intangible losses to remainder fee hold and value of land area within right-of-way limits.

SUMMARY OF CONCLUSIONS  
OF  
STATEWIDE RATIOS

	GROUP A (Controlled Access)			GROUP B (Limited Access)			GROUP C (Usual Access)		
	Condition			Condition			Condition		
	1	2	3	1	2	3	1	2	3
Category 1	*	0.77	2.77	*	0.89	3.95**	*	0.80	3.43**
2	0.91**	0.66	2.51	*	0.61	*	*	0.62	2.91**
3	*	0.71	1.66	*	1.39**	2.98**	0.36**	0.80	*
4	*	0.47**	2.53**	*	0.65**	0.75**	*	1.13**	*
5	*	0.39	8.47**	*	*	*	*	2.46**	*
6	*	0.54**	1.11**	*	0.01**	2.09**	*	0.23**	*

Condition 1 Property selling "before and after" right-of-way acquisition

2 Rights-of-way voluntarily conveyed

3 Jury Trials (verdicts as final judgements)

Category 1 Improved rural or farm properties

2 Unimproved rural or farm properties

3 Improved residential suburban lands

4 Unimproved residential suburban lands

5 Improved industrial or commercial lands

6 Unimproved industrial or commercial lands

\* Not meaningful or insufficient study data

\*\*Not significant or not reliable due to limited data

Conclusions:

Study No. 81-5

Land Group A (Fully Controlled Access)

Condition 1: Property Selling "Before" and "After" Acquisition of Right-of-Way.

A total of 410 parcels were studied statewide for this land group and unfortunately only one qualified for the criteria as established for a "before" and "after" sale. One unimproved rural or farm property classified as Category 2 sold with the difference in selling prices indicating severance losses of 0.910 times value of right-of-way land area. Due to the fact only one parcel qualified for this condition, little weight is given to the factor or ratio of 0.910.

Condition 2: Rights-of-Way Voluntarily Conveyed.

Category 1, Improved Rural or Farm Properties.

A total of 194 properties were studied throughout the State which indicated an average ratio of 0.770 times value of right-of-way land area. This ratio appears indicative of severance losses for realties under subject condition and category. This multiple is sufficiently reliable due to size of sample for use when preparing preliminary right-of-way cost estimates. Also it may become an additional "tool" when reviewing appraisals, considering administrative settlements, or determining the commencement of condemnation actions.

Category 2, Unimproved Rural or Farm Properties.

The study of lands within this category covered 73 parcels which yielded an average ratio of 0.659. The data studied and resultant factor is sufficiently accurate for its intended purpose.

Category 3, Improved Residential Suburban Lands.

The study of 61 parcels indicated an average ratio of 0.713. This ratio is sufficiently reliable as a guideline when preparing estimates prior to the appraisal process.

Category 4, Unimproved Residential Suburban Lands.

A total of 21 parcels were available for study which yielded an average ratio of 0.469. Due to the limited number and nature of study parcels, this ratio should not be considered reliable without further research.

Category 5, Improved Industrial or Commercial Lands.

The ratio of 0.386 as abstracted from 10 acquisitions although a limited sample due to nature of the parcels is reasonably accurate for the purposes of compiling preliminary right-of-way estimates.

Category 6, Unimproved Industrial or Commercial Lands.

The ratio of 0.545 as derived from 9 tracts is not considered reliable because of the nature and limited number of parcels available for study.

Condition 3: Jury Trials (Verdicts as Final Judgements).

Category 1, Improved Rural or Farm Properties.

A total of 19 tracts were studied where jury verdicts determined final compensation. It appears that all study parcels are typically improved farms with each suffering acute severance losses. The ratio of 2.750 is realistic and should be considered when preparing preliminary estimates for tracts which may be acquired by litigation.

Category 2, Unimproved Rural or Farm Lands.

Only 3 parcels were available for study under this category. In each case the parcels were typically unimproved farm lands of pasture and row crop. Although only 3 parcels were available for study, the ratio of 2.513 should be given consideration.

Category 3, Improved Residential Suburban Lands.

Only 6 parcels were available for study which yielded a ratio of 1.659. It is realized that a minimum of parcels were studied; however, the ratio should be considered because the characteristics of each parcel were typical of severed improved suburban lands.

Category 4, Unimproved Residential Suburban Lands.

A ratio of 2.532 is inconclusive because of the nature and number of parcels studied.

Category 5, Improved Industrial or Commercial Lands.

The ratio of 8.466 as determined from a study of 3 parcels is not conclusive.

Category 6, Unimproved Industrial or Commercial Lands.

A study of one available parcel indicated a ratio of 1.110 which is not meaningful.

Conclusions:

Study No. 81-6

Land Group B (Limited Access)

Condition 1: Property Selling "Before" and "After" Right-of-Way Acquisition.

A total of 168 parcels were examined under Land Group B and not one qualified for the criteria as established for "before" and "after" sales. Therefore the entries for Categories 1 through 6 remain blank or not meaningful.

Condition 2: Right-of-Way Voluntarily Conveyed.

Category 1, Improved Rural or Farm Properties.

The study encompassed 105 parcels for this category which rendered a ratio of 0.892. This ratio is reasonably reliable and should be considered when preparing preliminary right-of-way estimates.

Category 2, Unimproved Rural or Farm Properties.

A total of 17 tracts in this category were studied which yielded a ratio of 0.608. Although there were only 17 parcels available for study, the ratio appears realistic and should be considered reasonably reliable.

Categories 3, 4, 5, and 6.

All ratios for these categories are considered unreliable until further studies are completed.

Condition 3: Jury Trials (Verdicts as Final Judgement).

Categories 1 through 6.

All ratios shown under this condition are either not meaningful or are unreliable.

Conclusions:

Study No. 81-7

Land Group C (Usual Access)

Condition 1: Property Selling "Before" and "After" Right-of-Way Acquisition.

A total of 69 parcels were studied under Land Group C with 2 tracts meeting the criteria as "before" and "after" sales. Both sale parcels were improved residential suburban lands which yielded an average ratio of 0.364 times value of right-of-way land area for losses resulting from severance. This ratio is inconclusive for only 2 tracts were available for study.

Condition 2: Right-of-Way Voluntarily Conveyed.

Category 1, Improved Rural or Farm Properties.

The study covered 32 parcels qualifying for this condition which indicated an average ratio of 0.795. Such factor is developed from the acquisition of typical farm properties and should be considered by parties preparing preliminary estimates.

Category 2, Unimproved Rural or Farm Properties.

The ratio of 0.623 was developed from the study of 8 parcels. It is recognized that 8 tracts are hardly sufficient to establish a sound factor but the ratio nearly coincides with respective data for Land Groups A and B, therefore, this ratio has merit and should be considered.

Category 3, Improved Residential Suburban Lands.

A total of 15 tracts were studied which rendered an average ratio of 0.795. The quality of study parcels, though not great in numbers, are such that the ratio of 0.795 merits consideration.

Categories 4, 5, and 6.

There were insufficient study parcels to arrive at conclusive ratios for Categories 4, 5, and 6.

Condition 3: Jury Trials (Verdicts as Final Judgement).

Categories 1 through 6.

All data studied were either not meaningful or the findings were insignificant. Ratios shown for Categories 1 and 2 should not be considered.

Implementation:

Copies of these reports shall be circulated throughout the Department for consideration by Right-of-Way personnel when preparing preliminary right-of-way estimates, appraisals, review of appraisals, and to the Legal Division for advisory data when considering condemnation action.

Accepted appraisal processes shall always prevail - these data are not intended nor shall be used in lieu of "open" market sales which are comparable to a realty's "before" as well as its "after" (entirety) condition.

Statewide

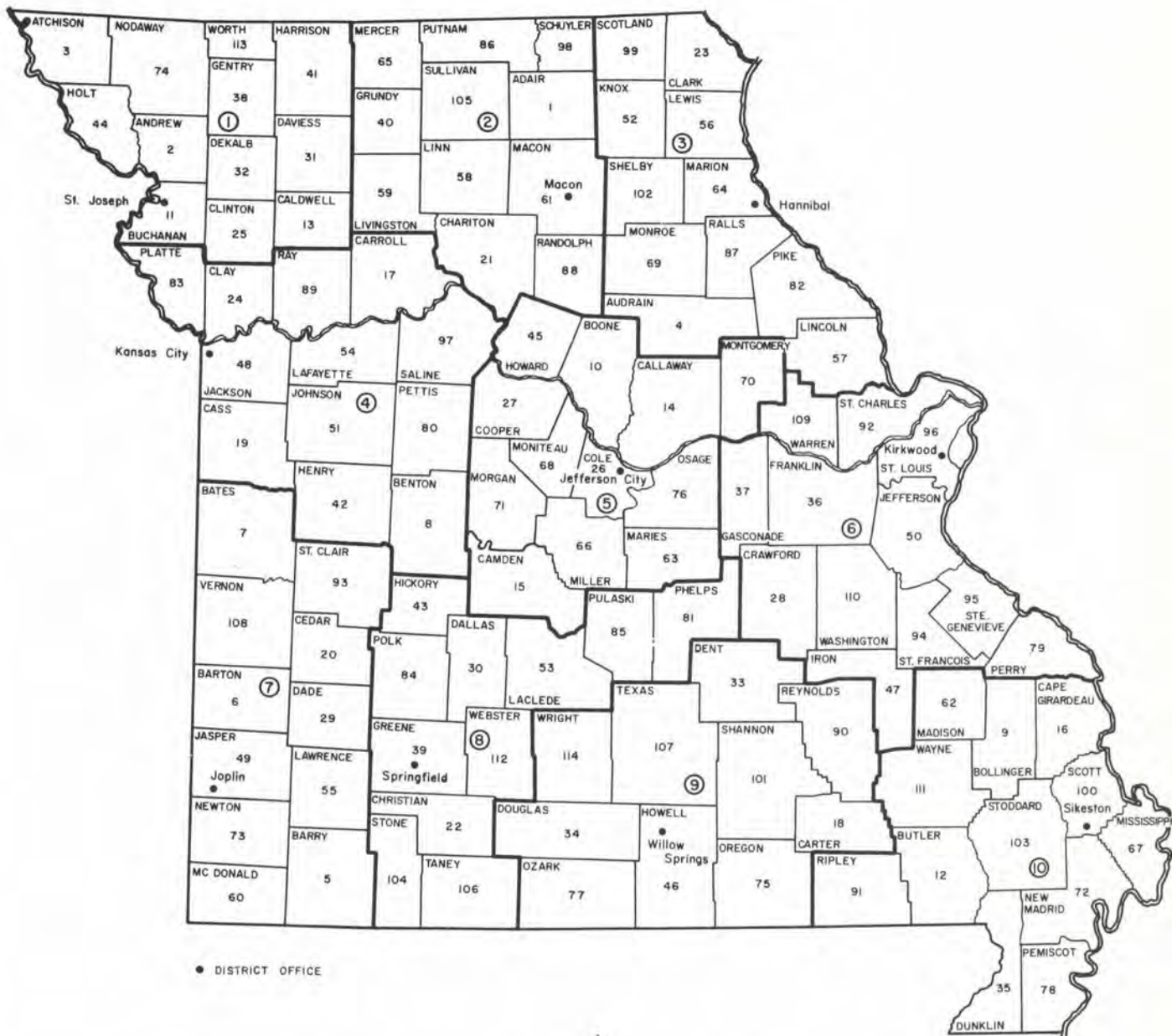
Summary of Land Groups, Categories, and Conditions

Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)                      " 2= <u>0.910</u> ( <u>1</u> " )                      " 3= <u>N.M.</u> ( <u>--</u> " )                      " 4= <u>"</u> ( <u>--</u> " )                      " 5= <u>"</u> ( <u>--</u> " )                      " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.770</u> ( <u>194</u> tracts)                      " 2= <u>0.659</u> ( <u>73</u> " )                      " 3= <u>0.713</u> ( <u>61</u> " )                      " 4= <u>0.469</u> ( <u>21</u> " )                      " 5= <u>0.386</u> ( <u>10</u> " )                      " 6= <u>0.545</u> ( <u>9</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>2.750</u> ( <u>19</u> tracts)                      " 2= <u>2.513</u> ( <u>3</u> " )                      " 3= <u>1.659</u> ( <u>6</u> " )                      " 4= <u>2.532</u> ( <u>9</u> " )                      " 5= <u>8.466</u> ( <u>3</u> " )                      " 6= <u>1.110</u> ( <u>1</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)                      " 2= <u>"</u> ( <u>--</u> " )                      " 3= <u>"</u> ( <u>--</u> " )                      " 4= <u>"</u> ( <u>--</u> " )                      " 5= <u>"</u> ( <u>--</u> " )                      " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.892</u> ( <u>105</u> tracts)                      " 2= <u>0.608</u> ( <u>17</u> " )                      " 3= <u>1.390</u> ( <u>20</u> " )                      " 4= <u>0.649</u> ( <u>14</u> " )                      " 5= <u>N.M.</u> ( <u>1</u> " )                      " 6= <u>0.009</u> ( <u>1</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>3.949</u> ( <u>4</u> tracts)                      " 2= <u>N.M.</u> ( <u>--</u> " )                      " 3= <u>2.982</u> ( <u>3</u> " )                      " 4= <u>0.745</u> ( <u>2</u> " )                      " 5= <u>N.M.</u> ( <u>--</u> " )                      " 6= <u>2.085</u> ( <u>1</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)                      " 2= <u>"</u> ( <u>--</u> " )                      " 3= <u>0.364</u> ( <u>2</u> " )                      " 4= <u>N.M.</u> ( <u>--</u> " )                      " 5= <u>"</u> ( <u>--</u> " )                      " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.795</u> ( <u>32</u> tracts)                      " 2= <u>0.623</u> ( <u>8</u> " )                      " 3= <u>0.795</u> ( <u>15</u> " )                      " 4= <u>1.125</u> ( <u>6</u> " )                      " 5= <u>2.460</u> ( <u>1</u> " )                      " 6= <u>0.233</u> ( <u>1</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>3.425</u> ( <u>3</u> tracts)                      " 2= <u>2.912</u> ( <u>1</u> " )                      " 3= <u>N.M.</u> ( <u>--</u> " )                      " 4= <u>"</u> ( <u>--</u> " )                      " 5= <u>"</u> ( <u>--</u> " )                      " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

APPENDIX A  
STATE OUTLINE MAP  
DISTRICTS AND COUNTIES



• DISTRICT OFFICE

INDEX

COUNTY	NO. DIST.	COUNTY	NO. DIST.	COUNTY	NO. DIST.	COUNTY	NO. DIST.	
ADAIR	1	2	DADE	29	7	LINCOLN	57	3
ANDREW	2	1	DALLAS	30	8	LINN	58	2
ATCHISON	3	1	DAVISS	31	1	LIVINGSTON	59	2
AUDRAIN	4	3	DEKALB	32	1	MC DONALD	60	7
BARRY	5	7	DENT	33	9	MACON	61	2
BARTON	6	7	DOUGLAS	34	9	MADISON	62	10
BATES	7	7	DUNKLIN	35	10	MARION	63	5
BENTON	8	4	FRANKLIN	36	6	MARIES	64	3
BOLLINGER	9	10	GASCONADE	37	6	MERCER	65	2
BOONE	10	5	GENTRY	38	1	MILLER	66	5
BUCHANAN	11	1	GREENE	39	8	MISSISSIPPI	67	10
BUTLER	12	10	GRUNDY	40	2	MONITEAU	68	5
CALDWELL	13	1	HARRISON	41	1	MONROE	69	3
CALLAWAY	14	5	HENRY	42	4	MONTGOMERY	70	5
CAMDEN	15	5	HICKORY	43	8	MORGAN	71	5
CAPE GIRARDEAU	16	10	HOLT	44	1	NEW MADRID	72	10
CARROLL	17	4	HOWARD	45	5	NEWTON	73	7
CARTER	18	9	HOWELL	46	9	NODAWAY	74	1
CASS	19	4	IRON	47	6	OREGON	75	9
CEADAR	20	7	JACKSON	48	4	OSAGE	76	5
CHARITON	21	2	JASPER	49	7	OZARK	77	9
CHRISTIAN	22	8	JEFFERSON	50	6	PEMISCOT	78	10
CLARK	23	3	JOHNSON	51	4	PERRY	79	6
CLAY	24	4	KNOX	52	3	PETTIS	80	4
CLINTON	25	1	LACLEDE	53	8	PHELPS	81	8
COLE	26	5	LAFAYETTE	54	4	PIKE	82	3
COOPER	27	5	LAWRENCE	55	7	PLATE	83	4
CRAWFORD	28	6	LEWIS	56	3	POLK	84	8
						PULASKI	85	8
						REYNOLDS	90	4
						RIPLEY	91	6
						SCOTT	100	10
						STODDARD	103	10
						STONE	104	8
						SULLIVAN	105	2
						TANEY	106	8
						TEXAS	107	9
						VERNON	108	7
						WASHINGTON	110	6
						WAYNE	111	10
						WEBSTER	112	8
						WORTH	113	1
						WRIGHT	114	9

APPENDIX B

Severance Study Form No. 10 styled "District" offers the ratios derived from data within geographical area of designated highway district.

District 1

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>0.910</u> ( <u>1</u> " )            " 3= <u>N.M.</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.831</u> ( <u>61</u> tracts)            " 2= <u>0.627</u> ( <u>29</u> " )            " 3= <u>0.735</u> ( <u>8</u> " )            " 4= <u>0.542</u> ( <u>4</u> " )            " 5= <u>0.016</u> ( <u>2</u> " )            " 6= <u>N.M.</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>3.999</u> ( <u>2</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>0.905</u> ( <u>1</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.932</u> ( <u>6</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>3.190</u> ( <u>2</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

District 2

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.303</u> ( <u>1</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>1.613</u> ( <u>1</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>0.979</u> ( <u>2</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.951</u> ( <u>5</u> tracts)            " 2= <u>0.727</u> ( <u>1</u> " )            " 3= <u>N.M.</u> ( <u>--</u> " )            " 4= <u>0.129</u> ( <u>1</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

- 13 -

District 3

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.333</u> ( <u>28</u> tracts)            " 2= <u>0.376</u> ( <u>12</u> " )            " 3= <u>0.118</u> ( <u>1</u> " )            " 4= <u>0.122</u> ( <u>1</u> " )            " 5= <u>0.597</u> ( <u>1</u> " )            " 6= <u>N.M.</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>1.258</u> ( <u>5</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.376</u> ( <u>12</u> tracts)            " 2= <u>0.371</u> ( <u>3</u> " )            " 3= <u>N.M.</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>3.425</u> ( <u>3</u> tracts)            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

District 4

Summary of Land Groups, Categories, and Conditions

Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.772</u> ( <u>12</u> tracts )            " 2= <u>0.877</u> ( <u>4</u> " )            " 3= <u>0.675</u> ( <u>10</u> " )            " 4= <u>0.361</u> ( <u>6</u> " )            " 5= <u>0.389</u> ( <u>4</u> " )            " 6= <u>0.382</u> ( <u>4</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>5.260</u> ( <u>2</u> tracts )            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>1.672</u> ( <u>1</u> " )            " 4= <u>3.460</u> ( <u>4</u> " )            " 5= <u>3.305</u> ( <u>1</u> " )            " 6= <u>1.110</u> ( <u>1</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.536</u> ( <u>15</u> tracts )            " 2= <u>0.970</u> ( <u>7</u> " )            " 3= <u>N.M.</u> ( <u>--</u> " )            " 4= <u>0.796</u> ( <u>5</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>2.462</u> ( <u>1</u> tracts )            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>0.018</u> ( <u>1</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>2.113</u> ( <u>1</u> " )            " 4= <u>0.641</u> ( <u>2</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

- 15 -

District 5

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>1.001</u> ( <u>12</u> tracts )            " 2= <u>0.444</u> ( <u>3</u> " )            " 3= <u>0.184</u> ( <u>7</u> " )            " 4= <u>0.728</u> ( <u>5</u> " )            " 5= <u>0.565</u> ( <u>3</u> " )            " 6= <u>N.M.</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>3.479</u> ( <u>1</u> tracts )            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.541</u> ( <u>29</u> tracts )            " 2= <u>0.341</u> ( <u>4</u> " )            " 3= <u>0.972</u> ( <u>2</u> " )            " 4= <u>1.167</u> ( <u>4</u> " )            " 5= <u>0.000</u> ( <u>1</u> " )            " 6= <u>0.009</u> ( <u>1</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.673</u> ( <u>9</u> tracts )            " 2= <u>0.531</u> ( <u>2</u> " )            " 3= <u>0.624</u> ( <u>8</u> " )            " 4= <u>0.373</u> ( <u>1</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>0.233</u> ( <u>1</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

- 16 -

District 6

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>0.516</u> ( <u>1</u> " )            " 3= <u>0.883</u> ( <u>6</u> " )            " 4= <u>0.435</u> ( <u>3</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>0.331</u> ( <u>3</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>1.514</u> ( <u>1</u> tracts )            " 2= <u>4.077</u> ( <u>1</u> " )            " 3= <u>0.651</u> ( <u>2</u> " )            " 4= <u>1.727</u> ( <u>4</u> " )            " 5= <u>0.955</u> ( <u>1</u> " )            " 6= <u>N.M.</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.964</u> ( <u>8</u> tracts )            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>2.907</u> ( <u>2</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>0.812</u> ( <u>1</u> " )            " 4= <u>0.746</u> ( <u>2</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.880</u> ( <u>1</u> tracts )            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>0.353</u> ( <u>1</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

- 17 -

N.M. = Not Meaningful or Parcels not Available for Study

District 7

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>1.896</u> ( <u>23</u> tracts)            " 2= <u>0.766</u> ( <u>4</u> " )            " 3= <u>0.476</u> ( <u>14</u> " )            " 4= <u>0.840</u> ( <u>1</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>1</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>4.465</u> ( <u>2</u> tracts)            " 2= <u>2.370</u> ( <u>1</u> " )            " 3= <u>2.630</u> ( <u>1</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>1.701</u> ( <u>9</u> tracts)            " 2= <u>2.300</u> ( <u>1</u> " )            " 3= <u>1.394</u> ( <u>4</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>5.630</u> ( <u>1</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>0.710</u> ( <u>1</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.583</u> ( <u>3</u> tracts)            " 2= <u>1.055</u> ( <u>2</u> " )            " 3= <u>0.936</u> ( <u>3</u> " )            " 4= <u>1.555</u> ( <u>2</u> " )            " 5= <u>2.460</u> ( <u>1</u> " )            " 6= <u>N.M.</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

District 8

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.401</u> ( <u>28</u> tracts )            " 2= <u>0.295</u> ( <u>10</u> " )            " 3= <u>0.484</u> ( <u>11</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>0.104</u> ( <u>1</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>0.360</u> ( <u>2</u> tracts )            " 2= <u>N.M.</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>21.140</u> ( <u>1</u> " )            " 6= <u>N.M.</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>1.030</u> ( <u>30</u> tracts )            " 2= <u>0.310</u> ( <u>3</u> " )            " 3= <u>0.508</u> ( <u>11</u> " )            " 4= <u>0.217</u> ( <u>3</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>1.860</u> ( <u>1</u> " )            " 5= <u>N.M.</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts )            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

- 19 -

District 9

Summary of Land Groups, Categories, and Conditions

Averaged Multiples

Study No. <u>81-5</u>	Study No. <u>81-6</u>	Study No. <u>81-7</u>
<p>Land Group A (Controlled Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>0.959</u> ( <u>11</u> tracts)            " 2= <u>0.475</u> ( <u>2</u> " )            " 3= <u>0.840</u> ( <u>4</u> " )            " 4= <u>N.M.</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group B (Limited Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>	<p>Land Group C (Usual Access)</p> <p>Condition 1: Property Sold "Before" and "After"</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 2: R/W Conveyed</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p> <p>Condition 3: Jury Trial</p> <p>Category 1= <u>N.M.</u> ( <u>--</u> tracts)            " 2= <u>"</u> ( <u>--</u> " )            " 3= <u>"</u> ( <u>--</u> " )            " 4= <u>"</u> ( <u>--</u> " )            " 5= <u>"</u> ( <u>--</u> " )            " 6= <u>"</u> ( <u>--</u> " )</p>

N.M. = Not Meaningful or Parcels not Available for Study

- 20 -

District 10

Summary of Land Groups, Categories, and Conditions  
Averaged Multiples

Study No. 81-5

Study No. 81-6

Study No. 81-7

Land Group A (Controlled Access)

Land Group B (Limited Access)

Land Group C (Usual Access)

Condition 1: Property Sold "Before" and "After"

Condition 1: Property Sold "Before" and "After"

Condition 1: Property Sold "Before" and "After"

Category 1= N.M. ( -- tracts)  
 " 2= " ( -- " )  
 " 3= " ( -- " )  
 " 4= " ( -- " )  
 " 5= " ( -- " )  
 " 6= " ( -- " )

Category 1= N.M. ( -- tracts)  
 " 2= " ( -- " )  
 " 3= " ( -- " )  
 " 4= " ( -- " )  
 " 5= " ( -- " )  
 " 6= " ( -- " )

Category 1= N.M. ( -- tracts)  
 " 2= " ( -- " )  
 " 3= " ( -- " )  
 " 4= " ( -- " )  
 " 5= " ( -- " )  
 " 6= " ( -- " )

Condition 2: R/W Conveyed

Condition 2: R/W Conveyed

Condition 2: R/W Conveyed

Category 1= 0.146 ( 18 tracts)  
 " 2= 1.238 ( 8 " )  
 " 3= N.M. ( -- " )  
 " 4= " ( -- " )  
 " 5= " ( -- " )  
 " 6= " ( -- " )

Category 1= 0.359 ( 3 tracts)  
 " 2= 0.235 ( 1 " )  
 " 3= 1.424 ( 1 " )  
 " 4= 0.160 ( 1 " )  
 " 5= N.M. ( -- " )  
 " 6= " ( -- " )

Category 1= 1.030 ( 7 tracts)  
 " 2= 0.341 ( 1 " )  
 " 3= 0.399 ( 2 " )  
 " 4= N.M. ( -- " )  
 " 5= " ( -- " )  
 " 6= " ( -- " )

Condition 3: Jury Trial

Condition 3: Jury Trial

Condition 3: Jury Trial

Category 1= 2.603 ( 2 tracts)  
 " 2= 1.803 ( 1 " )  
 " 3= 2.174 ( 1 " )  
 " 4= 1.239 ( 1 " )  
 " 5= N.M. ( -- " )  
 " 6= " ( -- " )

Category 1= 8.703 ( 1 tracts)  
 " 2= N.M. ( -- " )  
 " 3= 2.506 ( 1 " )  
 " 4= N.M. ( -- " )  
 " 5= " ( -- " )  
 " 6= 2.085 ( 1 " )

Category 1= N.M. ( -- tracts)  
 " 2= 2.912 ( 1 " )  
 " 3= N.M. ( -- " )  
 " 4= " ( -- " )  
 " 5= " ( -- " )  
 " 6= " ( -- " )

N.M. = Not Meaningful or Parcels not Available for Study

APPENDIX C

Severance Study Form No. 9 titled "Summary - Statewide" indicates ratios from statewide data for each Land Group, Condition, and Category with regard to the size or area of fee hold prior to acquisition of rights-of-way.



















TE 5092 .M8 A3 T  
81-7

Factoring Land  
damages

Form DOT F 1720.2 (8-  
FORMERLY FORM DOT F 1700

