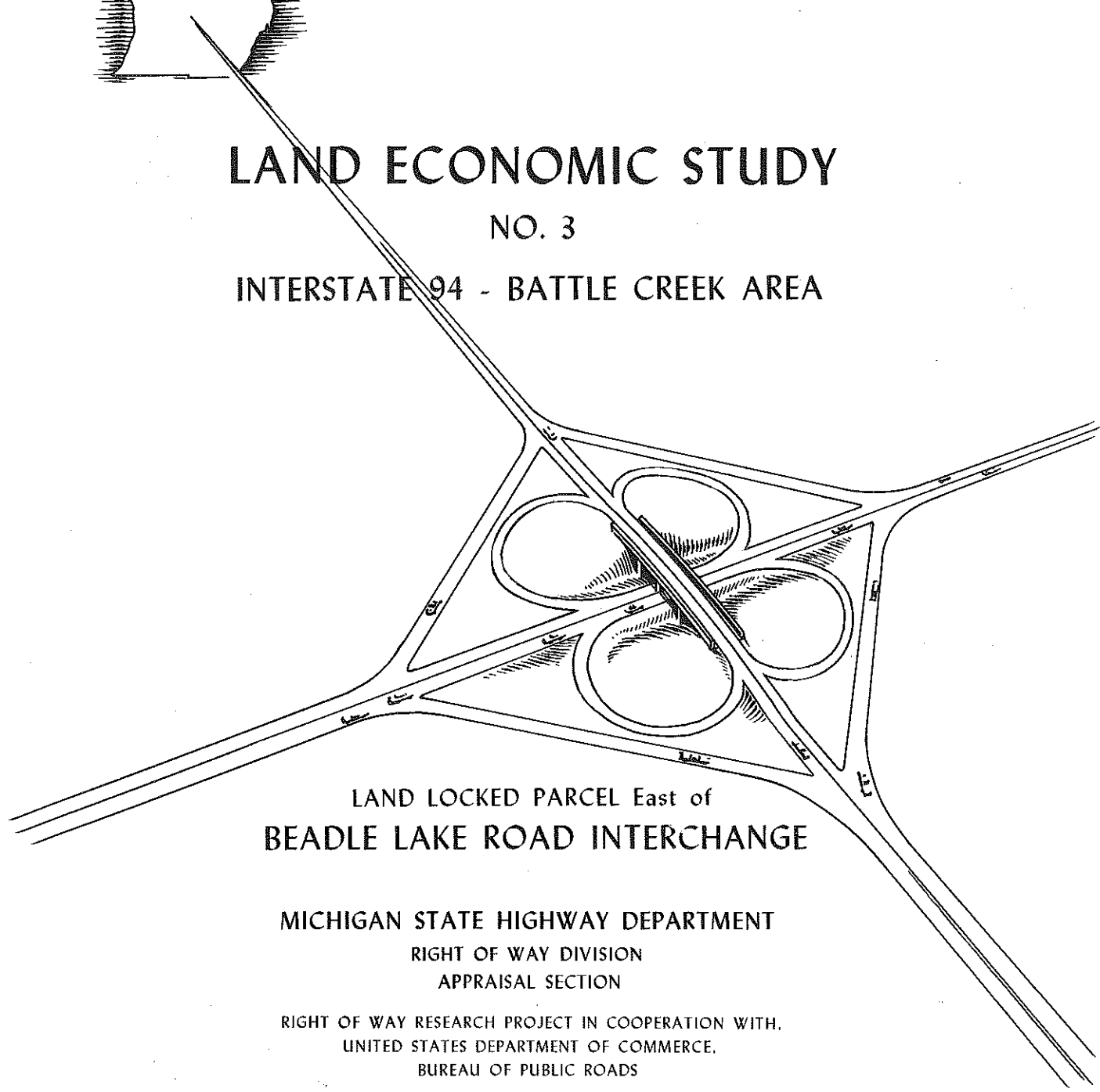


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DEPARTMENT — LANSING

LAND ECONOMIC STUDY

NO. 3

INTERSTATE 94 - BATTLE CREEK AREA

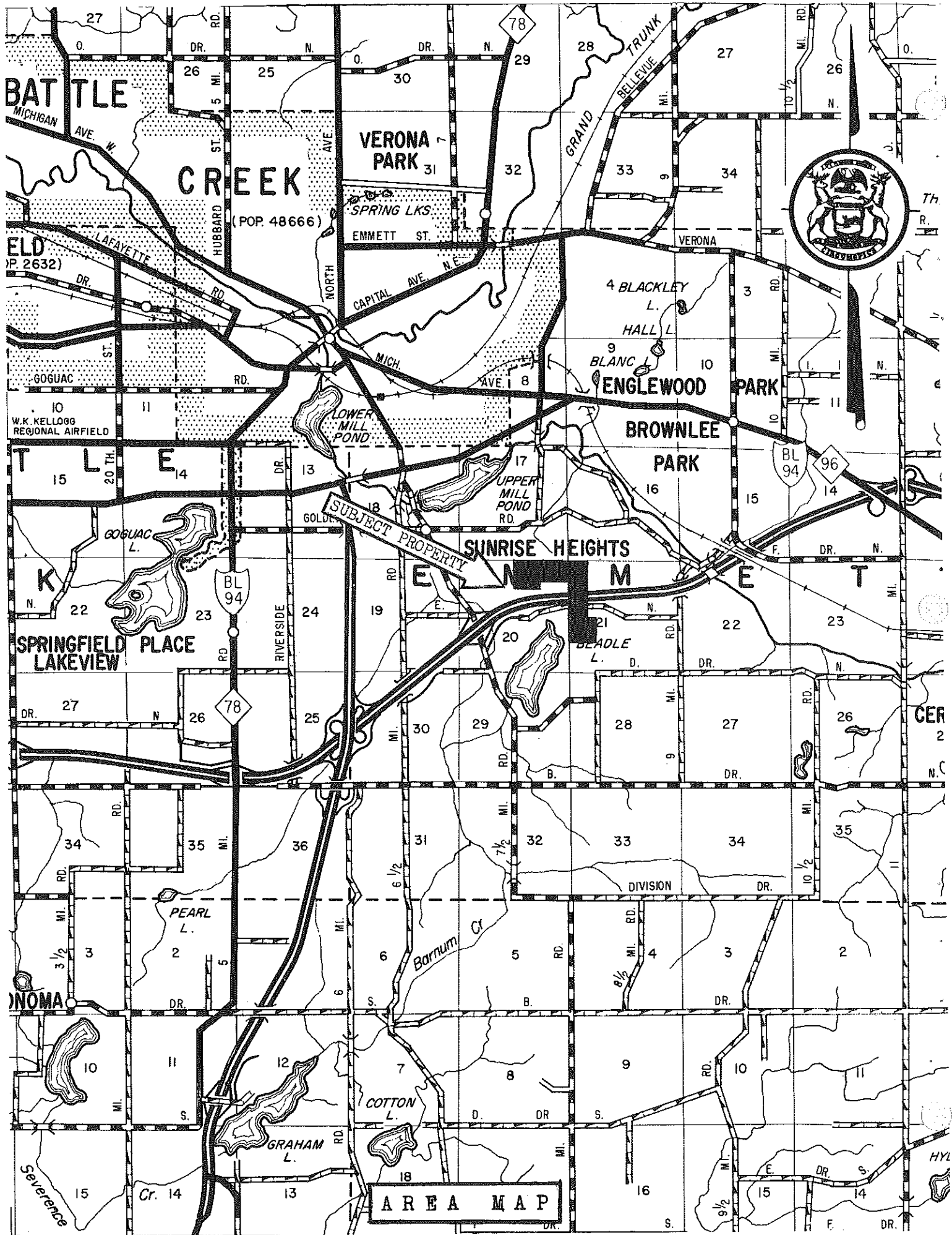


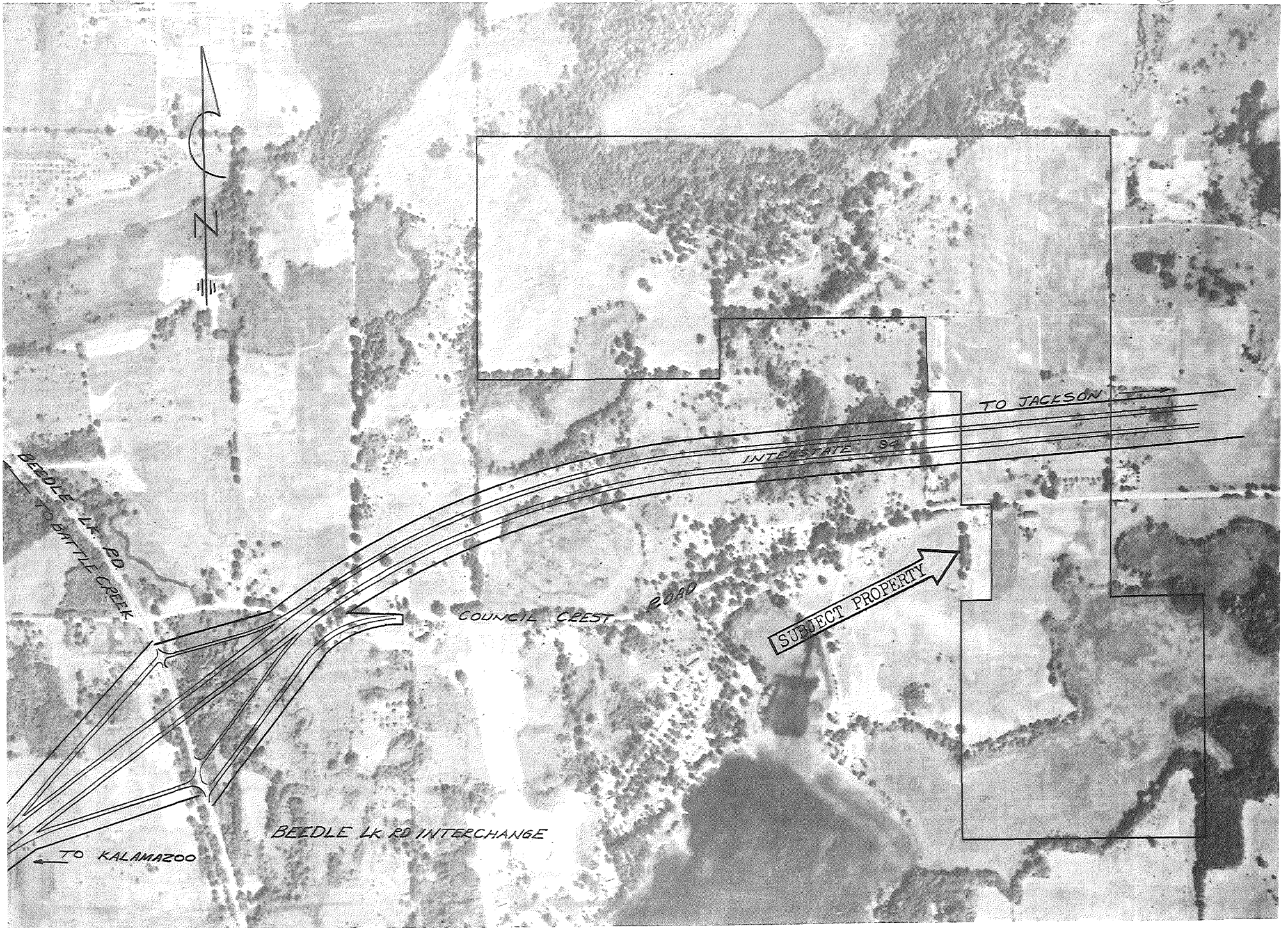
LAND LOCKED PARCEL East of
BEADLE LAKE ROAD INTERCHANGE

MICHIGAN STATE HIGHWAY DEPARTMENT
RIGHT OF WAY DIVISION
APPRAISAL SECTION

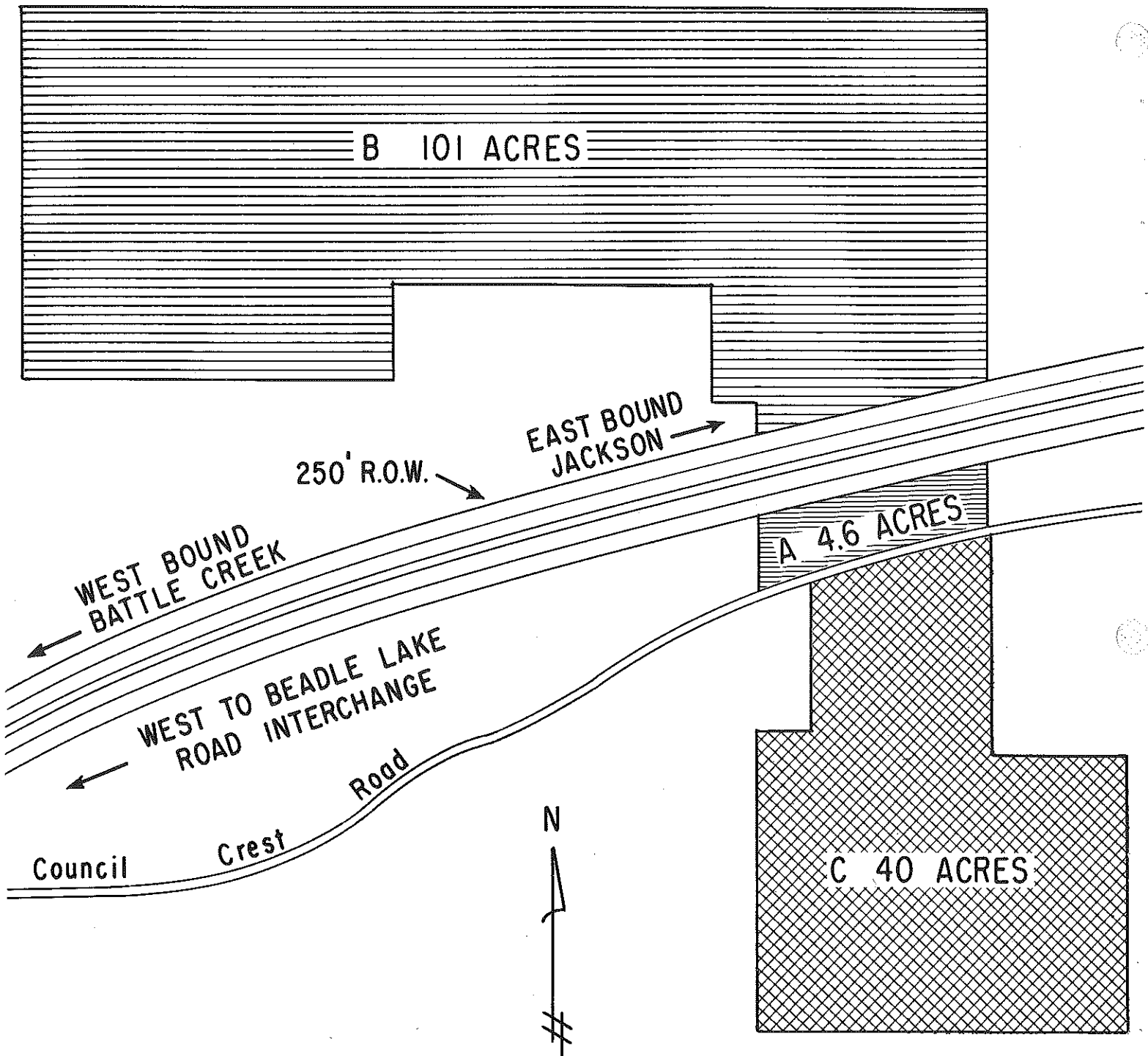
RIGHT OF WAY RESEARCH PROJECT IN COOPERATION WITH,
UNITED STATES DEPARTMENT OF COMMERCE,
BUREAU OF PUBLIC ROADS

MAY 1960








AERIAL BEFORE CONSTRUCTION



LEGEND

- A 
- B 
- C 

CONTROL SEC. 13082
 PROJECT 13-70
 PARCEL NO. 130

Not to scale

The subject property is a tract of 151 acres, located in sections 20 and 21 of Emmett Township, Calhoun County, Michigan, at 1833 Council Crest Drive, also known as "E" Drive; 1 mile east of Beadle Lake Road intersection.

The parcel is 4 miles southeast of the center of Battle Creek and $1\frac{1}{2}$ miles from the nearest subdivision.

The improvements include a modernized older type farm home, with the usual outbuildings, and represent a value of \$10,200.00, which with total land values of \$15,600. establish a "Before" value of \$25,800. as per the states's appraiser as of June 9, 1958.

The option was based on these "Before" values.

Three other appraisals were made; two on the assumption that this was to have been a total take. "Before" values ranged from a low of \$20,425. to a high of \$28,500.00.

Settlement was made on November 3, 1958 for the taking of 5.00 acres in fee; a grading permit effecting 1.70 acres; and damage to the remainder, for a total compensation of \$11,600.00.

Damage of 90% to the Northerly portion (Parcel B), was attributed to its being land-locked.

Damage to the home-site was considered to be due to its reduction in size; while damage to the home itself, was charged to proximity, although the distance is over 100 feet and to the rear, with no change in grade.

Prior to the highway taking, the farm had been offered for sale through a local broker in two parts:

Parcel "A" and "B" of 111 acres and the home for \$18,000.00.

Parcel "C" of 40 acres and the barn for \$ 5,900.00.

Because of the highway taking, the farm was further divided into three parts of:

Parcel "A" of 4.6 acres and the home and sheds

Parcel "B" of 101 acres, which was land-locked.

Parcel "C" of 40 acres and the barns south of "E" Drive.

(See sketch for location of the above lettered parcels)

Subsequent to the highway taking, sales efforts were continued, and on September 12, 1959, the home and site (Parcel "A"), were sold for \$9,500. with \$1,500. down, and the balance payable at \$80. per month, including interest on the unpaid balance at 6%.

On December 15, 1959 a sale of the land-locked acreage (Parcel "B") was consummated for \$5,000. cash to the owner of a tract to the north of this parcel, thereby providing access to Golden Avenue, along which there is some scattered residential development.

The buyer of Parcel "B" is a speculator, and expects to hold this acreage and wait for Battle Creek expansion to reach him, at which time, the tract will be platted.

The area along Council Crest Drive, also known as "E" Drive, which is the road leading to and beyond the subject property from the West and Beadle Lake Interchange, seems to be static, since there have been no other recent sales.

John M. Harvey still owns parcel "C", (See sketch) which he too is holding until development reaches him.

Experienced brokers in the area advise that the tract "C" of 40 acres could be sold readily to a developer or speculator for a minimum of \$6,000 cash.

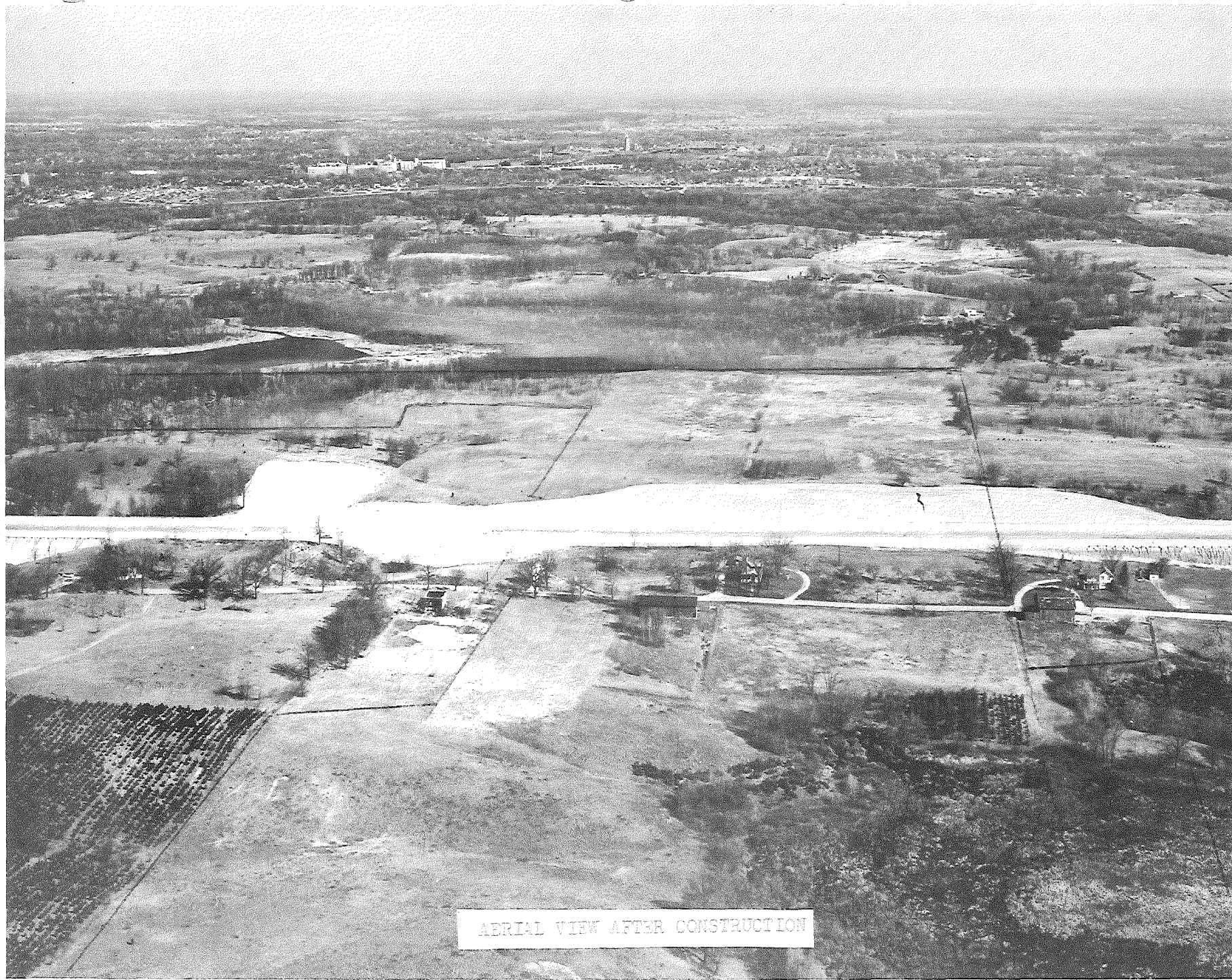
Seventy-two acres located one mile north of the subject property and adjacent to a rapidly developing subdivision is being held for a better market, and a cash offer of \$400 per acre or \$30,000 for the tract has been refused.

APPRAISAL AND SUBSEQUENT SALES

<u>BEFORE VALUE</u>	<u>AFTER VALUE</u>	<u>JUST COMPENSATION</u>
\$25,800	\$14,200	\$11,600
		<u>14,500</u>
		\$26,100

CONCLUSIONS

1. Owner received compensation for take of \$11,600.00
2. Owner sold parcels "A" and "B" for a total of 14,500.00
3. Amount realized from the transactions is 101% of the before value of the entire farm and the owner still retains 40 acres including the barn which has an estimated value of \$6,000 at the present time.
4. Therefore it is apparent from the above data that the State's appraisers have greatly overestimated the severance damage to this property as a result of the highway taking.



AERIAL VIEW AFTER CONSTRUCTION



Subject property

AERIAL AFTER CONSTRUCTION
(Interchange in background)



Subject property

Beedle Lake Road Interchange
(Subject property in background)