

**Appraisal  
of  
PROPOSED RIGHT-OF-WAY FOR LARAMIE STREET  
BETWEEN WHITNEY ROAD AND SARATOGA STREET  
LARAMIE COUNTY, WYOMING**



**PREPARED FOR  
Laramie County Board of Commissioners  
Laramie County Courthouse  
309 West 20<sup>th</sup> Street  
Cheyenne, WY 82001**

**DATE OF VALUE  
July 7, 2023**

**PREPARED BY  
Chris Brown, MAI, John R. Sherman, MAI, Jeff Fanning, P.E.**

July 13, 2023

Laramie County Clerk  
309 West 20<sup>th</sup> Street  
Cheyenne, WY 82001

RE: Proposed Right-of-way for Laramie Street

Clerk, Mr. Chairman, Board of Commissioners:

Pursuant to your authorization, we have prepared an estimate of “damages” sustained by the land owners; Jeff Bruckner, Adam Stuart-Walker, Mark T. & Trisha Morris, John Welch, Michael D. & E. Jayne Clark and Pat Jenkins, as a result of the establishment of Laramie Street. We have completed our appraisal of the property based on information as shown in the following report. The scope of the appraisal and preceding investigation was directed by the type of property appraised.

We certify that we have personally inspected this property and assembled data in support of our value conclusion. The appraisal is in compliance with Wyoming Statue 24-3-114 and the Uniform Standards of Professional Appraisal Practice.

Based on the information provided and researched, and subject to the assumptions and limiting conditions stated, it is our opinion that the market damages sustained from the establishment of Laramie Street to the property identified above, as of July 7, 2023, based on the fact a 60’ right-of-way for a public road is already in place, is:

DAMAGES: \$0.00

Respectfully submitted,



John R. Sherman, MAI

State Certified General #27  
(May 3, 2025)



Christopher Brown, MAI  
P.E.

State Certified General #321  
(July 17, 2024)



Jeffery A. Fanning,

**SECTION ONE**  
**INTRODUCTION**

SUBJECT PROPERTY



Laramie Street, Between Saratoga Street and Whitney Road, Carpenter, WY

## **EXECUTIVE SUMMARY**

PROPERTY TYPE:	The properties along this road are generally rural residential with individual wells and septic systems. They all use the gravel road currently in place for access.
LOCATION:	6001, 6016, 6108, 6212, and 6213 Laramie Street and 3524 Whitney Road, Laramie County, Wyoming, 82001.
OWNERS OF RECORD:	Jeff Bruckner, Adam Stuart-Walker, Mark T. & Trisha Morris, John Welch, Michael D. & E. Jayne Clark and Timothy Ray Grider and Pat Jenkins.
INTENDED USE & USER:	The intended use of this appraisal is to provide an opinion of the damages as a result of the Laramie Street right-of-way. The intended users of this report are the Laramie County Board of Commissioners and the landowners.
SCOPE OF WORK:	This is an appraisal report.
DATE OF INSPECTION	June 27, July 6, and July 7, 2023
DATE OF VALUE:	July 7, 2023
LAND:	Rural Residential
INTEREST APPRAISED:	Fee Simple interest in the surface with the owner having the right of reversion in the right-of-way if vacated by Laramie County. The mineral rights are not included in the acquisition of the right-of-way.
HIGHEST AND BEST USE:	Rural Residential
DAMAGE ESTIMATE:	\$0.00 A 60' wide right-of-way is already in place.



## **SCOPE OF THE APPRAISAL**

### Subject Property Inspection & Research:

John Sherman, Chris Brown and Jeff Fanning (we) viewed the subject property in the company of John Welch on June 27<sup>th</sup>, in the company of Jeff Bruckner, Mark T. & Trisha Morris, Michael D. Clark and Pat Jenkins, on July 6<sup>th</sup> and in the company of Michael D. & E. Jayne Clark and Adam Stuart-Walker on July 7<sup>th</sup>. During the property viewings we interviewed the landowners. (See addendum for records of conversation). During the walk throughs we measured distances between fences and the 60-foot right-of-way and took photographs. We reviewed the documents provided by Molly Bennett Director of Public Works for Laramie County. During the initial phase of the process, we began locating comparables and analyzing the highest and best use of the subject properties as well as other functions associated with the appraisal process. At the same time, we began digging into the history of the area and survey information. Jeff Fanning who has survey and right-of-way experience began analyzing the survey data and asked the surveyor to stake the proposed right-of-way. The interviews with the landowners revealed that they had been told in the past that this portion of Laramie Street was not a county road when they were trying to get the County to maintain the road. It was also discovered that a different surveyor had determined that the road was not formally established as a county road earlier in the process. This created confusion around the question of whether there was an existing right-of-way in place. This issue was a critical question in determining the impact on the adjoining landowners. Therefore, Jeff Fanning met with the surveyor and they agreed that there was in fact an existing 60-foot public road right-of-way in place. The fact that all but the Morris fences were just outside the 60-foot-wide public road right-of-way was evidence that when the fences were installed owners at that time were aware of the road right-of-way. After considerable analysis and discussions with the experts involved it was determined that in fact there was a public road right-of-way in place. Therefore, an estimate of the land value was not required and the appraisers formed an opinion of the amount of damages based on the conclusion there was a public road in place.

## **PURPOSE OF THE APPRAISAL**

The value to be estimated is the damages due the property owner of the subject property for the acquisition of the proposed right-of-way as of the effective date of the appraisal.

As stated, the purpose of this report is for the appointed appraisers to:

W.S. 24-3-116 Appraisers; specific duties enumerated; compensation.

*“...view the ground, so far as they shall deem it necessary, and fix the amount of damages sustained by each claimant, after allowing for all benefits that may accrue to each claimant, by reason of the location or alteration of the said proposed road.”*

This statute does not define “damages” however it is generally understood that damages are the difference between the market value of the subject before the acquisition and the market value of the subject after the acquisition. This is the method used by the appraisers signing this report to estimate the damages as referenced in W.S. 24-3-116.

This statute also does not use the term “market value” so it does not define the term. For the purposes of estimating damages in this case market value is defined as the price which would be agreed to by an informed seller who is willing but not obligated to sell and an informed buyer who is willing but not obligated to buy.

## **INTENDED USE AND USER OF THE APPRAISAL**

The intended use of this appraisal is to aid in or support decisions related to the compensation for the damages caused by the acquisition of the proposed right-of-way. The intended users of this report are the Laramie County Board of Commissioners and the landowners.

## **PROPERTY RIGHTS APPRAISED**

The interest appraised is a fee simple interest in the surface to a depth for normal utilities to be placed. The owner retains the mineral rights and the right of reversion if the right-of-way is relinquished by formal action of Laramie County.

## **DATE OF VALUATION**

The date of value of the appraisal is July 7, 2023.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

Acceptance of and/or use of this appraisal report constitutes acceptance of the following assumptions and limiting conditions.

Possession of this report, or a copy thereof, does not carry with it the right of publication, and it may not be reproduced without written consent of the appraisers, and then only in its complete form.

This appraisal is meant to be used only in whole and not in part. The removal or loss of any portion of this report invalidates the entire appraisal.

Neither all, nor any part of the contents of this report, or copy thereof, shall be used for any purpose other than that stated or by anyone other than the client, without the previous written consent of the appraisers; nor shall it be conveyed by any means to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the authors, particularly as to the value conclusions and the identity of the appraisers.

This report has been made in conformance with the ethics and standards of practice as understood by the appraisers, as set forth by the Appraisal Institute and the Appraisal Foundation.

The value estimate in this appraisal is based on market conditions as of the dates of value and cannot be applied to other dates in the past or future.

Where the value of various components of the property are shown separately, the value of each is segregated only as an aid to better estimating the value of the whole; the independent value of the various components may, or may not, be the market value of the component.

No responsibility is assumed for matters which are of a legal nature. Fee Simple Title is assumed to be vested in the named owner. This appraisal does not include any title investigation and no warranty of title is expressed or implied.

The appraisers have inspected, insofar as possible, by observation, the land and improvements. However, it is not possible to personally observe conditions beneath the soil or hidden in the structure. Therefore, no representation is made herein as to these matters unless specifically considered in this report. It is assumed that there are no unapparent conditions of this property which would lend it more or less valuable.

Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraisers. Drawings and copies of photos in the report are intended as visual aids and should not be construed as engineering reports or surveys.

It is assumed that there is full compliance with all applicable federal, state, or local environmental regulations and laws unless noncompliance is stated, defined, or considered in this report.

It is assumed that all required licenses, consents, or other legislative or administrative authority from any local government, state government, national government, private entity or organization



have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted within the report. The legal description in this report is assumed to be correct, but the appraisers take no responsibility as to its correctness.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, gasoline, oil, urea-formaldehyde foam insulation, or other potentially hazardous materials, may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

**Extraordinary Assumption:**

This entire report is subject to these limiting conditions, and by the act of using or accepting this report, the client acknowledges that the client has read and agrees to such. The appraiser's responsibility is limited to the client. Use of the appraisal by third parties shall be at the risk of the client and/or third parties.

## CERTIFICATE OF APPRAISERS

We hereby certify:

That we have personally inspected the property herein appraised and that the subject relied upon in making said appraisal were as represented in said appraisal.

That to the best of our knowledge and belief, the statements of fact contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That our compensation or engagement for this assignment are not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That we have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved and that we have not completed an appraisal, consultation, or an analysis of this property in the last three years.

That this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

That this appraisal report sets forth all of the assumptions and limiting conditions affecting the analysis, opinions, and conclusions contained in the report.

That no one provided significant professional assistance to the persons signing this report.

That the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

That we prepared this report in conformity with the appropriate state laws, regulations, policies, and procedures applicable to appraisal of right-of-way for such purposes, and that no portion of the value assigned to such property consists of non-compensable items under the established law of said state.

That we have not revealed the findings and results of this report to anyone other than the client, and will not reveal the information until duly authorized by said client, required to by due process of law, or released from this obligation by publicly testifying as to such findings. The exception to this confidentiality certification concerns that of the duly authorized representatives from the Wyoming State Board of Certified Real Estate Appraisers. If reviewed by said board, they must abide by the above stated confidentiality requirements.

That John Sherman and Christopher Brown are currently certified under The Appraisal Institute's continuing education program and state certified as a General Appraisers. That our opinion of the damages as of the 7<sup>th</sup> of July 2023, is as stated in the letter of transmittal, based upon our independent appraisal and the exercise of our professional judgment.

John R. Sherman, MAI  
State Certified General #27  
(May 3, 2023)

Christopher Brown  
State Certified General #321  
(July 17, 2024)

Jeff A. Fanning, P.E.

**SECTION TWO**  
**FACTUAL DESCRIPTION**

**DESCRIPTION OF THE SUBJECTS BEFORE THE PROJECT**



The following descriptions are based on Laramie County Assessor information.



**Welch 6001 Laramie Street:** This parcel totals 2.00 acres in size and is improved with a 2,240sf pole building that was built in 2017. The Laramie Street frontage is not fenced and the building is well back for the 60' public road right-of-way. The property is in the county and is zoned AR.





**Bruckner 6016 Laramie Street:** This parcel totals 2.52 acres in size and is improved with a 1,804sf house that was built in 1954. Other improvements include a detached 576sf garage built in 1962, a 3,000sf Quonset building built in 1980 and a 100sf shed. The Laramie Street frontage is fenced. As per measurements taken on site the fencing is outside of the 60' public right-of-way. The property is in the county and has a private well and septic for sewer and water and is zoned AR.





**Stuart-Walker 6108 Laramie Street:** This parcel totals 0.96 acre and is improved with a 1,692sf house that was built in 1947. Other improvements include a 676sf shed built in 1975 and a 230sf shed built in 2000. The Laramie Street frontage is fenced. As per measurements taken on site the fencing is outside of the 60' public right-of-way. The property is in the county and has a private well and septic for sewer and water and is zoned AR.





**Clark 6213 Laramie Street:** This parcel totals 4.86 acres and is improved with a 1,360sf house that was built in 1949. Other improvements include a detached 880sf garage built in 1950, a 1,872sf pole barn built in 1960 a 480sf storage building built in 1950, a 364sf shed built in 1950 and several additional smaller sheds. The Laramie Street frontage is fenced. As per measurements taken on site the fencing is outside of the 60' public right-of-way. The property is in the county with private well and septic for sewer and water and is zoned AR.





**Morris 6216 Laramie Street:** This parcel totals 3.65 acres and is improved with two houses a 1,952sf house that was built in 1953 and a 960sf house that was built in 1953. Other improvements include a 240sf greenhouse built in 1997, a 200sf shed built in 1972 and a 404sf loafing shed built in 1997, a 220sf lean-to built in 2002, and a 2400sf pole building built in 2003, . The Laramie Street frontage is fenced. As per measurements taken on site the fencing is within the 60' public right-of-way. The parcel is in the county with private well and septic for sewer and water and is zoned AR.





**Grider/Jenkins 3524 Whitney Road:** This parcel totals 3.00 acres and is improved with a 896sf house that was built in 1950. Other improvements include a detached 480sf garage built in 1950, a 624sf shed built in 2012 and a 288sf shed built in 1950 along with other smaller sheds. The Laramie Street frontage is fenced. As per measurements taken on site the fencing is outside of the 60' public right-of-way. The property is in the county with private well and septic for sewer and water and is zoned AR.



**Public Road Right-of-way:** After landowner interviews, discussions with Gary Grigsby, P.E. L.S., Operations Manager, Y2 Consultants, analysis of the documents provided by Laramie County and on-site inspections there is strong evidence that there is an existing 60-foot-wide public road right-of-way for Laramie Street. As we are not attorneys nor licensed surveyors, we based our conclusion that there is a public road right-of-way on the following statements made within the report written by Gary Grigsby and on the verbal statement made by Gary Grigsby that he would defend his conclusion that the public road right-of-way is in place in court. Therefore, in the before condition all the subject parcels have a 60-foot-wide public road right-of-way.

#### Conclusions of Findings

The deeds of record for the project location contain similar language that “a strip of land 60 feet in width... is hereby provided for use of the public as a road”. It is also found that a road does exist in the petitioned location and has been used since 1945 by local residents. The existing road is gravel and does not currently connect to the paved section of Laramie Street in Dakota Crossing. Additionally, local residents entered into a Road Maintenance Agreement in 2001 for the purpose of maintaining the road for their private uses.

From a report by Y2 Consultants dated November 1, 2022 to Molly Bennett. A copy of the cover letter can be found in the addendum to this report.

**SECTION THREE**  
**ANALYSIS AND CONCLUSIONS**

## **HIGHEST AND BEST USE**

"HIGHEST AND BEST USE" is typically defined as:

*"The reasonably probable and legal use of land or sites as though vacant found to be physically possible, appropriately supported, financially feasible, and which results in highest land value." (The Dictionary of Real Estate Appraisal A.I.R.E.A. page 152)"*

### AS IF VACANT

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use of the land as if vacant may be determined to be different than that of the land as improved. As this report is of the site only the land is considered as if vacant. The highest and best use must meet four criteria. It must be: 1. Physically possible; 2. Legally permissible; 3. Financially feasible; 4. Give the highest rate of return. A financial analysis of the highest and best use of the site as vacant will not be completed in this report. Since a 60-foot-wide public road right-of-way is already in place there is essentially no change in the before and after condition an analysis of the highest and best use of the subject properties is not required to solve the appraisal problem.

## **ESTIMATED VALUE OF THE DAMAGES**

Generally, the measure of damages is the difference between the value of the property before the project and the value of the property after the project. Therefore, an estimate of the value of the property before the project and an estimate of the value of the property after the project would generally be required. However, in this case it was determined that there is a 60-foot-wide public road right-of-way in place before the project. Therefore, establishing a 60-foot-wide county road at the same location would essentially leave the subject parcels unchanged. In other words, the subject parcels are essentially the same before and after the project. There is no need to estimate the value of the properties before and after the project as they would be the same value. Thus, there are no damages as subtracting the value estimate of the subject after the project from the value before the project would result in an answer of 0 despite the property value, indicating a total estimated damage of **\$0.00**.

# **ADDENDUM**

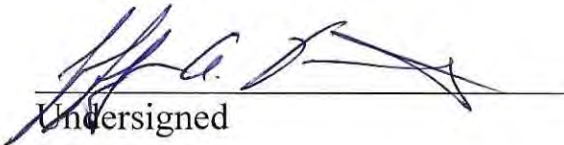


## Oath

Regarding Laramie Street west of Whitney Road

The undersigned take and subscribe to an oath that each will faithfully and impartially perform our duties under our appointment as viewers and appraisers.

  
Undersigned

  
Undersigned

  
Undersigned

Dated: June 23, 2022



y2consultants.com  
307 733 2999

# CONSULTANTS

ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

November 1, 2022

Molly Bennett  
Director, Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009

## **RE: Laramie Street, Cheyenne**

Dear Ms. Bennett,

The following report was prepared for Laramie Street between Saratoga Street and Whitney Road in Cheyenne, WY at your request. Y2 Consultants researched recorded documents and conducted a field survey investigation to gather information regarding the existence or nonexistence of Laramie Street in the specified location. The findings are presented below to inform the Viewer of the matters of record and found survey monuments.

### Research Methods

Documents recorded with the Laramie County Clerk's Office were reviewed to identify current deeds, easements, and miscellaneous records related to the length of Laramie Street between Saratoga Street and Whitney Road and related parcels. Special attention was given to verify records presented in the petition prepared by Rick Redella, on behalf of HillTop Funding, and identify any additional documents useful for this location. Time was also spent reviewing the public comments received during the previous petition (PZ-20-00045) to dedicate the same portion of Laramie Street.

### Matters of Record

Recorded documents for this location reveal the following conditions:

- Deeds granted by Pearl Swinbank provided for a road for public use along what is now known as Laramie Street. The road did not exist prior to Ms. Swinbank, nor was land granted for public road use prior to recorded deeds. The provision for a public road is consistent with all deeds granted by Pear Swinbank
  - Book 394, Page 613, May 11, 1945
  - Book 400, Page 389, January 26, 1946
  - Book 400, Page 499, January 26, 1946
  - Book 402, Page 644, April 4, 1946
  - Book 450, Page 426, November 5, 1946
  - See Existing Conditions Exhibit for locations

- Deed granted by C. Walter Talley to Albert D. Lamb and Mary R. Lamb includes an exception for 30 feet on the north and 30 feet on the west NE¼ SW¼ NE¼ SE¼ Section 26, Township 14 North, Range 66 West of the 6<sup>th</sup> P.M. as reserved for the use of the public for road purposes.
  - Book 1271, Page 1580, November 30, 1979
  
- Deed granted by John Welch and Susan Welch to John W. and Susan Welch Family Trust Agreement (current owners) is a metes and bounds description consistent through chain of title to warranty deed granted by A.G. Schlidt and Gertrude E. Schlidt to J. Pat Sullivan and Deanna C. Sullivan. Metes and bounds description does not extend to the north boundary of the NW¼ SW¼ NE¼ SE¼ Section 26, Township 14 North, Range 66 West of the 6<sup>th</sup> P.M.
  - Book 2634, Page 1339, August 21, 2019
  - Book 958, Page 106, September 1972
  - See Exhibit
  
- Road Maintenance Agreement entered December 8, 2000 stating parties are responsible for dividing the costs of approximately \$200 per year to maintain the road equally. The agreement includes grading, repairing, graveling the roadway, shoulders, barrow pits, or other areas lying within the road.
  - Book 1576, Page 1045, January 24, 2001

Public Comments

Eighteen (18) written documents were received for PZ-20-00045, a previous petition to dedicate the same portion of Laramie Street. Summary of public concerns:

- Most comments related to concerns over increased traffic in relation to safety for children playing in the neighborhoods or changes to the quality of life for residents. These comments relate to Dakota Crossing and Laramie Street neighborhoods.
- Residents of Laramie Street are concerned that dedicating the road would lead to taking of land for curb and gutter installation, resurfacing of the road, and requirements to hook up to water and sewer lines. The concerns relate to both the costs of improvements as well as loss of property.
- Some residents of Laramie Street are concerned that moving forward with the petition would lead to annexation. There are many descriptions of valuing a rural life outside of city limits.
- A recommendation from the President of the Dakota Crossing HOA is to consider a cul-de-sac as opposed to a through street for the location.
- A detailed summary is attached.

Conclusions of Findings

The deeds of record for the project location contain similar language that “a strip of land 60 feet in width...is hereby provided for use of the public as a road”. It is also found that a road does exist in the petitioned location and has been used since 1945 by local residents. The existing road is gravel and does not currently connect to the paved section of Laramie Street in Dakota Crossing. Additionally, local residents entered into a Road Maintenance Agreement in 2001 for the purpose of maintaining the road for their private uses.

Public comments received for this petition expressed multiple concerns about connecting these two sections of what is known as Laramie Street. Increased traffic and unsafe pedestrian conditions was the most common public

concern. Comments received from the neighboring residents expanded upon traffic safety to include potential road and utility improvements, personal property safety, and a perceived taking of land. Multiple comments were received from the residents of the petitioned section of Laramie Street along with residents from Dakota Crossing expressing concern over the petition request.

Please contact me if you have any questions or need clarification of any items contained in this report.

Sincerely,

*Gary N Grigsby*

Gary N. Grigsby, PE LS #9283

Operations Manager

[Gary@y2consultants.com](mailto:Gary@y2consultants.com)

July 10, 2023, 11:30 AM Y2 Consultants, 1725 Carey Ave., Cheyenne, WY

Operations Manager: Gary Grigsby, P.E., L.S. (he)

Viewer: Jeff Fanning (I)

I met Gary Grigsby at the office of Y2 Consultants to discuss the Laramie Street application/petition. We specifically discussed whether Laramie Street in the area of the application was indeed already a public (county) road. It was agreed that we both have determined Laramie Street is indeed a public road based on the deeds executed by Pearl Swinbank in the mid-forties. The original deeds from Swinbank specifically provided for the use of the public as a road. We further agreed that regardless of whether any or all subsequent deeds included the language regarding a road for the public does not negate the fact that the road had been established, and failure to reference the road does not make the road “disappear”.

Gary showed me a citation from the text of *Interpreting Land Records, Wilson*, that states when a road is reserved from a parcel within a deed, any further conveyance of the property does not convey ownership of the road, rather just the remainder of the parcel. There are three court cases referenced that validate this premise. This does not change the fact that the road has been established, but it asserts that the public (county) owns fee title to the road.

We briefly discussed our thoughts on the Jones Surveying (Cotton Jones, L.S.) exhibit that called out “Not Dedicated” on the portion of Laramie Street. Neither of us have talked to Cotton, but we agreed that maybe the “not dedicated” statement was there because that portion of Laramie Street had not been dedicated in accordance with today’s standards. We then discussed and agreed that the dedication of the road at the time it was reserved was consistent with the times, was perfectly acceptable, and did not mean there wasn’t a public road. There are plenty of county roads and state highways in Wyoming that have been similarly established.

I asked Gary specifically if this were to go to court, would he be willing to testify as such. He said that he would be happy to testify in court.

We then discussed several interesting aspects of some of the deeds within the chain of title, none of which change our determination of the existence of the road, rather just interesting items that come up in land research.

## Permit to Appraise

The undersigned grants permission to John Sherman, Christopher Brown and Jeff Fanning to inspect and complete an estimate of market damages sustained from the proposed establishment of Laramie Street on the property shown below. The appraisal will be used by Laramie County to assist in possible acquisition of part of the property for use as a public street.

*John W. Welton*  
Undersigned

Dated: 6/27/2023



July 7, 2023, 5:30PM 6213 Laramie Street, Cheyenne, WY

Landowners: Mr. & Mrs. Clark, (They)

Appraisers: John Sherman, Jeff Fanning, Chris Brown (We)

We met the Clarks at their home on the project. After introductions we asked them if they had questions or concerns with the project. They indicated that they were concerned with the increase in traffic which would be a result of the project. They also expressed concerns that the project would increase the chances that the City of Cheyenne would force them to annex. They indicated it would be very costly for them to connect to city utilities based upon the location of their well and septic systems. They also understood the developer planned on building low-income apartments on the site that they felt would increase crime and devalue the property in the neighborhood. The fact that the developer was going to evict the people currently living in the trailer park was also a concern. We explained that due to the fact they were already inside the sewer-able boundary of the City of Cheyenne the project would not generally increase the chance of them being forced to connect to the city as the failure of their existing well or septic would determine the need to connect to the city utilities. We did explain that it does appear that the road easement is currently in place and that their fence is outside of the road easement.



John Welch – June 27, 2023, 9AM John Sherman, Jeff Fanning, Chris Brown

We met John on his property on Laramie Street. He said he felt he was in the dark and wanted to know what was going on with Laramie Street. He asked what we were doing. We explained that we were estimating the value of the land taken for Laramie Street and any damages. He said the street would be much busier and he would want to build a privacy fence along the right of way. We explained that since there currently not a fence at this location that would need to be rebuilt, we would not include the cost of the fence in our report. We pointed out the stakes and r/w markings. It was noted that there were no improvements in the acquisition area. He pointed out that he did not believe that he owned past the right-of-way for Laramie Street. We said that, the ownership in the area had not been full determined yet. We also mentioned that there is presently an easement along the street. He pointed out his home west of the project and how the road would give him walking access to his building. We thanked him for meeting us and told him we would let him know when the survey was complete if we were going to need right-of-way from him.

July 6, 2023, 9AM Corner of Whitney Road and Laramie Street

Landowners: Mr. & Mrs. Morris, Mr. Clark, Mr. Jenkins, & Mr. Bruckner (They)

Appraisers: John Sherman, Jeff Fanning, Chris Brown (We)

We met the landowners at the Whitney Rd and Laramie Street intersection near/on the Morris Property. We introduced ourselves and they began asking questions. The first question was whether we had any affiliation with any Real Estate Firms or other interested individuals related to this project. Basically, their question was whether we were in fact unbiased third parties to this project and they asked our backgrounds. We assured them we were unbiased and qualified to act as viewers/appraisers on this project.

They all immediately indicated that they were against the project. They expressed the reasons they were against the project which include but are not limited to the fact a California developer wanted the project so he could develop land occupied by a trailer park into low rent apartments, they were concerned that this was the first step of being forced into the city limits, they felt the traffic on Laramie Street would increase and thus increase crime and impact the overall quite nature of the neighborhood. We explained that septic systems and wells within the sewerable area would generally not be issued new permits if they failed, and the owner would need to hookup to city water and sewer. However, we pointed out that this is currently the case and would not change as a result of the Laramie Street project. They all appeared to understand the well and sewer issue.

We read the permit to appraise to the owners and asked them to sign the document. They all refused to sign a permit to appraise.

We explained that it was highly likely that the 60' road easement was currently in place and indicated which stakes were offset and which were marking the 60' easement. As a group they were skeptical about the existence of the easement, and we provided them copies of exhibits and wording from the Surveyor that indicated there was in fact an existing easement. Part of the reason they were skeptical was that in prior years they had asked the county to maintain the road and were told that it was not a county road. Also, they did not find reference to the easement on their deeds. We assured them that there was wording in place calling out the 60-foot-wide road easement in their title history. We also explained that if in fact it was determined that this road easement was in place that we as viewers would determine that there was no damage to their property caused by the county road and if there were improvements such as fences within the 60' easement these would be considered encroachments on existing right-of-way and the landowner would not be paid for the relocation of these improvements.

Mike Clark left to go to work and we set up a meeting with him the following day. We all walked the project; during this walk we discovered that much of the Morris fence was encroaching within the 60' easement by a couple of feet. We looked at the Morris septic system and determined it was not in the easement area. We also looked at fences on the other landowners and determined that they were just outside the 60' easement area. We pointed out that whomever installed the fences in this area seemed to be aware of the 60' easement's existence.