

Dist.	Co.	Route	P.M.	Parcel No.	Federal Aid Project No.	Date / Revised Date
11	IMP	98	32.4	35588-1	FERPL 16 6211(134)	11/29/2018

Owner: Calexico School District

Property Address: 1000 Rockwood Avenue, Calexico CA 92231-2333

Locale: Imperial County Date Acquired: Over 5 Years

Total Property Area: 12.91 AC Property to be Acquired: Part  All

APN: 058-271-008-000 & 058-271-007-000 (Not in take area) Including Access Rights: Yes  No

**STATUTORY BASIS OF VALUATION**

The market value for the property to be acquired by the State is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of the property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Code of Civil Procedure Section 1263.321 defines Fair Market Value as follows:

A just and equitable method of determining the value of nonprofit, special use property for which there is no relevant, comparable market is as set forth in Section 824 of the Evidence Code, but subject to the exceptions set forth in subdivision (c) of Section 824 of Evidence Code.

The market value for the property to be acquired by the State is based upon Code of Civil Procedure Section 1263.320 as defined above.

**BASIC PROPERTY DATA**

Interest valued: Temporary Construction Easement (TCE)

Date of Valuation: September 13, 2018 Original:  Updated:

Applicable zoning: OS/Open Space (PF/Public Facility Designation City of Calexico's General Plan)

Area to be acquired: R/W 35588-1 (112 SF) Temporary Construction Easement

Highest and best use: Residential Development

Current Use: Baseball Field and School



**SEVERANCE DAMAGES**

**COST TO CURE DAMAGES**

<b><u>Item</u></b>	<b><u>Size</u></b>
Lump sum total:	<u>\$ 0.00</u>

**INCURABLE DAMAGES**

Lump sum total:	<u>\$ 0.00</u>
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<b>Total Damages</b>	<u>\$ 0.00</u>
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**BENEFITS**

Lump sum total:	<u>\$ 0.00</u>
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<b>Net Damages</b> <i>(Total Damages less benefits)</i>	<u>\$ 0.00</u>
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**CONSTRUCTION CONTRACT WORK ITEMS**

None

**THE FOLLOWING INFORMATION IS BASED ON THE PARTIAL ACQUISITION ONLY**

1. The Sales Comparison Approach is based on the consideration of comparable land and improved sales.

Indicated value by the Sales Comparison Approach	<b>451,205.00</b>
$\$34,950.00/\text{Per AC} \times 12.91 \text{ AC} = \$451,204.50$	
$\$451,205.00 \div 562,360 \text{ SF (12.91 AC)} = \$0.80/\text{SF}$	\$ (Rounded - Land only)
See attached sheet for principal transactions.	

**SUMMARY OF THE BASIS FOR JUST COMPENSATION**

The suitability of a given approach for the valuation of a specific ownership interest in a given property depends on the nature of the ownership, the highest and best use of the property, the rationale typically adopted by the market for valuing such interests in similar properties, and the availability of reliable market data. The proposed acquisition is a partial acquisition of improved property with a school. Based on the highest and best use analysis it was determined that the highest and best of the subject property absent the existing school is a single-family residential development. The acquisition will not affect the utility or desirability of the subject property. Therefore, an appraisal for an improved property is not warranted, and thus, a land value was performed as if the subject property were vacant. The preferred method to determine fair market value for vacant land and provide the owner with just compensation is to obtain market comparable sales for properties with similar characteristics to estimate the value based on the Sales Comparison Approach.

In a part-take appraisal, analyzing the subject parcel is one of the first steps in a part-take analysis. Based on the highest and best use analysis, specific emphasis was placed on locating recent single-family residential land sales. These land sales were used to value the subject parcel.

The next process in the part-take analysis is to determine if any severance damages and benefits accrued. There are no severance damages or benefits associated in the construction in the manner proposed.

Valuation for Temporary Construction Easement (R/W 35588-1)				
Start of TCE Extension to Expiration Date: July 30, 2019 through December 31, 2022				
Land Value: 35588-1 (TCE)	112 SF	x	\$0.80/SF	= \$89.60
Annual Rate of Return	\$89.60	x	10% Annual Rental Rate	= \$8.96
Monthly Rate of Return	\$8.96	÷	12 Months	= \$0.75/Month
Value for the Duration	\$0.75/Month	x	41 Months	= \$30.75
	\$0.75/Month	÷	31 Days	= \$ 0.02/Day
	\$0.02/Day	x	1 Day	= \$ 0.02/Day
<b>Value of the TCE (Rounded)</b>				<b>= \$30.77</b>

**LIST OF PRINCIPAL TRANSACTIONS – VACANT**

ADDRESS:	W. Heber Road, Heber CA	1741
APN:	054-654-01-70	
SALE DATE:	June 2015	
SALE PRICE:	\$1,218,000.00	
ADDRESS:	Dogwood Road (S of Ell Street & N of Monterrey Street), Brawley CA	1742
APN:	048-250-10-40	
SALE DATE:	March 2014	
SALE PRICE:	\$325,455.00	
ADDRESS:	1825 N 8 <sup>th</sup> Street, El Centro CA	1743
APN:	044-440-00-10	
SALE DATE:	June 2013	
SALE PRICE:	\$435,000.00	
ADDRESS:	N side of E Birch St./SR-98 (between E Riviera & Bowker Road, Calexico CA	1744
APN:	059-441-00-30	
SALE DATE:	Listing	
SALE PRICE:	\$880,000.00	