



Howard County
Internal Memorandum

Subject: Value Analysis of Fiber Optic Easement across County Property
To: Tina D. Hackett, Chief of Real Estate Services Division
From: Joseph Happel III, Land Acquisition Specialist 
Date: June 23, 2015

The County has been asked to grant a fiber optic easement consisting of 5,811 square feet across Parcel 687 on Tax Map 37 to PEG Bandwidth MD, LLC. The County property is open space land utilized as the Timbers of Troy Golf course consisting of 206.398 acres which is zoned PEC and R-20.

The attached is a value analysis using four comparable sales to estimate the Before and After acquisition value of the County property and the value of the easement area. Adjustments were made to the sales for market condition/date of sale, location, land size/acreage, frontage/access and topography.

After adjustments, the sales indicate a range of values from \$19,381,276.00 to \$25,347,760.00 for the County property. After consideration of the sales and adjustments for comparability and open space uses as a golf course, it is estimated that the County property has a fair market value of \$22,880,431.00.

Since the County is only granting an easement and not relinquishing its entire bundle of rights, the diminished value of the easement is 80% of fee value; therefore, valued at 20% of the fee simple value. The estimated value of a 5,811 square foot fiber optic easement is \$11,831.00.

Enclosures

- Exhibit A - Spreadsheet valuation of the subject property.
- Exhibit B - Analysis of the Comparable Sales.
- Exhibit C - SDAT listings of the subject property and four comparable sales.
- Exhibit D - Three page plat of the subject's site showing the property and proposed location of the fiber optic line by use of a dashed line.
- Exhibit E - Three pages of GIS illustrations showing the location of the site, the zoning, and the wetlands and floodplain areas located on the subject property.

TDH/jh

cc: File

RIM/Legislation/2015/Timbers of Troy

Timbers of Troy Golf Course - Fiber Optics							Number of Comparables
Summary of the Sales Comparison Approach to Value							4
Appraisal Purpose: To determine land value for an easement							
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4		
ADDRESS	6100 Marshalee Drive	10883 Scaggsville Road	6501 Ducketts Lane	1304 Hay Meadow Lane 21784	Point Ridge Drive (Regan Prop) Highland		
PROXIMITY							
MLS/TAX ID#/Map Pcl	01-274813	06-406378	01-186124	03-31872	05-595738		
INSP/SETTLED DATE	6/23/2015	8/16/13	2/7/12	10/13/12	4/18/14		
LOCATION	Elkridge	Laurel	Elkridge	Sykesville	Highland		
SIZE by SQUARE FOOTAGE							
SIZE by ACREAGE	206.3980	11.3590	20%	20%	30%		15%
ZONING	PEC/R20/Open Space	Residential	-40%	-75%	60%		-40%
TOPOGRAPHY	Level/Rolling	Level/Rolling		-10%	Level/Rolling		
UTILITIES	Public W/S, Electric	Public W/S, Electric		-10%	Public W/S, Electric		
FRONTAGE/ACCESS(FT)	Yes	Yes		-10%	Yes		
IMPROVEMENTS	n/a	none	0%	0%	House 8711 sf		Yes
POTENTIAL # OF UNITS	n/a	n/a	0%	0%	n/a		none
SALE PRICE		\$1,500,000		\$2,640,000	\$2,640,000		n/a
CONDITION OF SALE		\$0		\$0	\$0		\$5,170,000
ADJUST. SALE PRICE		\$1,500,000		\$2,640,000	\$2,640,000		\$5,170,000
UNIT PRICE		\$132,054		\$268,293	\$52,798		\$207,965
Net Adjustment		-7%		-65%	97%		-41%
Indicated Rate/Lot		\$122,810		\$93,902	\$104,012		\$122,699
Weighted %		25%		25%	25%		25%
Weighted Value	\$110,856	Weighted Value SF	\$2.54				
Median Value	\$110,856	Median Value SF	\$2.54				
Mean Value	\$110,856	Mean Value SF	\$2.54				
Assumptions							
Market Adjustment Per Ann	4%						
Weighted Value % (#Comps)	25%						
Diminished value of the easement area is			80%				
					\$ 25,347,760		

Summary of Value					
BEFORE VALUE					
Sq. Ft.	\$ per Sq. Ft.				
8,990,697	\$2.54		\$22,880,431		
Site Improvements (Spot Value based on Assessment)			\$3,500,000		
Total BEFORE Value			\$26,380,431		
AFTER VALUE - Unencumbered Value					
Unencumbered Parcel Value:					
8,984,886	\$2.54		\$22,865,642		
Site Improvements (Spot Value based on Assessment)			\$3,500,000		
Fiber Optic Easement (80% Diminished Value)					
5,811	\$2.54	20%	2957.68		
Total AFTER Value:			\$26,368,600		
BEFORE VALUE:					
			\$26,380,431		
AFTER VALUE:			\$26,368,600		
Market Value of the Easement Acquisition			\$11,831		
Reconciliation of Value					
Diminished value of the easement area is					
Easement equals 1937' long by 3' wide w/ square foot			80%		
Fair Market Value per Square Foot			5,811		
Fair Market Value of the 5,811 s.f. Fiber Optic Eease			\$2.54		
			\$11,831		

Exhibit B

Timbers of Troy Golf Course - Fiber Optics

ANALYSIS OF COMPARABLE SALES

All of the comparable sales are sales that range in size from 9.8 acres to 50.002 acres and sold between February 2012 and August 2014. On the previous page are the adjustments to the comparable sales. The following factors are considered in adjusting each sale as compared to the subject property. The sales are given equal weight as being representative of market value.

Date of Sale: All of the comparable sales are indicative of market conditions and activity with in the Howard County area. One of the four comparable sales has a house while the other three comparable sales are land sale. The market demand for land is stable with increasing sale prices from both developers and homebuilders. This demand is demonstrated in the sales of existing and new homes as well as residential and commercial land sales. To reflect this active market demand an upward adjustment of 4% per year is applied. All of the sales require an upward adjustment for Market condition. Sale 4 is the most current sale requiring a minimal market adjustment. Sales 1, 2, 3 require larger adjustments due to the date of their sale. To reflect market demand an upward adjustment of 4% per annum is applied.

Location: Sale 2 is located in Elkridge same as the subject property; therefore, no adjustment is required. Sales 1 is located in Laurel requiring an upward adjustment. Sale 3 is located in Sykesville and Sale 4 are located in Highland; whereby, both sales require downward adjustments due to their desirable and superior locations.

Size: The size of the comparable sales are all smaller that the subject property requiring an upward adjustment to all of the comparable sales.

Frontage/Access: The frontage and access for the subject parcel and comparable sales 1, 3 and 4 are considered adequate for the property. Sale 2's frontage is superior with frontage on Washington Blvd. and Ducketts Lane; therefore, a downward adjustment is made.

Topography: The adjustment for topography reflects the potential cost of grading and clearing the parcel as well as the mitigation of wetland, streams, and reforestation problems. The subject property is irregular in shape, is level with rolling slopes and is used as a golf course. Sale 1, 3 and 4 are similar to the subject property with sale 2 being level and considered superior to the subject property; therefore, a downward adjustment is made.

MARKET VALUE OF UNIMPROVED SUBJECT PARCEL

After considering the above sales and the adjustments for comparability as discussed and other market sales data providing an indication of market value, the subject property, as an unimproved parcel, is estimated to have a market value, as of June 23, 2015 of \$2.54 sq. ft. for the easement area. This represents the above estimate of market value derived from the comparable sales. This is supported by the median value of \$100,856 or \$2.54 sq. ft. The net adjusted values range between \$93,902 and \$122,810.

CORRELATION AND FINAL VALUE

The appraisal process considered the sales comparison approach, the cost approach, and the income approach. The applicability of each approach is based on the nature and type of property being appraised. Although the subject property is improved, the improvements are not adversely affected; therefore, the property is valued as unimproved with a "spot value" given the improvements. The improvements are given an estimated value based upon the tax assessment. Both before and after the proposed acquisition, the subject property is valued as

Exhibit B

an unimproved parcel, so only the sales comparison approach was used. This provided an opinion of market value for the subject parcel, before the acquisition. Considered an unimproved parcel, the Cost and Income approaches were not considered applicable. Sales of similar residential parcels or lots were analyzed with adjustments made for comparability using the Sales Comparison Approach. After considering the above sales and the adjustments for comparability as discussed and other market sales data providing an indication of market value, the subject property, as an unimproved parcel, is estimated to have a market value, as of June 23, 2015 of \$2.54 sq. ft.

Summary of Value				
BEFORE VALUE				
	Sq. Ft.	\$ per Sq. Ft.		
	8,990,697	\$2.54		\$22,880,431
	Site Improvements (Spot Value based on Assessment Value)			\$3,500,000
	Total BEFORE Value			\$26,380,431
AFTER VALUE - Unencumbered Value				
	Unencumbered Parcel Value:			
	8,984,886	\$2.54		\$22,865,642
	Site Improvements (Spot Value based on Assessment Value)			\$3,500,000
	Fiber Optic Easement (80% Diminished Value)			
	5,811	\$2.54	20%	2957.68
	Total AFTER Value:			\$26,368,600
	BEFORE VALUE:			\$26,380,431
	AFTER VALUE:			\$26,368,600
	Market Value of the Easement Acquisition			\$11,831

Real Property Data Search (w3) **Guide to searching the database**

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Account Identifier: District - 01 Account Number - 274813						
Owner Information						
Owner Name:	HOWARD COUNTY MARYLAND	Use: EXEMPT COMMERCIAL NO				
Mailing Address:	3430 COURT HOUSE DR ELLICOTT CITY MD 21043-4300	Principal Residence: NO				
		Deed Reference: /04082/ 00225				
Location & Structure Information						
Premises Address:	6100 N MARSHALEE DR ELKRIDGE 21075-0000	Legal Description: PAR G-1 206.398 A MARSHALEE DR GOLFC CEN 9500 RSB OF PAR B&G				
Map:	Grid:	Parcel:				
0037	0010	0687				
Sub District:	Subdivision:	Section:				
	- 0000					
Block:	Lot:	Assessment Year:				
	G 1	2015				
Plat No:	Plat Ref:	12300				
Special Tax Areas:	Town:	NONE				
	Ad Valorem:	102				
	Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use		
1997	9042		206.3900 AC	000000		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		CLUB HOUSE				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of 01/01/2015	As of 07/01/2014	As of 07/01/2015		
Land:	6,689,300	6,689,300				
Improvements	3,784,600	3,435,400				
Total:	10,473,900	10,124,700	10,473,900	10,124,700		
Preferential Land:	0			0		
Transfer Information						
Seller: HOWARD COUNTY MARYLAND		Date: 10/09/1997		Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /04082/ 00225		Deed2:		
Seller:		Date:		Price:		
Type:		Deed1:		Deed2:		
Seller:		Date:		Price:		
Type:		Deed1:		Deed2:		
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015			
County:	420	10,473,900.00	10,124,700.00			
State:	420	10,473,900.00	10,124,700.00			
Municipal:	420	0.00 0.00	0.00 0.00			
Tax Exempt:	Special Tax Recapture:					
Exempt Class:	NONE					
Homestead Application Information						
Homestead Application Status: No Application						

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Real Property Data Search (w3)

Guide to searching the database

Search Result for HOWARD COUNTY

Account Identifier: **District - 06 Account Number - 406378**

Total Transfer

Sale Date:	08/16/2013	Sale Type:	ARMS LENGTH VACANT
Sale Number:	029321		VACANT
From:	HIGDON EULA P TRUSTEE	Consideration:	\$1500000.00
To:	CM HIGDON LC		

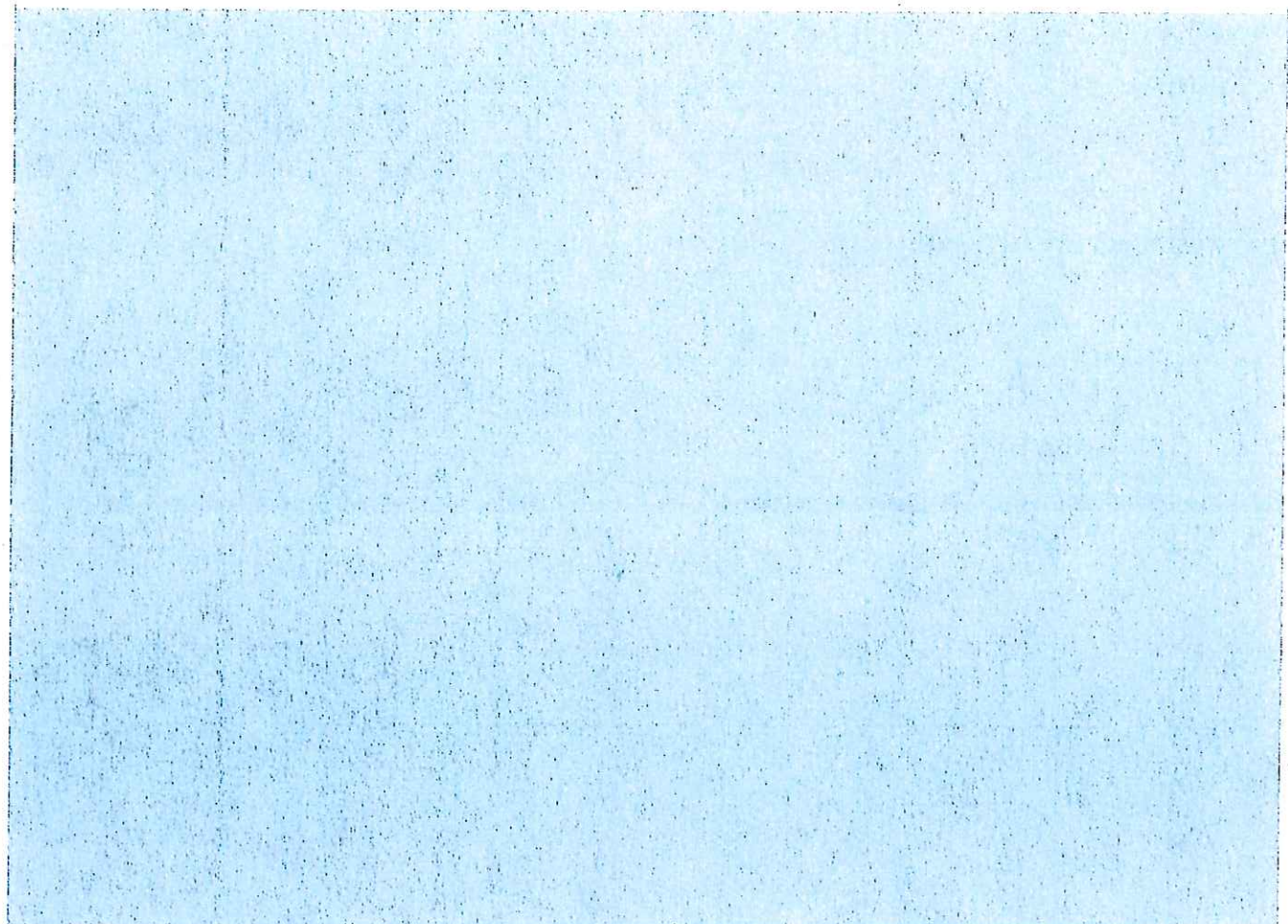
Location Information

Location:	10883 SCAGGSVILLE RD LAUREL	Liber/Folio 1:	/ 15161/ 00365
		Liber/Folio 2:	
		Use:	R RESIDENTIAL
Subdivision:	0000 LAUREL	Town:	14000 NONE
Status:		BPRUC:	
Class:			

Map:	Grid:	Parcel:	Section:	Block:	Lot:
0046	0011	0056			

Structure Data

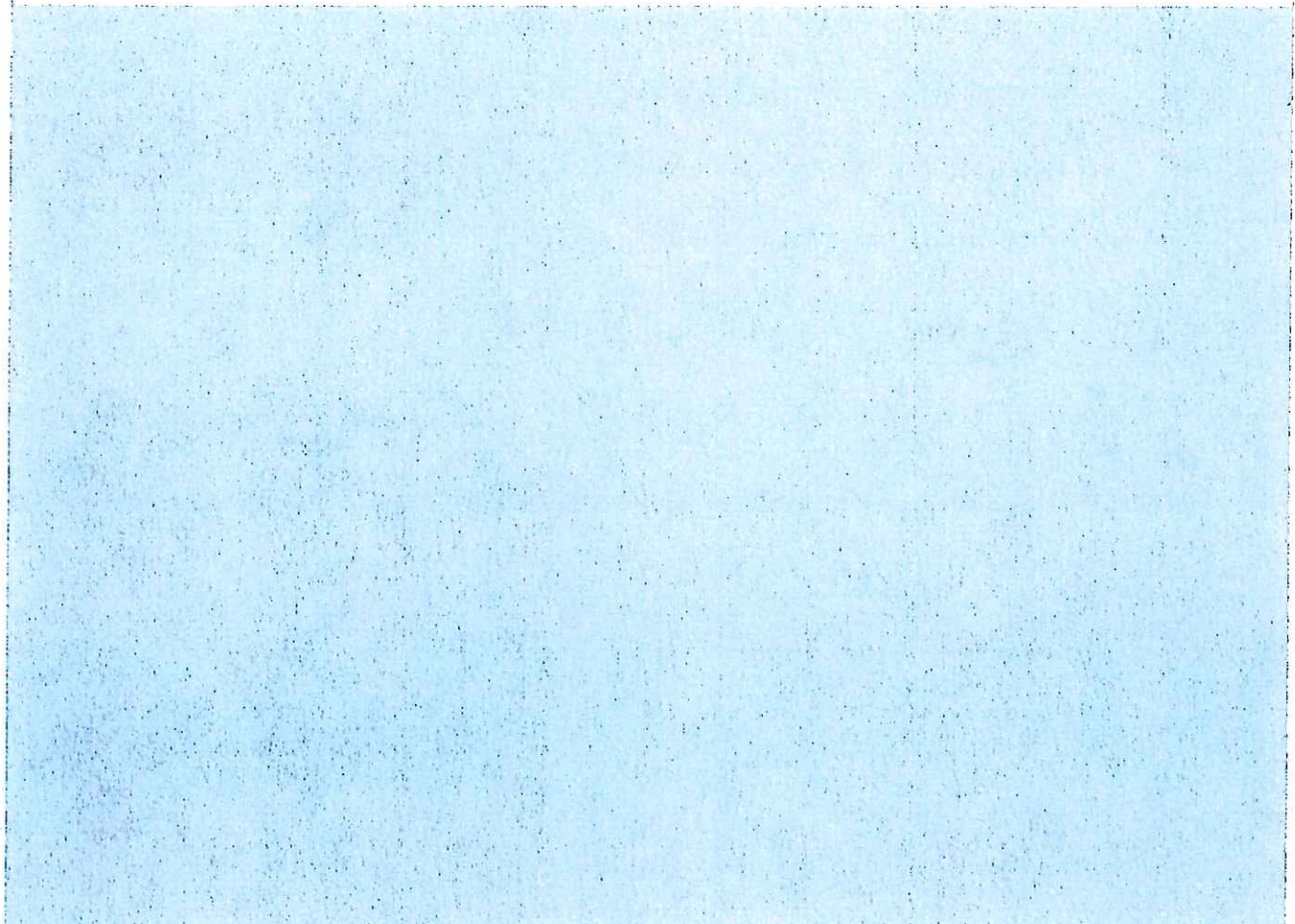
Year Built	Stories	Grade	Basement	Type	Exterior	Enclosed Area
Land Area:	11.3590 AC					



Real Property Data Search (w3) Guide to searching the database

Search Result for HOWARD COUNTY

Account Identifier:		District - 01 Account Number - 186124				
Total Transfer						
Sale Date:	02/07/2012	Sale Type:	ARMS LENGTH VACANT			
Sale Number:	18121		VACANT			
From:	DUCKETTS RIDGE LLC	Consideration:	\$2640000.00			
To:	BOARD OF EDUCATION OF HOWARD					
Location Information						
Location:	6501 DUCKETTS LN ELKRIDGE	Liber/Folio 1:	/ 13768/ 00436			
		Liber/Folio 2:				
		Use:	E EXEMPT			
Subdivision:	0000 LEGACY @ DUCKETTS RIDGE	Town:	14000 NONE			
Status:		BPRUC:				
Class:						
Map:	Grid:	Parcel:	Section:	Block:	Lot:	
0037	0012	0569				
Structure Data						
Year Built	Stories	Grade	Basement	Type	Exterior	Enclosed Area
Land Area:	9.8440 AC					



Real Property Data Search (w3) Guide to searching the database

Search Result for HOWARD COUNTY

Account Identifier: **District - 03 Account Number - 311872**

Total Transfer

Sale Date:	10/31/2012	Sale Type:	ARMS LENGTH VACANT
Sale Number:	023306		VACANT
From:	DRJ CONSTRUCTION LLC	Consideration:	\$1200000.00
To:	JERICO LLC		

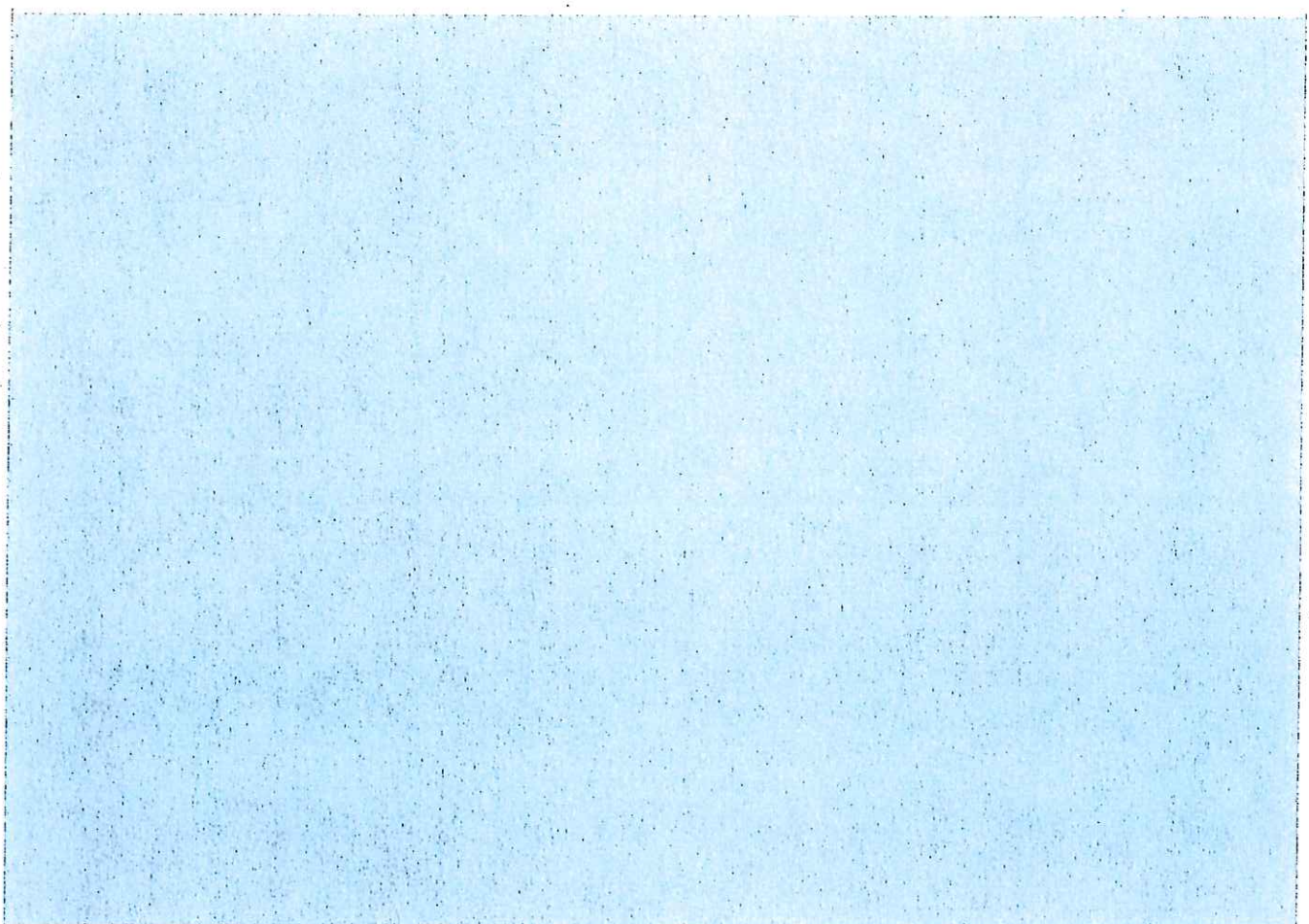
Location Information

Location:	1304 HAY MEADOW LN SYKESVILLE	Liber/Folio 1:	/ 14410/ 00243
		Liber/Folio 2:	
		Use:	A AGRICULTURAL
Subdivision:	0000 HAY MEDOW	Town:	14000 NONE
Status:		BPRUC:	
Class:			

Map:	Grid:	Parcel:	Section:	Block:	Lot:
0009	0011	0335			PAR B

Structure Data

Year Built	Stories	Grade	Basement	Type	Exterior	Enclosed Area
2013				STANDARD UNIT	WOOD SHINGLE	8,771 SF
Land Area:	50.0020 AC					



Real Property Data Search (w3) Guide to searching the database

Search Result for HOWARD COUNTY

Account Identifier:		District - 05 Account Number - 595738				
Total Transfer						
Sale Date:	04/08/2014	Sale Type:	ARMS LENGTH VACANT			
Sale Number:	034059		VACANT			
From:	S T REGAN FARM LLC	Consideration:	\$5,170,000.00			
To:	MB HIGHLAND RESERVE LLC					
Location Information						
Location:	POINT RIDGE DRIVE HIGHLAND	Liber/Folio 1:	/ 15533/ 00484			
		Liber/Folio 2:				
		Use:	R RESIDENTIAL			
Subdivision:	2601 REGAN PROPERTY	Town:	14000 NONE			
Status:		BPRUC:				
Class:						
Map:	Grid:	Parcel:	Section:	Block:	Lot:	
0034	0024	0200			PAR D	
Structure Data						
Year Built	Stories	Grade	Basement	Type	Exterior	Enclosed Area
Land Area:	24.8600 AC					

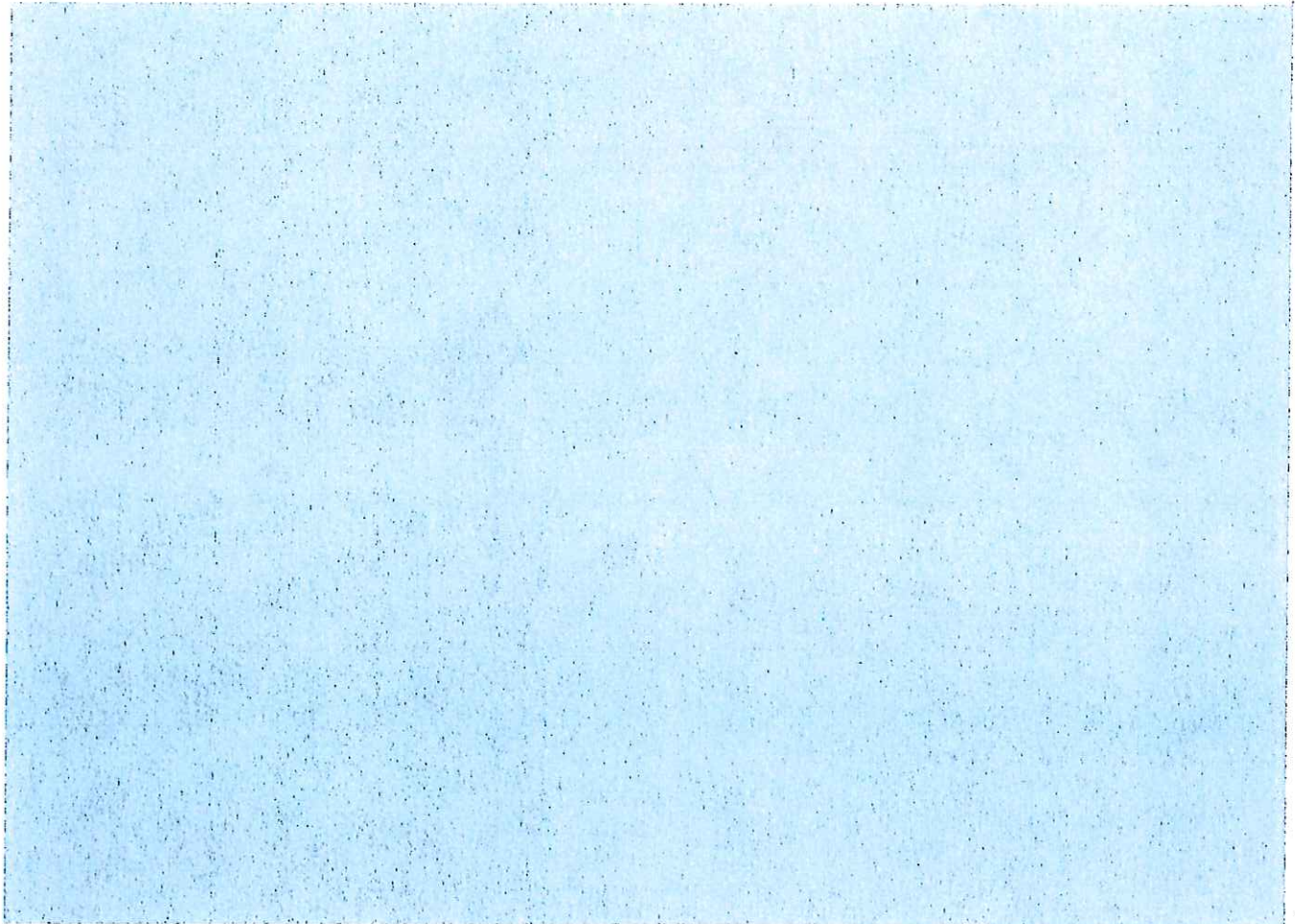
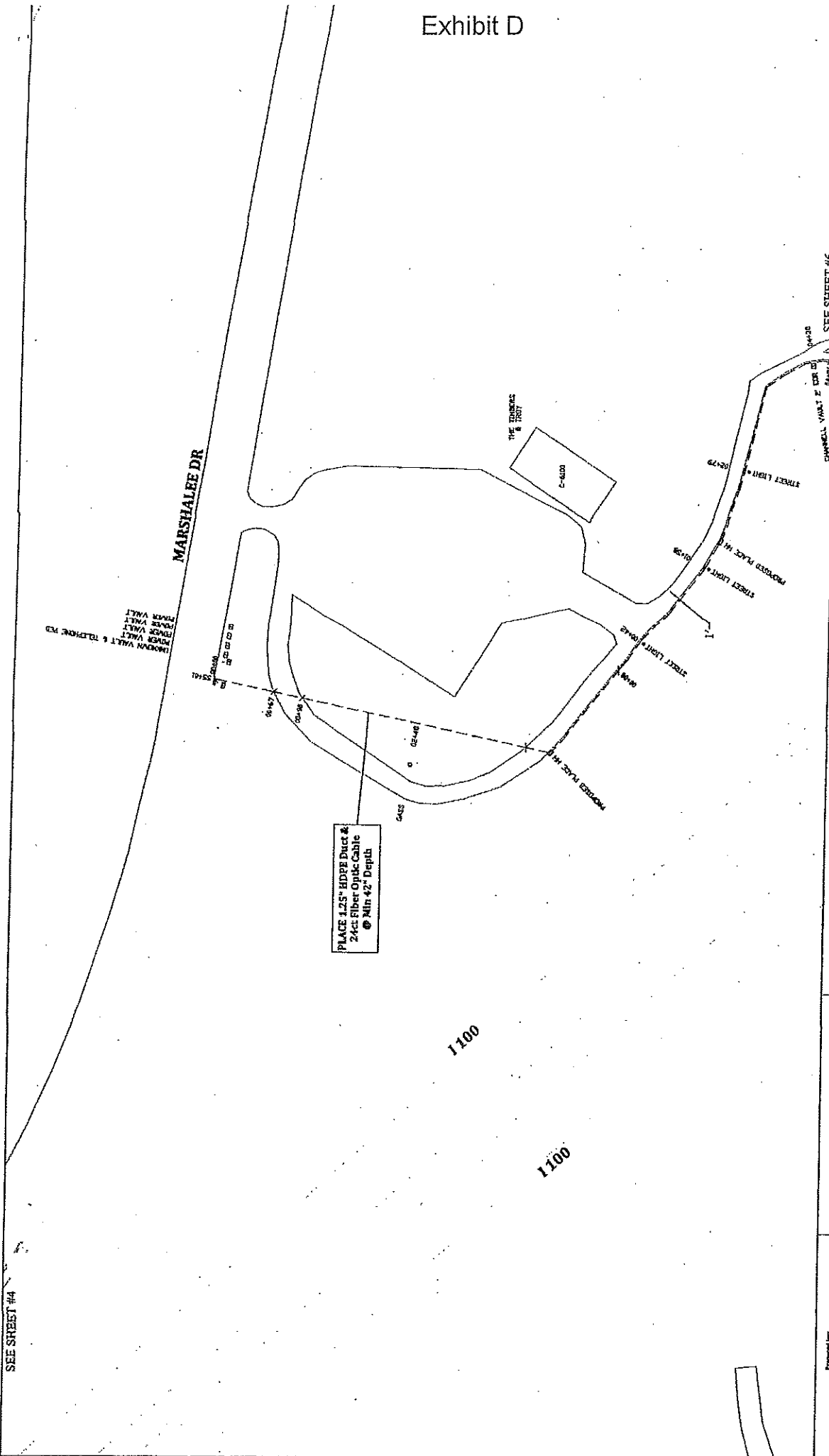
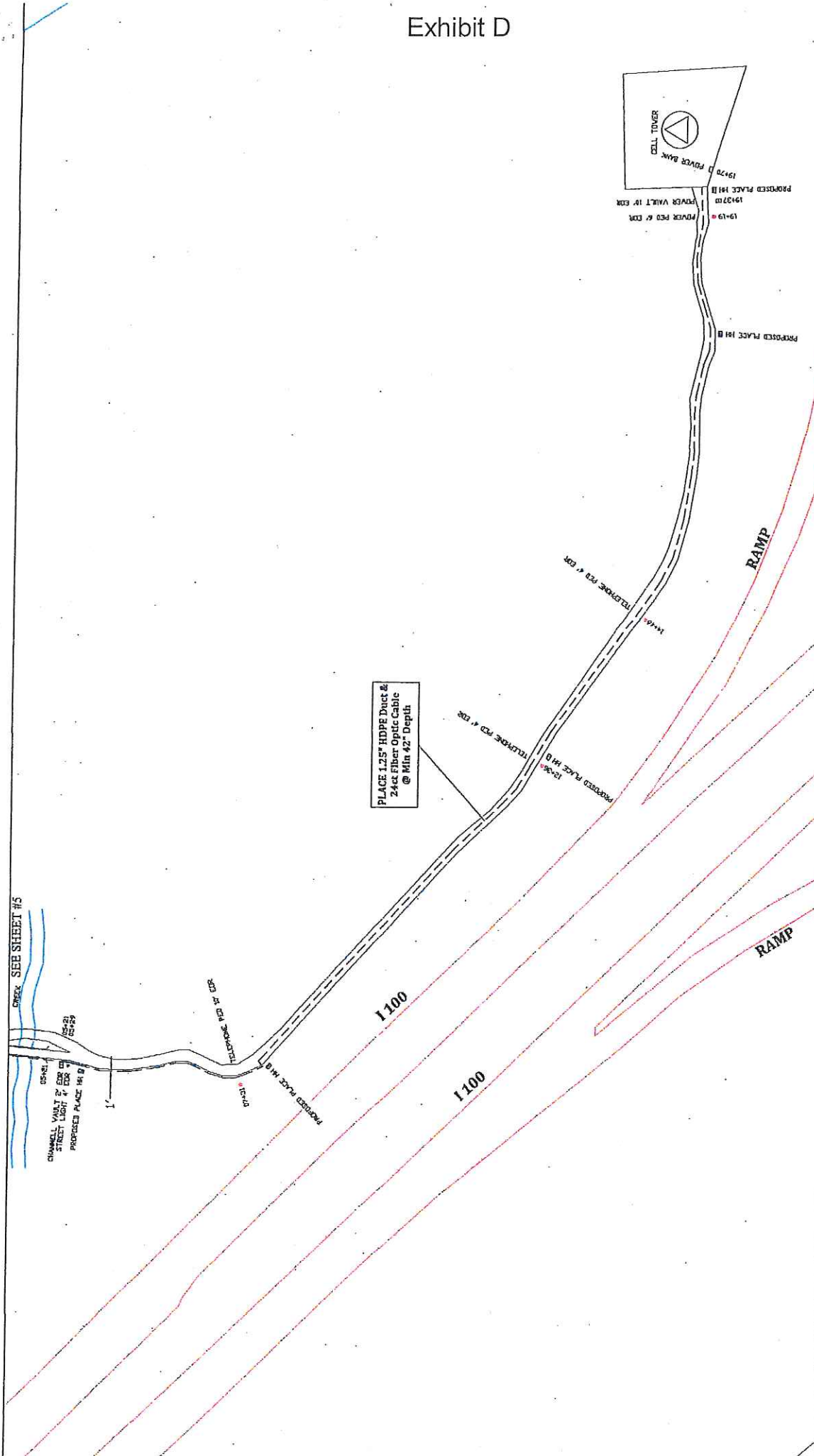


Exhibit D



<p>Proposed by: THE BROADBAND VALLEY PROJECTS INC. 1000 13th One Commerce Center Blvd Broad Valley, MD 21038-3116 Email: info@broadvalley.com</p>	<p>Prepared by: Frederick W. Jones, City 311 Broad Valley (410) 228-5477 [Title] Consultant [Address] 1000 13th [City] Broad Valley, MD 21038-3116 [Phone] (410) 228-5477</p>	<p>Map Summary</p> <table border="1"> <tr> <td>Aerial footage</td> <td>0</td> </tr> <tr> <td>Home footage</td> <td>1959'</td> </tr> <tr> <td>Directional Bury footage</td> <td>2839'</td> </tr> <tr> <td>Trench/Buried footage</td> <td>0</td> </tr> <tr> <td>Other bury footage</td> <td>0</td> </tr> <tr> <td>Total Footage</td> <td>2039'</td> </tr> </table>	Aerial footage	0	Home footage	1959'	Directional Bury footage	2839'	Trench/Buried footage	0	Other bury footage	0	Total Footage	2039'	<p>Route/Segment#: 6069 Marshalee Rd Begin at Tic point on Marshalee Dr. run SE to Marshalee Dr Tower. City/Twp: Elkridge County: Howard State/Zip: MD/21075</p>
Aerial footage	0														
Home footage	1959'														
Directional Bury footage	2839'														
Trench/Buried footage	0														
Other bury footage	0														
Total Footage	2039'														
<p>Sheet # 5</p>		<p>Unknown Owned Poles 0 Owned Poles 0 Total # of Poles 0</p>	<p>SEE SHEET #4</p>												

Exhibit D



Route/Segment#: 6069 Marshalee Rd

Begin at Tie point on Marshalee Dr run SE to Marshalee Dr Tower.

City/Twp: Elkridge
County: Howard

Drawn: 08/11/15
State/Zip: MD/21075

Sheet # 6



Map Summary

Unknown Owned Poles	0
Owned Poles	0
Total # of Poles	0

Actual Footage	0
Post Footage	1540'
Structure Base Footage	0
Total Base Footage	1540'
Storage Loop Footage	0
Total Footage	1540'

Prepared By:
Precision Utility Communications Corp.
3111 Eddywood Lane, Suite 107
Elkridge, MD 21027
Tel: (410) 326-2200
Fax: (410) 326-2201
www.precisionutility.com

Prepared For:
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3111 Eddywood Lane, Suite 107
Elkridge, MD 21027
Tel: (410) 326-2200
Fax: (410) 326-2201
www.precisionutility.com

Howard County maryland

Interactive Map

Map Layers | Map Legend | Search

All Layers

- Base Maps & Aerial Photos
 - Howard County Base Map
 - Aerial Photo 2014
 - Aerial Photo 2013
 - Aerial Photo 2011
 - Aerial Photo 2007
 - Aerial Photo 2006
 - Aerial Photo 2004
 - Aerial Photo 2002
 - Aerial Photo 1998
 - Aerial Photo 1993
 - Aerial Photo 1988
 - Aerial Photo 1985
 - Aerial Photo 1984
 - Aerial Photo 1982
 - Aerial Photo 1980
 - Aerial Photo 1977
 - Aerial Photo 1971
 - Aerial Photo 1970
 - Aerial Photo 1963
 - Aerial Photo 1952
 - Aerial Photo 1943
 - Google Satellite
 - OpenStreetMap
 - Blank
- Annotation Layers
 - HoCo Base Map Layers
 - Contours 2004

Map Tools

Terms of Use

