




Howard County

Internal Memorandum

Subject: Value of Access Easement across County Property (Verizon)

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 832 on Tax Map 31 to Verizon Wireless. The County property is a residue from property acquired for construction of the road connection between Hale Haven Drive and Doncaster Drive.

The attached four comparable land sales have been reviewed to estimate the value of the County property. All of the sales are fairly recent and are the same zoning as the County property. Adjustments were made to the comparable sales for date of sale, size, access and existing encumbrances.

After adjustments, the sales indicate a range of values from \$85,000.00 to \$116,000.00 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 \$95,000.00. This value estimate assumes that the County property has full utility for residential uses. Since the County property is a residue and does not contain sufficient size for development, 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 \$95,000.00 or \$23,750.00.

Verizon Wireless has requested an access easement totally 2,348 square feet or 0.0538 acres. The exact acreage of the residue is not known because one of the original parcels acquired by the County is now encumbered by a roadway. For the purposes of this value estimate, the area of the residue is estimated to be 15,000 square feet. Therefore, the residue has a fee simple value of \$1.58 per square foot. Within a portion of the access easement being requested, there already exists storm drainage constructed for the road improvements and since the County is only granting an easement and not relinquishing its entire bundle of rights, the value of the access easement is 50% of fee value or \$0.79 per square foot. Therefore, the estimated value of the access easement is \$1,854.92, rounded to \$1,900.00.

Enclosures

Exhibits A – Plat plan of the cross hatched easement area

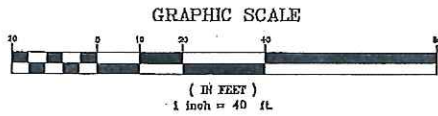
Exhibits B – Four comparable sales used in the value analysis

TDH/ks

cc: File

RIM/Legislation/2015/Verizon

EXHIBIT A



MOORE LARRY FRANKLIN
ZONING: R20
ACCOUNT 02-277921
LIBER: 03887, FOLIO: 00517

OWNER: BALTIMORE GAS
& ELECTRIC CO.
P.O. BOX 1475
BALTIMORE, MD 21203
LIBER: 11417, FOLIO: 238
AREA: 1.862 AC

OWNER: BALTIMORE GAS
& ELECTRIC CO.
P.O. BOX 1475
BALTIMORE, MD 21203
LIBER: 318, FOLIO: 105
AREA: 6.35 AC

Howard County
Property
~~XXXX~~ EASEMENT

HOWARD COUNTY
MARYLAND
12,271 SF ±
LIBER: 5135, FOLIO: 333

N 573800.4640
E 1370130.2590
FOUND PROPERTY
CORNER

COARD HERBERT C
ZONING: R20
ACCOUNT 02-277948
LIBER: 14784, FOLIO: 00441

GRANTEE'S 15' WIDE
ACCESS EASEMENT
AREA "B"

EXISTING
GATE

EXISTING ± 10'
WIDE GRAVEL
ROAD

GRANTEE'S 15' WIDE
ACCESS EASEMENT
AREA "A"

HOWARD COUNTY
MARYLAND
19,735 S.F. ±
LIBER: 4920, FOLIO: 0082

EXISTING
CONCRETE
APRON

HALE HAVEN DR

PARTIAL SITE PLAN
SCALE: 1" = 40'



TELECENT ENGINEERING INC.
2216 Conner Road, Suite 1
Forest Hill, MD 21050
410-592-5316
www.tel-eng.com



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: 202-408-0960
Fax: 202-408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
05-16-15	EASEMENT	

ACCESS EASEMENT AREA EXHIBIT

NEW CUT BGE TOWER 281A DONCASTER DRIVE ELLICOTT CITY, MD 21043	
TITLE PARTIAL SITE PLAN	
PROJECT NO.	1102.211

EXHIBIT B

WILLIAM F. SNIDER & ASSOCIATES
REAL ESTATE APPRAISING AND CONSULTING

MARKET VALUE OF SUBJECT PARCEL

In estimating the market value of the parcel, the following sales of residential lots are included to represent market activity in the subject area.

SALE NUMBER: 1

GRANTOR: Alicia A. Cool & Jeffery A. Cool, P.R.

GRANTEE: Harmony Builders, Inc.

LOCATION: 4218 Club Court, Ellicott City

SUBDIVISION: Lot 16, Crestleigh, Section II, plat book 7/16

SALES PRICE: \$ 281,000

LIBER/FOLIO: 14863/089

DEED DATE: 4/19/13

RECORD DATE: 4/23/13

COUNTY: Howard, 2nd

TAX MAP: 24 **GRID:** 23 **PARCEL:** 696

ZONING: R-20

LAND SIZE: 44,262 sf.

FRONTAGE: 52.36 ft.

DEPTH: irregular

UTILITIES: All public available

IMPROVEMENTS: None at time of sale

MORTGAGE: None indicated

ANALYSIS OF SALE: Normal arm's length transaction

HIGHEST AND BEST USE: Development as permitted by the zoning classification

VERIFIED BY: Land Records, Inspection

Larger in size than the subject, this is the sale of a lot in an older subdivision within an area of older homes. It is considered equal in location. The topography has sloping frontage and a level grassy building site. It is considered slightly inferior to the level topography of the subject. The frontage/access to a public street is considered superior.

EXHIBIT B
WILLIAM F. SNIDER & ASSOCIATES
REAL ESTATE APPRAISING AND CONSULTING

SALE NUMBER: 2

GRANTOR: Jeffery Z. Henline

GRANTEE: Lakestone Homes, LLC.

LOCATION: 3036 Mullineaux Lane, Ellicott City

SUBDIVISION: Lot 2, Henline Property, plat 16349

SALES PRICE: \$ 260,000

LIBER/FOLIO: 15429/290

DEED DATE: 12/30/13

RECORD DATE: 4/11/14

COUNTY: Howard, 2nd

TAX MAP: 17 **GRID:** 19 **PARCEL:** 329

ZONING: R-20

LAND SIZE: 29,838 sf.

FRONTAGE: 128.95 ft.

DEPTH: 225.16 ft.

UTILITIES: All public available

IMPROVEMENTS: None at time of sale

MORTGAGE: None indicated

ANALYSIS OF SALE: Normal arm's length transaction

HIGHEST AND BEST USE: Development as permitted by the zoning classification

VERIFIED BY: Land Records, Inspection

Larger in size than the subject, this is the sale of a lot in a newer minor subdivision within an area of older homes and subdivisions. It is considered slightly inferior in location on Mullineaux Lane off Boones Lane. The level topography is considered equal to the subject. The frontage/access to a public street is considered superior.

EXHIBIT B
WILLIAM F. SNIDER & ASSOCIATES
REAL ESTATE APPRAISING AND CONSULTING

SALE NUMBER: 3

GRANTOR: Normandy Oaks Baker, LLC

GRANTEE: NVR, Inc.

LOCATION: 2706 Rose Lane, Ellicott City

SUBDIVISION: Lot 2, Normandy Oaks, plat 22396-97

SALES PRICE: \$ 285,000

LIBER/FOLIO: 15599/172

DEED DATE: 5/13/14

RECORD DATE: 5/23/14

COUNTY: Howard, 2nd

TAX MAP: 18 **GRID:** 13 **PARCEL:** 51

ZONING: R-20

LAND SIZE: 22,476 sf.

FRONTAGE: 5.02 ft. flag

DEPTH: irregular

UTILITIES: All public available

IMPROVEMENTS: None at time of sale

MORTGAGE: None indicated

ANALYSIS OF SALE: Normal arm's length transaction

HIGHEST AND BEST USE: Development as permitted by the zoning classification

VERIFIED BY: Land Records, Inspection

Larger in size than the subject, this is the sale of a lot in a new subdivision within an area of older subdivisions and homes. It is considered slightly inferior in location. The level wooded topography is considered equal to the subject. The frontage/access to a public street is considered superior.

EXHIBIT B
WILLIAM F. SNIDER & ASSOCIATES
REAL ESTATE APPRAISING AND CONSULTING

SALE NUMBER: 4

GRANTOR: Diane M. Sooy, et al

GRANTEE: Viking Development Corporation

LOCATION: 3060 Saint Johns Lane, Ellicott City

SUBDIVISION: Lot 16, Woodberry, plat 8995

SALES PRICE: \$ 215,000

LIBER/FOLIO: 15723/001

DEED DATE: 7/29/14

RECORD DATE: 8/06/14

COUNTY: Howard, 2nd

TAX MAP: 17 **GRID:** 22 **PARCEL:** 144

ZONING: R-20

LAND SIZE: 14,069 sf.

FRONTAGE: 94.89 ft.

DEPTH: average 147 ft.

UTILITIES: All public available

IMPROVEMENTS: None at time of sale

MORTGAGE: None indicated

ANALYSIS OF SALE: Normal arm's length transaction

HIGHEST AND BEST USE: Development as permitted by the zoning classification

VERIFIED BY: Land Records, Inspection

Larger in size than the subject, this is the sale of a lot in an older subdivision within an area of older homes. It is considered equal in location. The level topography is considered equal to the subject. The frontage/access to a public street is considered superior.