




Howard County

Internal Memorandum

Subject: Value of Access Easement across County Property

To: Tina D. Hackett, Chief of Real Estate Services Division

From: Joseph Happel III, Land Acquisition Specialist 

Date: June 15, 2015

The County has been asked to grant an access easement across Parcel 82 on Tax Map 35 to an adjacent property owner. The County property is open space land, contains 5.26 acres and is zoned RR-DEO.

The attached three comparable land sales have been reviewed to estimate the value of the County property. All of the sales are fairly recent, occurred in 2014, and are the same zoning as the County property. Adjustments were made to the sales for location, size and topography. In addition, all of the sales had an approved percolation test or septic system already installed. Therefore, for appraisal purposes, the assumption will be made that the County property could have a positive percolation test.

After adjustments, the sales indicate a range of values from \$400,000.00 to \$428,000.00 for the County property. After consideration of the sales and adjustments for comparability, it is estimated that the County property has a fair market value of \$425,000.00. This value estimate assumes that the County property has full utility for residential uses. Since the County property is open space land, has an irregular shape for development and is encumbered by a stream, stream buffer, an existing driveway and an existing access easement, the estimated value is discounted due to the property's lack of development potential. The County property is considered to have only open space uses, so the fee value of the parcel is estimated to be 25% of \$425,000.00 or \$106,250.00.

The adjacent property owner has requested an access easement totally 4,195 square feet. The County property has a fee simple value of \$0.46 per square foot. Since the County is only granting an easement and not relinquishing its entire bundle of rights, the value of the access easement is 90% of fee value or \$0.41 per square foot. Therefore, the estimated value of the access easement is \$1,719.95, rounded to \$1,720.00.

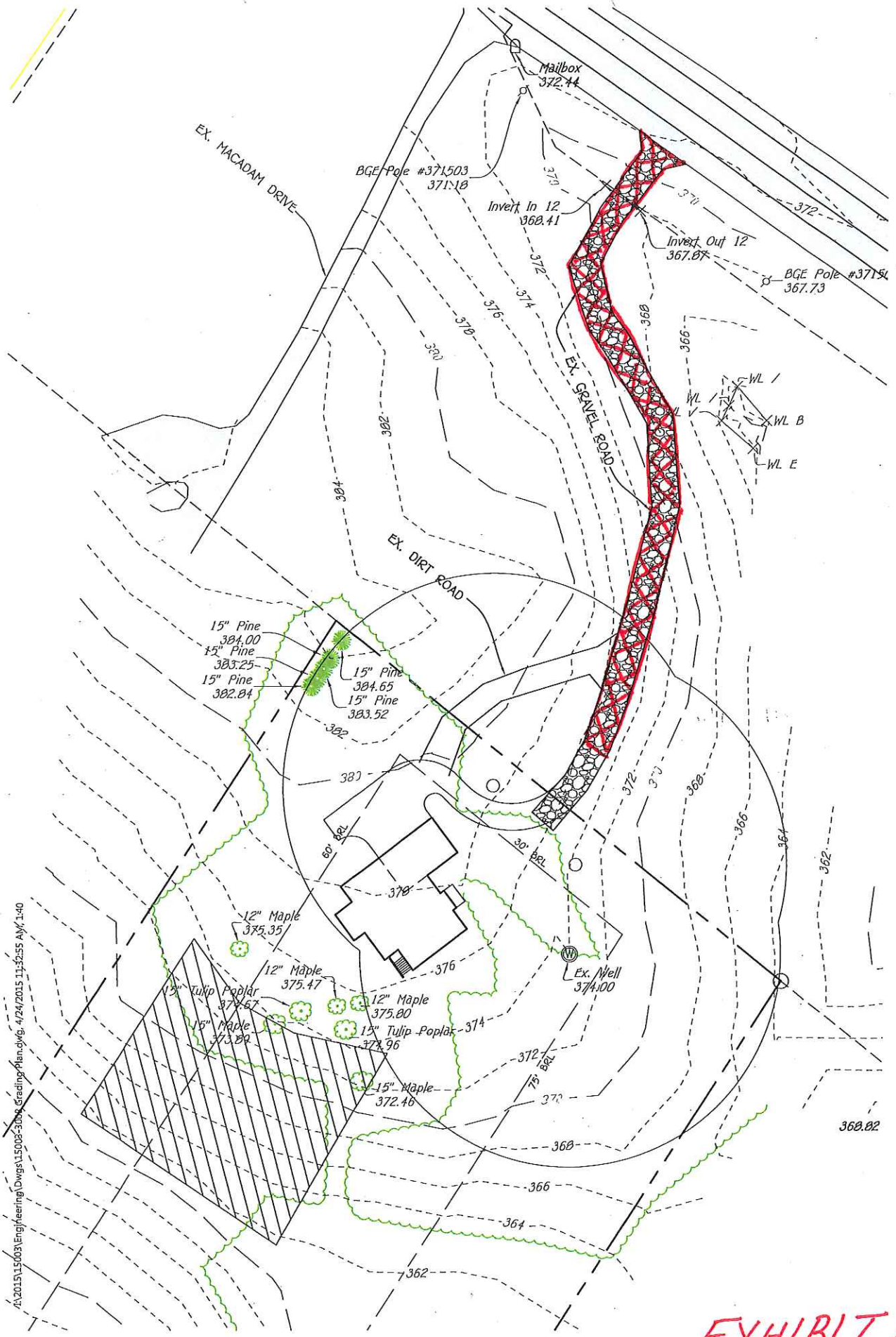
Enclosures

- Exhibit A - Drawing showing the property and the cross hatched easement area
- Exhibit B - General area plan showing the property location
- Exhibit C - Three comparable sales used in the value analysis

TDH/ks

cc: File

RIM/Legislation/2015/Grantham



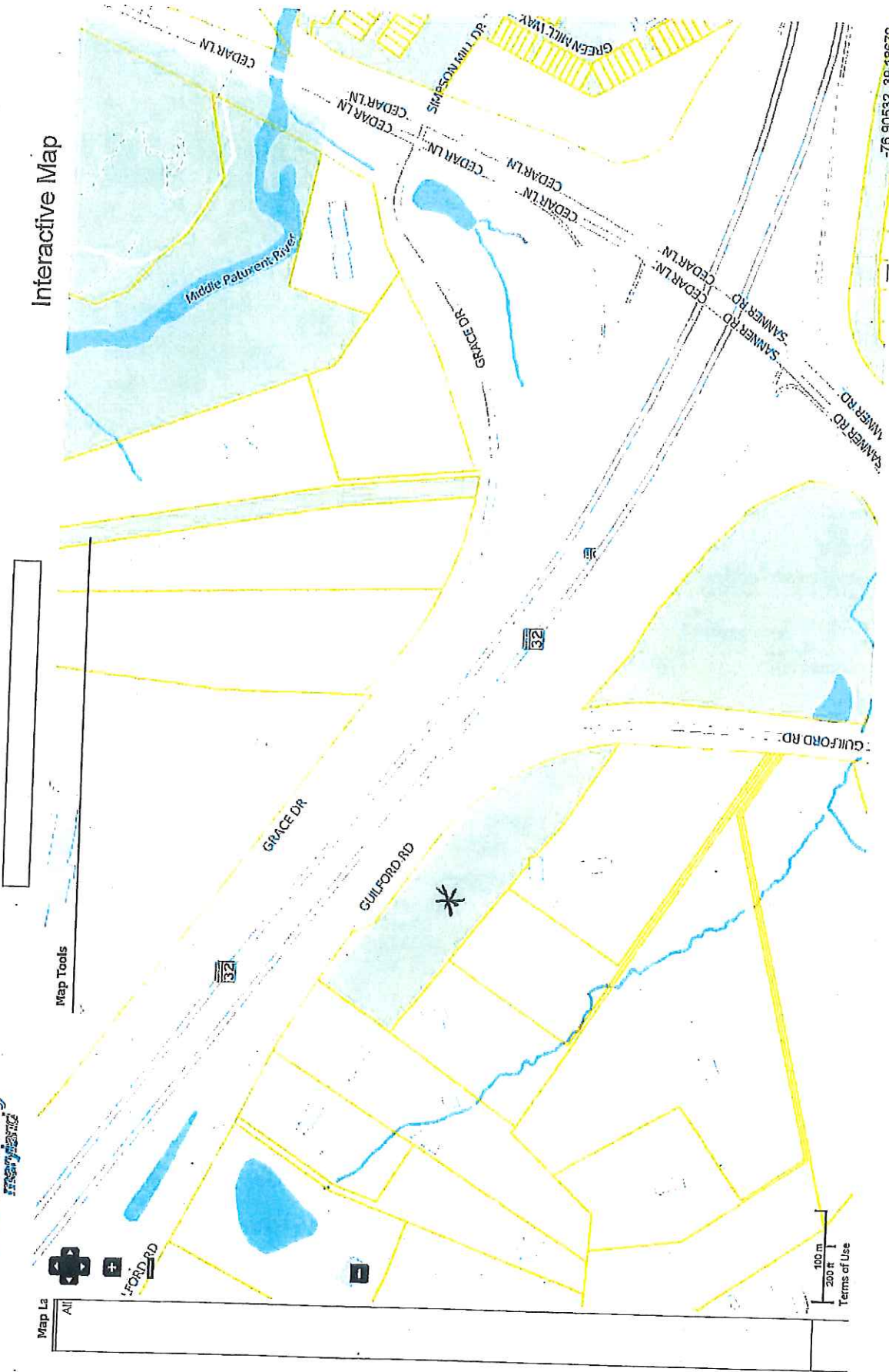
4/2/2015 1:50:03 (Engineering) Dwg15005-3006 Grading Plan.dwg, 4/24/2015 11:32:55 AM, 1:40

EXHIBIT A

EXHIBIT B

Interactive Map

HowardCounty
Maryland



-76.90532, 39.18672

* County Property

EXHIBIT C

Karen H. Belinko Appraisals, LLC

Comparable Land Sales - Lot 1

Sale No. 1

Location: 8220 Hunterbrooke Lane
Fulton, MD 20759

County: Howard, 5th E.D.
Map Reference: T.M. 46, Grid 7, Parcel 89, Lot 1
Plat No. 20296

Grantor: Douglas P. Bruns
Grantee: David Lee & Sue Lee

Deed Reference: Liber 15563, folio 258
Record Date: April 30, 2014

Consideration: \$420,000

Site Data:

Size Approx. 3.017 acres
Shape Good
Zoning RR-DEO
Utilities Approx. Public electricity and telephone. Septic approved and well installed.
Topography Gently sloping, all wooded.

Improvements: None at time of sale.

Analysis of Sale: Normal arms length transaction in the marketplace.

Financing: Cash Sale

Highest & Best Use: Use within the existing zoning classification.

Sale Verified With: Agent, Christina Elliott

Date Inspected: April 2015

Remarks: No commissions were paid, a savings of 5 percent. This lot is at the end of a cul-de-sac, with a gravel road extended. This lot, however, can extend its driveway from the paved surface. Recorded lot at time of sale. On the market for 28 days

Karen H. Belinko Appraisals, LLC

Sale No. 2

Location: 13750 Lakeside Drive
Clarksville, MD 21029

County: Howard, 5th E.D.
Map Reference: T.M. 34, Grid 7, Parcel 396, Lot 9
Plat No. 6012

Grantor: Robert James Scott
Grantee: Mohammad Najib Roshan

Deed Reference: Liber 15742, folio 191
Record Date: August 20, 2014

Consideration: \$342,500

Site Data:

Size Approx. 3.0 acres
Shape Rectangular
Zoning RR-DEO
Utilities Public electricity and telephone. Approved perk for four bedrooms and drilled well. No natural gas.
Topography Downward sloping and partially wooded. Stream/wetlands to rear.

Improvements: None at time of sale.

Analysis of Sale: Normal arms length transaction in the marketplace.

Financing: Cash Sale

Highest & Best Use: Use within the existing zoning classification.

Sale Verified With: Agent, Sharon Keeny

Date Inspected: April 2015

Remarks: Easement for gas pipeline along rear corner. This buyer reconfigured septic area to allow for a 3-car garage and walkout, and has relisted for sale at \$395,000. Recorded lot at time of sale. On the market for 253 days.

Karen H. Belinko Appraisals, LLC**Sale No. 3**

Location: 13061 Hall Shop Road
Highland, MD 20777

County: Howard, 5th E.D.
Map Reference: T.M.40, Grid 10, Parcel 518, Lot 3
Plat No, 19650

Grantor: Adam H. Ta
Grantee: Naseen Rafiq

Deed Reference: Liber 15594, folio 428
Record Date: May 21, 2014

Consideration: \$447,000

Site Data:

<u>Size</u>	Approx. 3.0 acres
<u>Shape</u>	Irregular, flag lot stem
<u>Zoning</u>	RR-DEO
<u>Utilities</u>	Public electricity and telephone. Private well and septic.
<u>Topography</u>	Gently sloping, shared pipestem.

Improvements: None at time of sale.

Analysis of Sale: Normal arms length transaction in the marketplace.
Financing: Cash Sale
Highest & Best Use: Use within the existing zoning classification.

Sale Verified With: County records, MRIS, inspection. Attempts to verify with Broker were not successful.

Date Inspected: April 2015

Remarks: Recorded lot at time of sale. Pond view. Walking distance to Schooley Mill Park. On the market for 792 days.