

Appraisal  
of  
PROPOSED RIGHT OF WAY FOR 2<sup>ND</sup> STREET  
PARSONS PARCEL  
4834 ROAD 203, CARPENTER  
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  
September 8, 2019

PREPARED BY  
Chris Brown, MAI, John R. Sherman, MAI, Tracy Page

September 12, 2022

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

RE: Proposed Right of Way for Second Street, Parsons, Parcel

Clerk, Mr. Chairman, Board of Commissioners:

Pursuant to your authorization, we have prepared an estimate of “damages” sustained by Lisa Parsons as a result of the establishment of Second 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 conclusions. The appraisal is in compliance with Wyoming Statute 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 Second Street to the property identified above, as of September 8, 2022, is:

DAMAGES: \$18,471

Respectfully submitted,



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



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



Tracy D. Page  
State Certified Residential #844  
(Aug. 4, 2023)

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**SECTION ONE**  
**INTRODUCTION**

SUBJECT PROPERTY

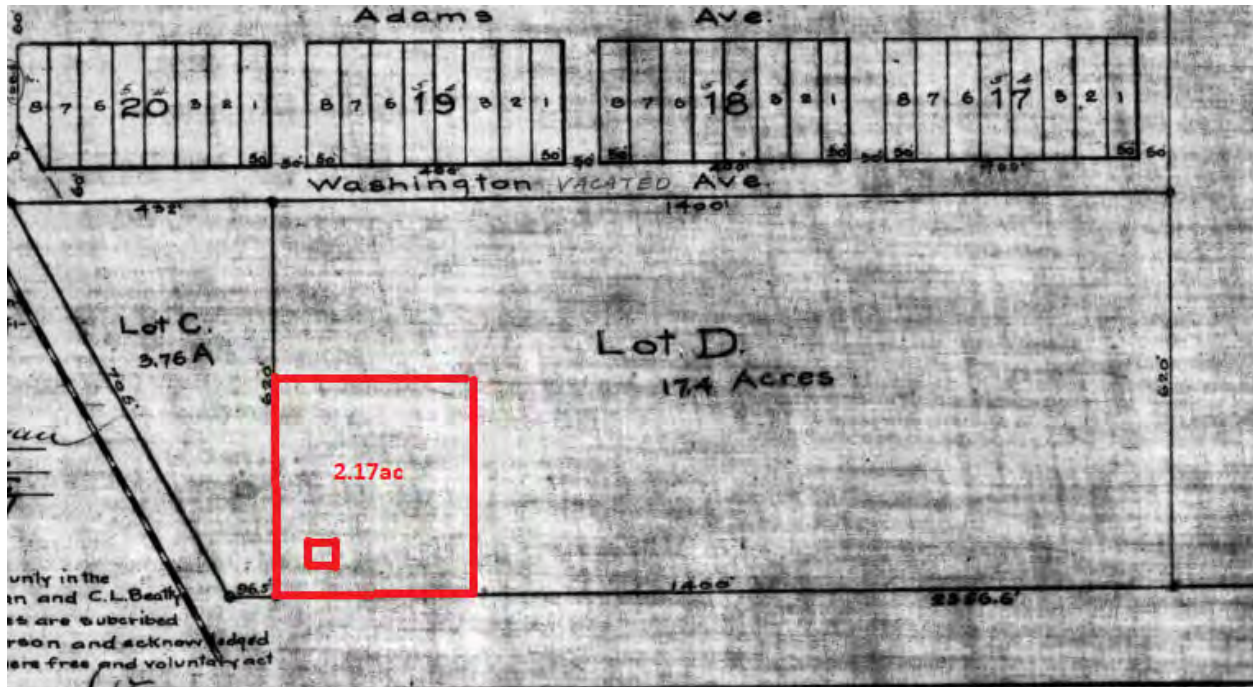


4834 Road 203  
Carpenter, WY

## **EXECUTIVE SUMMARY**

PROPERTY TYPE:	A 2.17 +/- acre residential homesite on the south edge of Carpenter, Wyoming. The site is improved with a 1,200sf home built in 1977, a 1,872sf farm building built in 1977, a 2,720sf Quonset building built in 1980 and a 441sf greenhouse built in 2017 along with fencing as well as landscaping. The property has access to Carpenter's public water system.
LOCATION:	4834 Road 203, Carpenter, Laramie County, Wyoming, 82054.
OWNER OF RECORD:	Dee V. Parsons and Lisa K. Parsons, husband and wife.
INTENDED USE & USER:	The intended use of this appraisal is to provide an opinion of the damages as a result of the Second 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	September 8, 2022
DATE OF VALUE:	September 8, 2022
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:	\$18,471

## IDENTIFICATION OF THE SUBJECT PROPERTY



### Parcel #1:

A Plot 300 x 200 feet in the SW Corner of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North  $89^{\circ}41.50'$  East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South  $89^{\circ}41.50'$  West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

### Parcel #2:

A portion of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, more particularly described as follows:

Commencing at the Southwest corner of said Lot D; thence  $S.89^{\circ}56'00''E.$ , along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing  $S.89^{\circ}56'00''E.$ , a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence  $N.00^{\circ}15'47''E.$ , a distance of 340.00 feet, thence  $N.89^{\circ}56'00''W.$ , a distance of 285.00 feet to the West line of said Lot D; thence  $S.00^{\circ}15'47''W.$ , along said West line, a distance of 40.00 feet; thence  $S.89^{\circ}56'00''E.$ , a distance of 200.00 feet; thence  $S.00^{\circ}15'47''W.$ , a distance of 300.00 feet to the point of beginning.

The larger parcel impacted by the proposed right of way for Second Street is a 2.17+/- acre tract on the southern edge of Carpenter, Wyoming. This land is used as a residential homesite. The property address is 4834 Road 203, Carpenter, WY and is improved with a home and out buildings, as well as fencing and landscaping.

The parcel is held in the name of Dee V. Parsons and Lisa K. Parsons, husband and wife.



## **SCOPE OF THE APPRAISAL**

### **Subject Property Inspection & Research:**

John Sherman, Chris Brown and Tracy Page viewed the subject property in the company of Lisa Parsons. The date of observation was September 8, 2022. Documents provided by Laramie County included exhibits describing the size and location as well as the history of the proposed right-of-way. The improvements were not inspected, as it was determined that the value of the improvements is not impacted by the proposed right of way.

### **Size:**

The larger parcel size used in this report is based upon information from the Laramie County Assessor's documentation. The size of the proposed right-of-way is based upon information provided by Steil Surveying Services, LLC.

### **Market Data:**

Real estate professionals and property owners were contacted in the process of confirming comparable sales. Information provided by these sources as well as real estate publications was used to determine the market strength.

### **Comparable Sales Information:**

Since Wyoming is a non-disclosure state there is no central source of sales information. Therefore, sale information was obtained from real estate professionals in the area and the Cheyenne multi-list database. Located comparable sales were externally inspected by the appraisers and confirmed with a buyer/seller, appraiser or broker involved in the transactions.

### **Approaches to Value:**

Using the Direct Sales Comparison Approach, a before and after analysis of the value of the identified larger parcel (land only) was completed. Both a value of the property before the acquisition and the value of the property after the taking were estimated. The difference between these values is calculated and determined to be the amount of damages. The Income Approach was not used, as the highest and best use of the subject is a rural residential homesite, which is not purchased and sold based upon income. The Cost Approach is not used, as it was determined that the value of the improvements on the property is not affected by the proposed right-of-way, thus only the value of the site is considered in this analysis.

## **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 September 8, 2022.

## **HISTORY OF THE SUBJECT PROPERTY**

The history of the subject property is based on information researched in the Laramie County Clerk's office, Cheyenne Multi-list Service and from information provided by Lisa Parsons.

The last arms-length sale appears to have taken place on June 19, 2015. Lisa Parsons indicated she purchase the property with Barbara Kuzma as the Realtor. This is consistent with Cheyenne, MLS #59267 which indicates a purchase price of \$192,500. However, the deed dated June 19, 2015, and recorded in Book 2450 on Page 1558, indicates the Grantors were Larry Kane and his wife. The Grantees were Leslie Latimer Trustee of the Scott Court Real Estate Trust and Leslie Latimer. On

December 6, 2016 there is a Warranty Deed from Leslie Latimer as Trustee and as an individual to Megan R. Floyd. This is recorded in Book 2526 on Page 277. Finally, there is a Warranty Deed dated January 28, 2020 from Megan Latimer, Formerly Megan Floyd to Dee and Lisa Parsons, husband and wife. This is the apparent holding deed and is recorded in Book 2657, Page 1648. Lisa Parsons said this was not arm's length as she was buying out her sister's interest. Ms. Parsons indicated that she thought the transaction was based on a market value of \$232,000.

Ms. Parsons has recently interviewed two Realtors about selling her property, Elsa Culver and JP Fluellen. Based on those conversations she expects that she may be able to list the property for about \$275,000 to \$290,000.

We are not aware of any arms-length sales of the property or it being listed for sale since the 2015 transaction.

## TAX AND ASSESSMENT ANALYSIS

Wyoming has a relatively low property tax rate; thus, tax is not as significant to the appraisal problem as it may be in other parts of the country. Laramie County is using a market value system. The property's market value is estimated. The assessed value is then calculated at 9.5% of the market value. The mill levy is applied to the assessed value to estimate the taxes. The Assessor-estimated market value of the subject is \$103,786. The assessed value is \$9,860. The parcel number is 12288000400017.

PARSONS, LISA K

Mailing Address: 4834 ROAD 203 NO 384  
CARPENTER, WY 82054

Street Address: 4834 ROAD 203

Deed: 2657 WD 1648, 01/31/2020

Location: CARPENTER: PARCEL 1: A PLOT 300' X 200' IN SOUTHWEST CORNER LOT D, DESC AS: BEG AT SOUTHWEST COR OF LOT D; TH 200' EAST; TH 300' NORTH; TH 200' WEST; TH 300' SOUTH TO SOUTHWEST COR AND THE POB, LESS (BK 598 PG 403) A TRACT 50' X 50' IN SOUTHWEST CORNER OF LOT D, DESC AS: BEG AT THE SOUTHWEST COR OF SAID LOT D, BEING THE PNT OF INTERSECTION OF THE EAST LINE OF 2ND ST AND THE NORTH LINE OF ROAD 78, TH N.89 DEG 41.5' E, ALONG THE NORTH LINE OF ROAD 78, 50'; TH NORTH, 50'; TH S.89 DEG 41.5' W, 50', TO A PNT IN THE EAST LINE OF 2ND ST; TH SOUTH, 50', ALONG THE EAST LINE OF 2ND ST TO THE POB. AND PARCEL 2: A POR OF LOT D, DESC AS: BEG AT THE SOUTHWEST COR OF SAID LOT D; TH S.89 DEG 56' 00" E, ALONG THE SOUTH LINE OF SAID LOT D, 200.00' TO THE POB; TH CONTINUING S.89 DEG 56' 00" E, 85.00', TO A PNT 1115.00' WEST OF THE SOUTHEAST COR OF SAID LOT D; TH N 00 DEG 15' 47" E, 340.00'; TH N.89 DEG 56' 00" W, 285.00', TO THE WEST LINE OF SAID LOT D; TH S.00 DEG 15' 47" W, ALONG SAID WEST LINE, 40.00'; TH S.89 DEG 56' 00" E, 200.00'; TH S.00 DEG 15' 47" W, 300.00" TO THE POB.

2022 Market Value: \$ 103,786 (\$ 4,418 Land + \$ 99,368 Improvements)

2022 Assessed Value: \$ 9,860

The 2023 characteristics shown below may not be reflected in the values shown above.

Land		
Acres	Square Feet	Class
2.17	94,525	Residential - Improved Land - Single Family Residence
<b>2.17</b>	<b>94,525</b>	<b>Total</b>

Residential 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
<b>Ranch 1 Story</b>	1.0	1200	Frame Aluminum	Preformed Metal	1977	#1	#1 #2
1 bath with 3 fixtures							
Add On Tube Gates		4					
Add On Tube Gates		2					
Add On Conc Slab Flooring Adj - Low Qual Struc		1200					
Add On Concrete Slab Fair		192					
Out Building 2	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
<b>Farm Utility Building</b>	1.0	1872	Metal Frame		1977	#1	#1

**Parcel Number:** 12288000400017

**Status:** Current  
**Realware#:** R0057369  
**Receipt:** 11955

**2021 Owner(s):**  
PARSONS, DEE V ET UX

**Mailing Address:**  
305 2ND ST NO 384  
CARPENTER, WY 82054

**Levy District:**  
0230, RSD 2 FD#4 CW&SD

**2021 Value:**

**Market:** \$97,890  
**Taxable:** \$9,299  
**Vet Exempt:** \$0  
**Net Taxable:** \$9,299

 [Detail](#)

**2021 Taxes:**

**First Half:** \$364.24 **Due:** 11/10/2021  
**Second Half:** \$364.24 **Due:** 5/10/2022  
**Total:** \$728.48

 [Detail](#)

**2021 Payments:**

**First Half:** \$364.24  
**Second Half:** \$364.24  
**Total:** \$728.48

(May include penalty & interest)

**2021 Legal Records:**

**Geo Code:** 02-13623130101600

**Property address:** 305 2ND ST  
**Block:** D  
**Legal:** CARPENTER: PARCEL 1: A PLOT 300' X 200'  
IN SOUTHWEST CORNER LOT D, DESC AS:  
BEG AT SOUTHWEST COR OF LOT D; TH 200'  
EAST; TH 300' NORTH; TH 200' WEST; TH  
300' SOUTH TO SOUTHWEST COR AND THE POB,  
LE (Cont.)

## **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.

Comparable sale data is based on courthouse records, exterior visual inspection, and information provided by the person who verified the transaction. This information is believed to be accurate, however it is in no way warranted by the appraisers.

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 and the comparable sales 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 Tracy Page is currently certified as a Residential Appraiser. That our opinion of the damages as of the 8<sup>th</sup> of September 2022, 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)

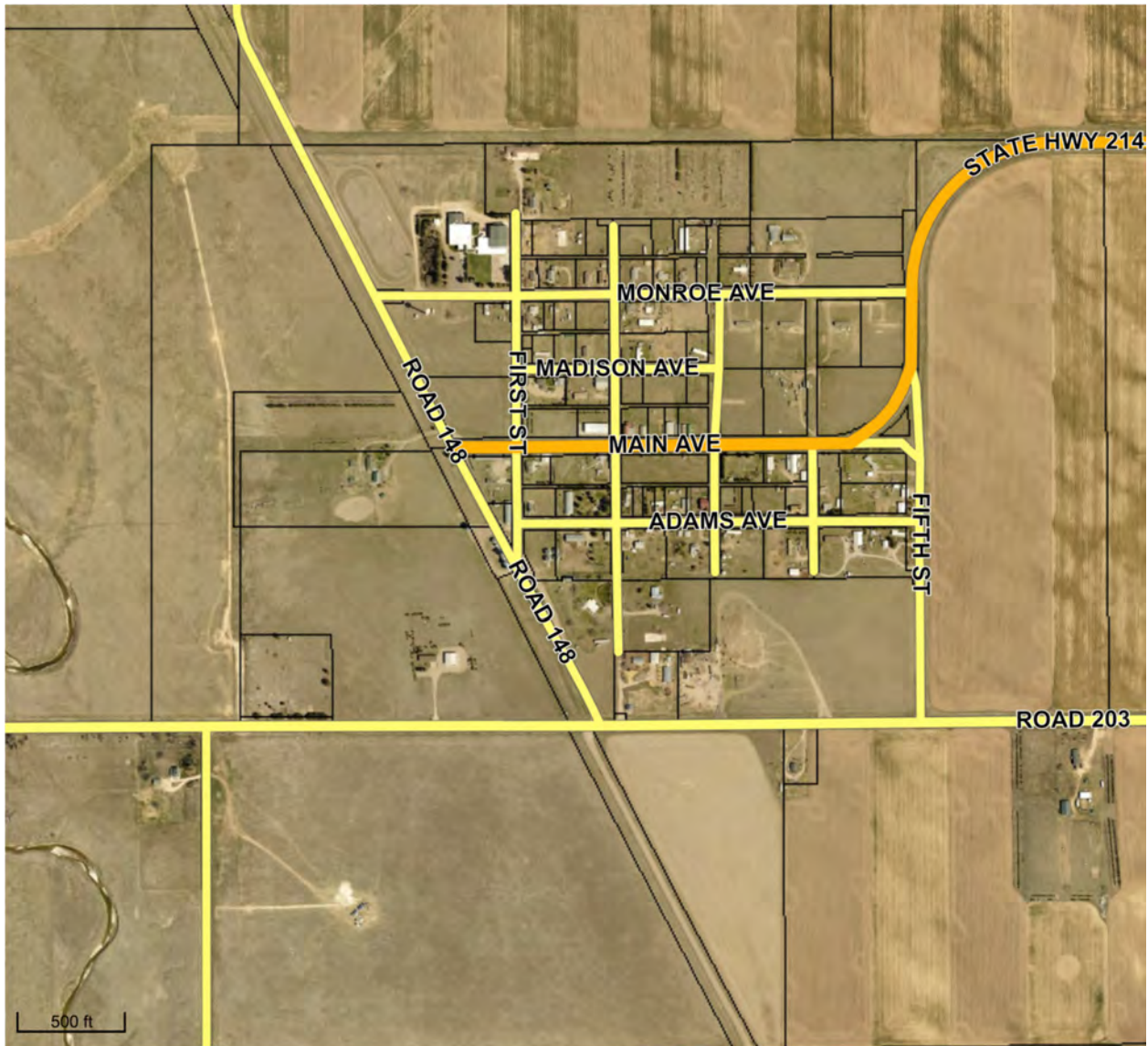


Tracy Page  
State Certified Residential #844  
(Aug. 4, 2023)



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

## LOCATION ANALYSIS



The location considered in this report is the unincorporated town of Carpenter and the immediate area around the town. This town is located near the southeast corner of Laramie County. The Town was platted in 1909 but has never reached the status of a municipality and is therefore a portion of unincorporated Laramie County. Based upon the 2020 census the population is 93 and growth has been flat over the years. The town is surrounded by pasture land, and wheatfields with some rural residential homesites in the 10 – 40 acre size range scattered throughout the area. There is an elementary school in Carpenter serving grades K-6. There is a post office and volunteer fire station. Most of the interior streets are gravel with Main Street paved and being the southern end of State Highway 214. The streets are maintained by Laramie County.





The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI) as indicated on the map above. Rural residential uses are primarily anticipated in these areas. The town is located outside of the Plan Cheyenne and zoned boundaries.

There are active rural residential subdivisions in the general area outside of Carpenter. There have been very few transactions in the town itself. The most recent residential sale showing in the Multi-list system is 335 1<sup>st</sup> Street which is a 1,360sf home built in 1918 on a 13,200sf site that sold for \$155,000 in February of 2022. There is a house on Adams that sold for \$130,000 in 2008 and re-sold in 2017 for \$165,000. This indicates an upward trend in real estate values. However, with the few sales in the town itself it is difficult to determine trends.

In summary, the area is rural in nature with pasture and wheatfields making up the vast majority of land uses. Carpenter is a small unincorporated town with virtually no services other than a small water district, a volunteer fire station, a post office and an elementary school. Land use in the town involves mainly single-family residential improvements ranging in type on sites of various sizes.

# PROJECT DESCRIPTION



The project involves the county establishment of Second Street in Carpenter from the relinquished Washington Avenue to Road 203. This area has been used as a road for several years prior to the County discovering the portion of Second Street south of Washington Avenue had never been platted or established as a public road. There has been public support to have the road maintained by the County thus, the process of establishing this area as a county road has progressed. The proposed right of way impacts four landowners in the area. Two of those landowners have requested payment for damages caused by the road. One of those landowner's property is the subject of this report.



## DESCRIPTION OF THE SUBJECT



The subject is comprised of a 2.17+/- acre parcel which, is generally level. The site has legal access from an approach off of Road 203. There is a 40' +/- wide easement across the south property line of the subject as part of the 80' wide county road right of way. There are buried telephone, gas and water lines running down the west property line of the subject. The site is improved with a 1,200sf home built in 1977 which is approximately 36' from the proposed Second Street right of way. There is also, a 1,872sf farm building built in 1977, a 2,720sf Quonset building built in 1980 and a 441sf greenhouse built in 2017 along with fencing as well as landscaping. The property has access to Carpenter's public water system and has a well. The west fence is about 1 foot inside of

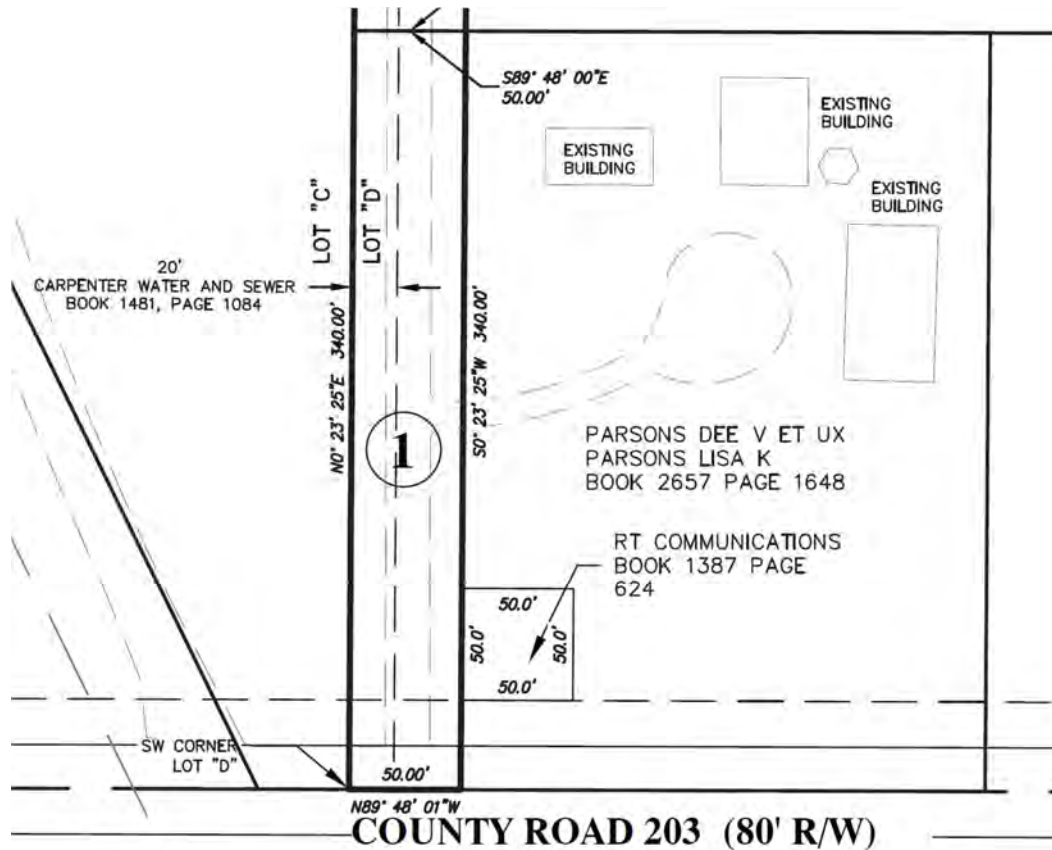
the proposed right-of-way. This fence extends over 300 feet. It has a railroad tie at each corner, 19 t-posts in between, and 2 strands of barbed wire.

The property has a large dirt berm south of the house, older shrubs, and trees with one tree in the proposed right of way. The site improvements include an older lawn, gravel driveway and fenced area for animals. The property supports city water and natural gas with a private well.

A 50' x 50' parcel owned by RT communications is located 50' east of the west property line and adjacent to the county road easement. The RTcom.net building is located on this tract and supports a 10 ft chain link with wire fencing. Parson's horse fence is adjacent to the RT Communications site. The Rtcom.net building provides phone and internet. It is a loop between Burns, Carpenter, and Pine Bluffs. This building provides phone and internet for homes within about a 10-mile radius.

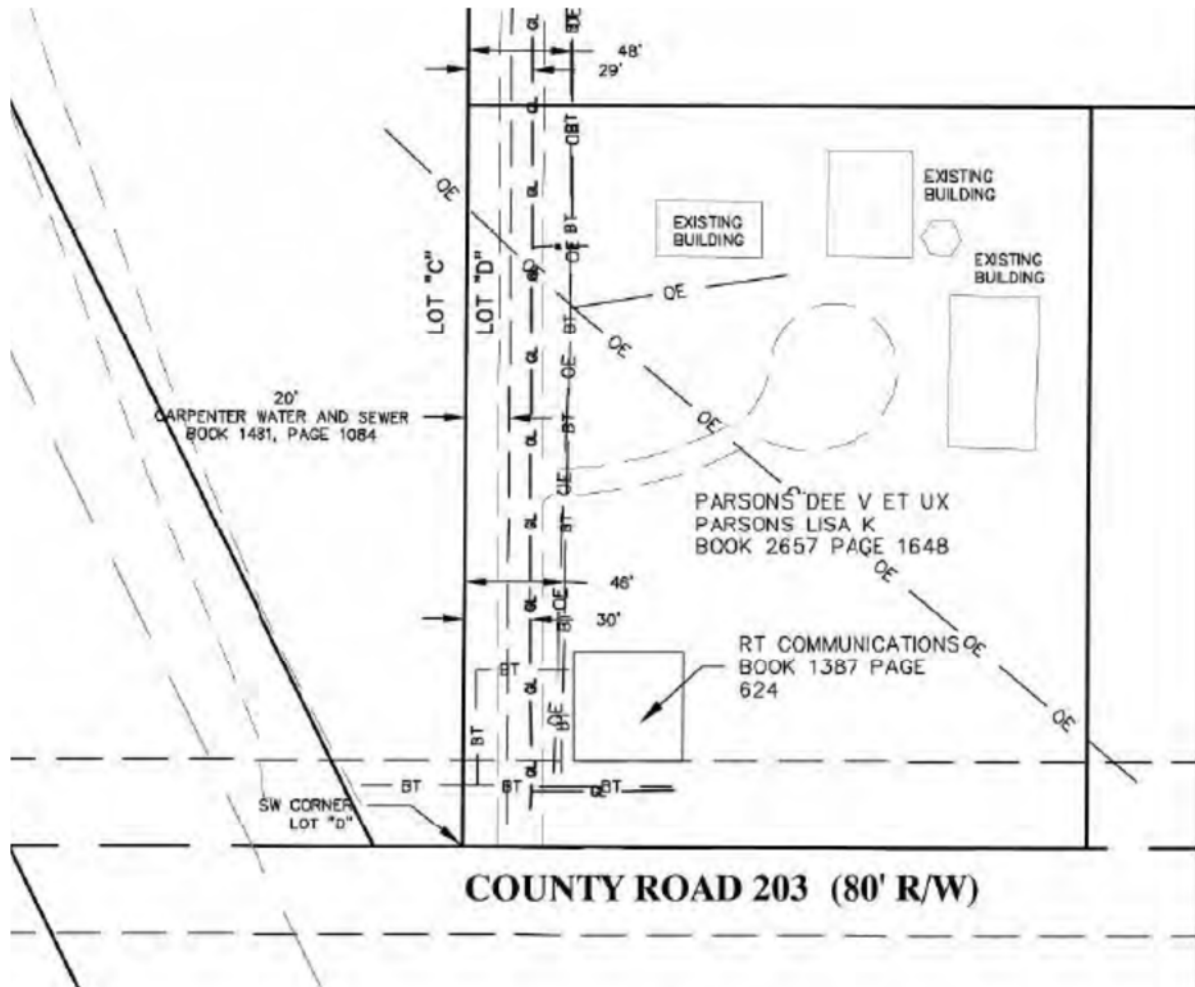


## DESCRIPTION OF THE PROPOSED RIGHT OF WAY

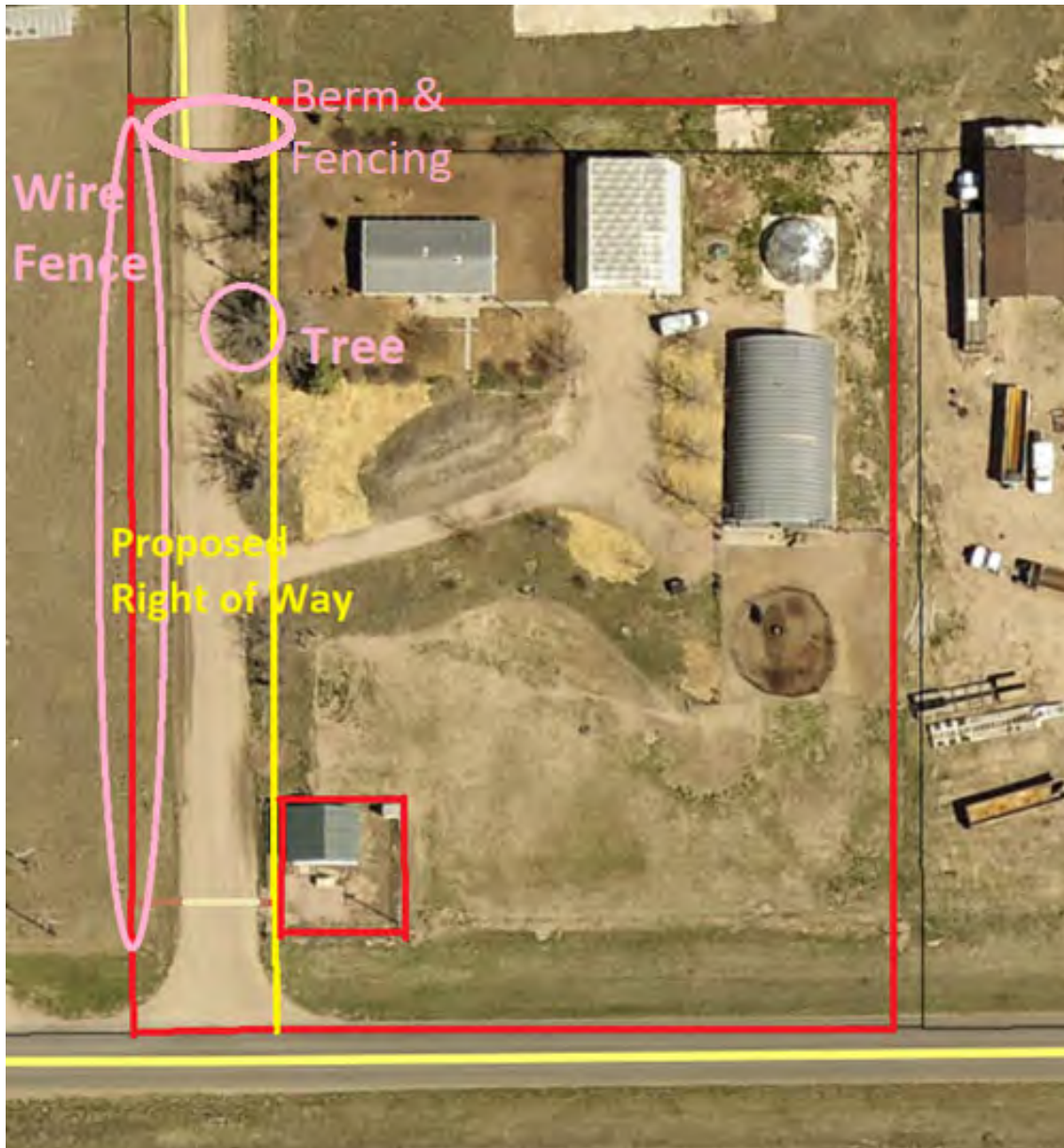


A tract of land situated in Lot D, Town of Carpenter, Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Southwest Corner of Lot "D", thence N0°23'25"E, along the West line of Lot D, a distance of 340.00 feet to the North line of Book 2657, Page 1648; thence S89°48'00"E, along said North line a distance of 50.00 feet; thence S0°23'25"W, a distance of 340.00 feet to the South line of Lot D; thence N89°48'01"W, a distance of 50.00 feet to the point of beginning. Containing 0.39 acres (17,000 sq.ft) more or less and subject to easements, covenants, or restrictions of record.



The exhibit above indicates the surveyed location of the buried lines in or near the proposed right-of-way. These include a gas line, buried telephone line and overhead power line. There is also a water line buried along this corridor.



The exhibit above indicates the location of landscaping and fence within the proposed right of way. The wire fence on the west and one of the trees on the east side of the proposed right of way are inside the stakes delineating the proposed right of way boundary. As per Molly Bennet the County will allow the wire fencing to remain in place, however, the County will not maintain this fencing. The berm and fencing were installed by the owner to block access. This berm and fencing along with the tree will be treated as cost to cure items.



Tree located in the proposed right-of-way



Wire fence inside the proposed right-of-way



Dirt berm and fencing installed by owner



Proposed west right of way

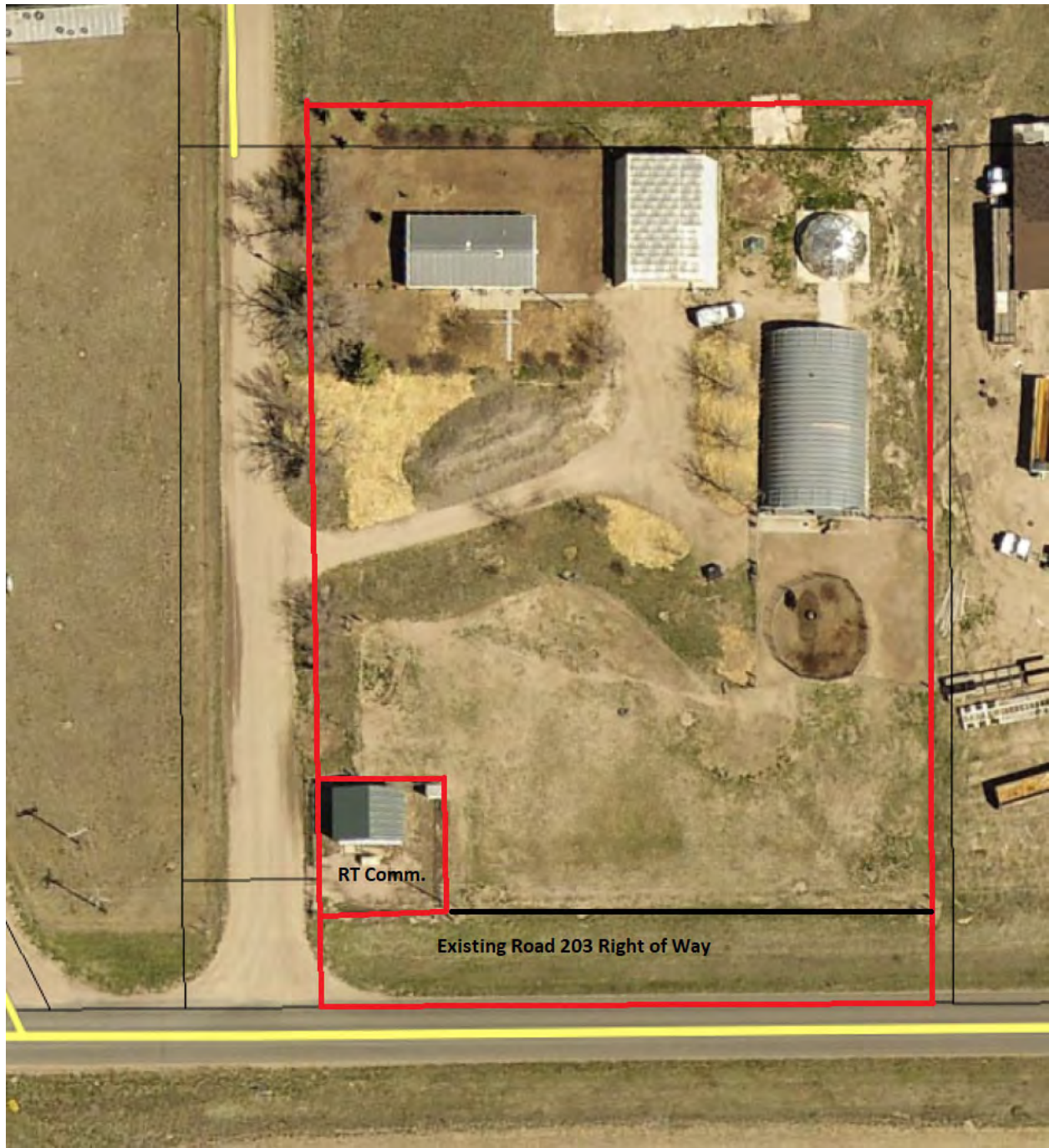


Proposed right-of-way



Home near proposed right-of-way

DESCRIPTION OF THE SUBJECT AFTER THE ACQUISITION



The Second Street right of way will reduce the size of the lot to approximately 1.78 acres in size.

**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. A logical analysis of the neighborhood will be discussed.

#### **Physically Possible:**

The subject is comprised of a 2.17+/- acre site located within a small town with public water system and houses of different sizes and types on sites having a significant range in size. The subject site does not have exposure to high volumes of traffic that would support a commercial use. Physically the site is best suited for a rural residential home site.

#### **Legally Permissible:**

The legal or permissible use of a site is typically determined by public restrictions such as zoning classifications, and/or private restrictions such as protective covenants or deed restrictions. There is no zoning, however, The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The site is surrounded by sites improved with single family homes. The most likely legally permissive use is rural residential.

#### **Financially Feasible and Highest Return:**

Given that the physically possible and the legally permissible possibility is most likely a single-family homesite, the question becomes whether that use is feasible. Based on the current improvements on the subject and the market demand for rural residential sites, it is clear that a rural residential site is feasible and produces the highest return of the possible uses for the site. Therefore, the highest and best use is a rural residential homesite.

## ESTIMATED VALUE OF THE SUBJECT BEFORE THE ACQUISITION

The Sales Comparison Approach is used to estimate the value of the land before the acquisition. As per the highest and best use analysis, it was determined that its highest and best use is a rural residential site. The larger parcel considered in this analysis is the 2.17+/- acre site.

### Sale Selection

Many land sales were considered from within the subject neighborhood.

### No recent land sales in Carpenter

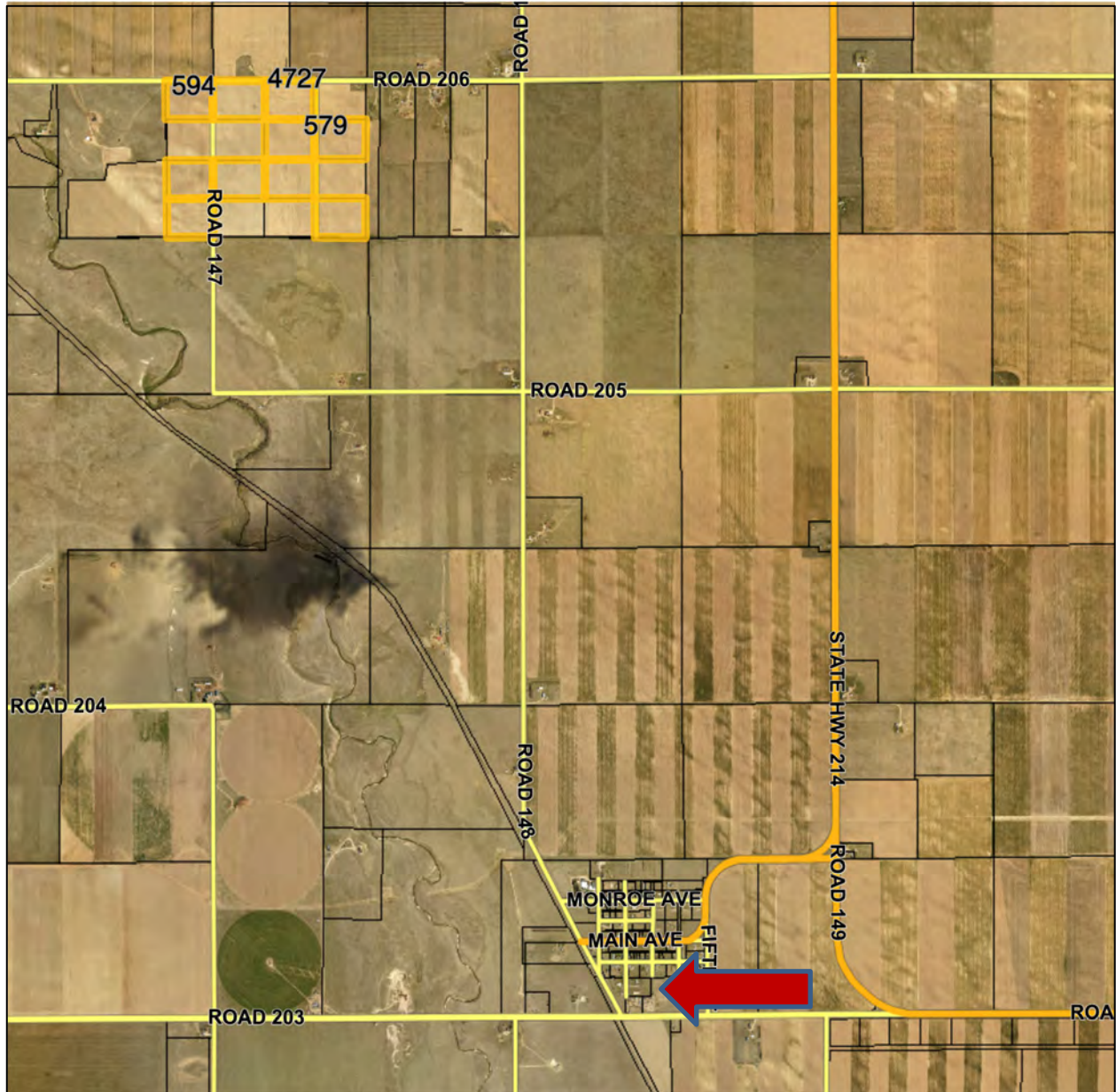
There are no recent land sales in Carpenter. The last vacant land sale through MLS in Carpenter was the sale of 10 acres that sold for \$26,500 in July 2012. This sale consisted of most of Blocks 7, 8, 9 and 10, which has been recorded as more than 64 lots. These four blocks are between Main Street on the south and Monroe Avenue on the north, and Third Street on the west and Fifth Street on the east. MLS #48935 shows that these 10 acres sold for \$26,500. Because this sale occurred more than 10 years ago, it has not been selected as an indicator of value.

### Cross Tie Ranches

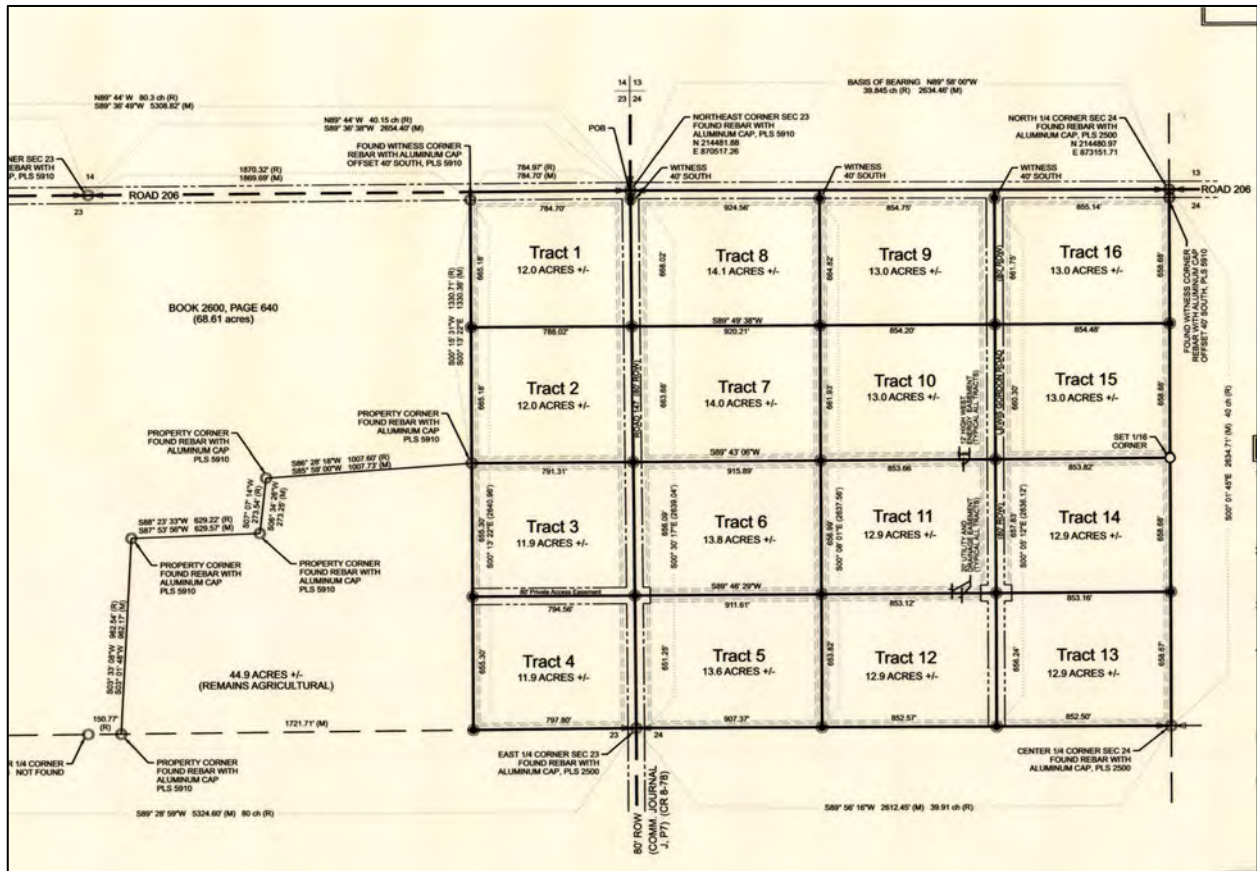
In selecting sales, priority has been given for proximity to the subject and sale date. With these factors in mind, there is a new subdivision called Cross Tie Ranches that has 10 recent sales. These sales are all very current as they all occurred in 2022. These sales are located about 3 miles northwest of the subject property. These land sales are closer to the subject in proximity than any other recent, vacant land sales.

<b>Comparable Land Sales</b>					
<b>Cross Tie Ranches</b>					
Tract #	MLS #	Sale Date	Sale Price	Size Acres	Comments
1	MLS # 83958	1/ 14/ 22	\$114,000	12.00	Well already drilled
3	MLS # 83960	4/ 11/ 22	\$97,500	11.90	
4	MLS # 83961	3/ 21/ 22	\$95,000	11.90	
6	MLS # 84635	4/ 29/ 22	\$104,000	13.80	
8	MLS # 84637	3/ 4/ 22	\$105,000	14.10	
9	MLS # 84638	5/ 3/ 22	\$99,000	13.00	
10	MLS # 84639	7/ 28/ 22	\$97,000	13.00	
11	MLS # 85418	4/ 9/ 22	\$99,500	12.90	
13	MLS # 84981	6/ 1/ 22	\$99,000	12.90	
15	MLS # 84982	4/ 1/ 22	\$95,000	13.00	
Average Tracts 3-15			\$99,000	12.94	

# CROSS TIE RANCHES



## CROSS TIE RANCHES



### Size Adjustment

These sales all range between 11.90 and 14.10 acres in size and are much larger than the subject site. However, there are no recent land sales that are similar to the subject in size. Therefore, the selected comparable land sales need to be adjusted substantially downward for size.

### No Listings Included

Because there are 10 recent sales, there was no need to include any listings as comparables.

### Municipal water

The subject site is connected to Carpenter’s municipal water system. This is a positive factor. All of the comparable sales need to be adjusted upward for lack of proximity to a municipal water system. The comparable sales have no municipal water source and will need to have a private well drilled. Tract 1 had a well already drilled when it sold. The well was just over 500 feet deep and was pumping almost 25 gallons per minute when it was tested. This tract sold for \$114,000. The other 9 tracts sold for an average of \$99,000, suggesting a value for the well of about \$15,000.

### Proximity to Paved Access

The selected comparable sales are about 2 miles from a paved road, Highway 214. The subject is very close to paved access. The comparable sales should be adjusted upward for proximity to paved access.

## **4384 Road 203, Carpenter**

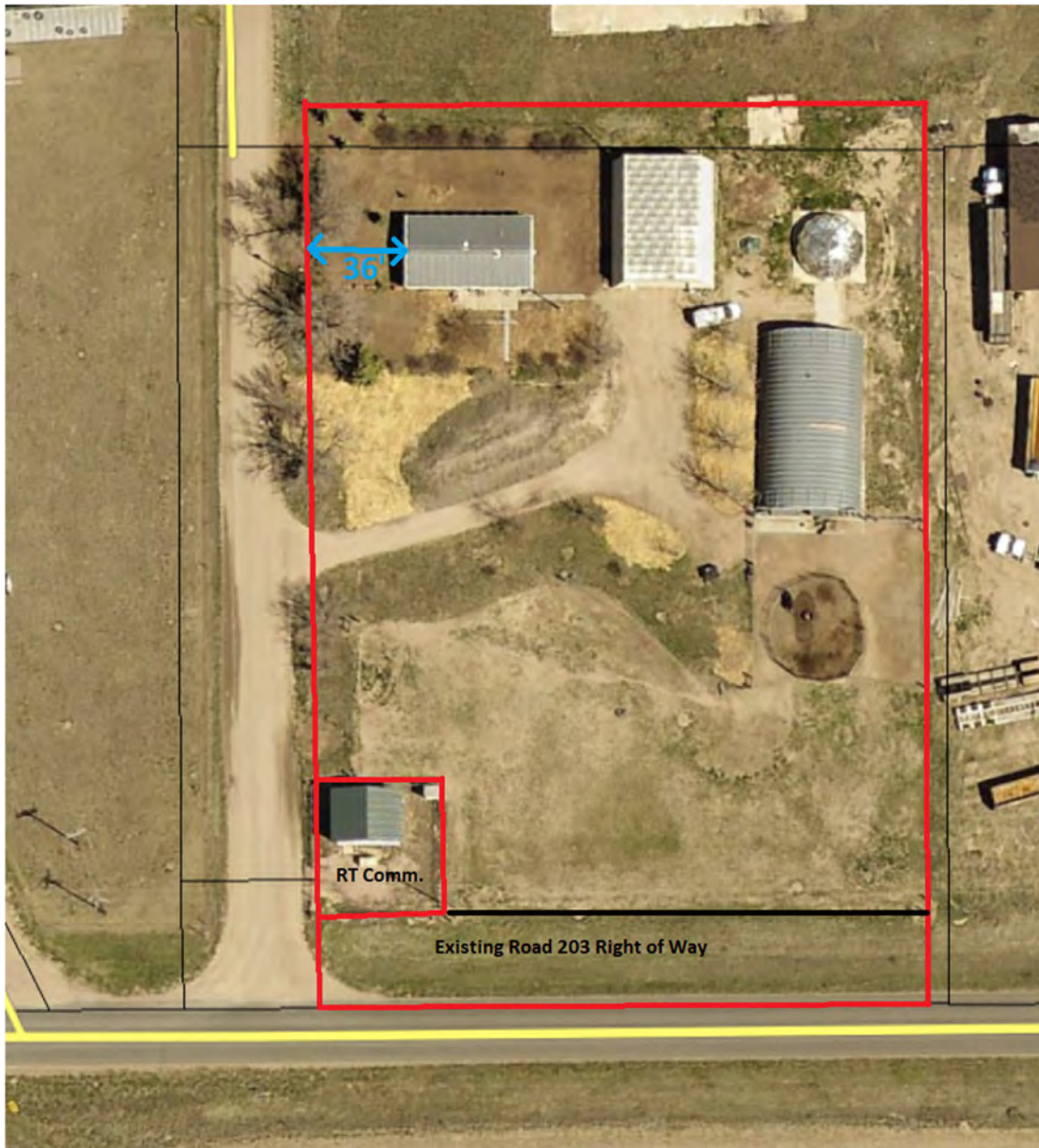
### **Parsons**

- This site totals 2.17 acres.
- The site is connected to municipal water.
- The comparable sales in Cross Tie Ranches need to be adjusted upward for lack of connection to municipal water.
- The comparable sales in Cross Tie Ranches need substantial downward adjustment for size. The sales in Cross Tie Ranches are about 6 times larger than the subject.
- The sales need to be adjusted upward for proximity to paved access.
- After considering the selected comparable land sales, the value of the subject land is estimated at  $\$75,000 / 2.17 \text{ acres} / 43,560 = \$0.80$  per square foot.

## **ESTIMATED VALUE OF THE SUBJECT AFTER THE ACQUISITION**

At this point in the analysis a value of the subject property with the right of way for Second Street in place, or after the acquisition of the right of way, is estimated. The best and most reliable method to estimate the “after” value of the subject would be to locate comparable sales similar to the subject in the after condition. That would be sales similar to the comparables used to support the subject’s value before the acquisition, only with a street in a 50’ wide right of way running along the west boundary of the property. This would be particularly difficult, as there are a limited number of comparables available in the market and they are already much larger than the subject. The challenge is in locating similar sales with only the slightly smaller site and Second Street access as a difference. This is simply not possible in this market. Therefore, overall price per square foot is considered. As discussed in the analysis of the value of the subject property before the acquisition, a value of \$75,000 or \$0.80 per square foot is estimated. The subject site will be reduced to a total size of  $(2.17 - (340 \times 50))$  1.78+/- acres.  $1.78 \times 43,560 \times \$0.80\text{sf} = \$62,029$ .

PHOTOGRAPH OF THE HOME IN RELATIONSHIP TO THE PROPOSED RIGHT OF WAY  
PHOTOGRAPH FROM ASSESSOR'S WEB SITE



In the photograph above it is clear that the home and the buildings are an adequate distance from the proposed right of way. The home is over 30' from the west property line. The setback requirements in the county are 25' for the front and 15' for the side yard of a corner lot. The appraisers found that it was not uncommon for homes to be close to the road when other homes in the subject area were observed.



4831 Adams is just north of the subject at the corner of Adams and Second Street. As can be seen in the aerial photograph, the home is very near or on the west right-of-way line for Second Street.







The home at 4824 Monroe is set back approximately 20' from Monroe Avenue.



Additional homes in the area were found to be constructed close to adjoining streets. Also, the subject has been occupied for several years and transferred ownership with the belief that Second Street was in fact in place. This indicates that the value of the home would not be impacted by the reduction in distance between the home and the Second Street right of way. Also, it is determined that a street along the west property line would not impact the value of the remaining lot.

Therefore, the value of the subject property after the acquisition of the proposed right of way for Second Street is estimated to be \$62,029.

**Cost to Cure Items:**

The tree and the berm with fencing are small items which would not show up in a before and after analysis. However, the owner did install the gates/fencing and berm along the north property line, at significant cost, to block traffic from using Second Street when she was told that Second Street was not a public road. These will be removed when the street is reopened. Also, the tree is in her yard and is in the proposed Second Street right of way. The estimated cost to replace the tree is \$500 and the owner indicated the installation of the gates, fencing and berm cost approximately \$5,000. Therefore, the cost to cure these items is added to the reduction in value caused by the acquisition of the proposed Second Street right of way.

## ESTIMATED VALUE OF THE DAMAGES

One approach to value was used in this analysis. The value estimates are indicated below:

Market value of the site before  
**\$75,000**

Market value of the site after  
**\$62,029**

The value supported by the before and after analysis is \$75,000 - \$62,029 or \$12,971. The total of the cost to cure items is \$5,500 indicating a total estimated damage of **\$18,471**

# **ADDENDUM**

**CHRISTOPHER S. BROWN, MAI**

**EMPLOYMENT:**

Appraisals Inc. February 2004 to Present  
7915 Braehill Road, Cheyenne, WY 82009  
Mobile Phone: #307-286-8980; chris@appraisewyoming.com  
Brown Appraisal Services; partner from May 1995 to February 2004  
Real Property Analysts in Fresno, California; commercial real estate appraiser from 8/90-4/95

**PROFESSIONAL ORGANIZATIONS:**

MAI, Appraisal Institute from February 1997 until present.

**CERTIFICATION:**

Wyoming State Certified General Real Estate Appraiser #321 - Expiration date July 17, 2024.

**EDUCATION:**

Bachelor of Science Degree/Business Finance - Brigham Young University - Provo, Utah, 1987.

Appraisal Education:	<u>Course Hours</u>
Course 8-1: Appraisal Principles -- 6/16/90	38
Course 8-2: Residential Valuation -- 6/23/90	39
Standards of Professional Practice - Part A -- 3/12/91	15
Standards of Professional Practice - Part B -- 3/14/91	15
Course 120 - Appraisal Procedures -- 9/18/93	3
Course 310 - Basic Income Capitalization -- 11/20/93	39
Course 510 - Advanced Income Capitalization -- 3/26/94	40
Course 540 - Report Writing and Valuation Analysis -- 5/13/95	40
Course 550 - Advanced Applications -- 6/17/95	40
Demonstration Report Writing Seminar -- 1/14/96	14
Comprehensive Appraisal Workshop -- 7/26/96	21
Alternative Residential Reporting Forms - 9/12/97	7
Eminent Domain - Condemnation Appraising - 12/4/97	7
Litigation Skills for the Appraiser - 1/30/98	7
The Internet and the Appraiser - 5/8/98	7
Standards of Professional Practice, Part A (USPAP) - 6/4/98	16
Young Advisory Council/Leadership Development (3/19/99)	9
Loss Prevention Seminar (9/10/98)	4
Appraisal Review, Residential (9/11/98)	7
Cost Approach Seminar (11/13/98)	8
Appraising Manufactured Housing (1/29/99)	7
FHA and the Appraisal Process (8/10/99)	7
Partial Interest Valuation, Undivided (9/24/99)	7
USPAP A & B (11/1/99)	23
USPAP (1/15/03)	16

USPAP (1/28/04)	7
Factors Affecting the Real Estate Transaction (2/19/04)	8
Analyzing Distressed Real Estate (7/15/04)	4
Online Small Hotel/Motel Valuation (7/15/04)	7
USPAP 2005 (5/30/06)	7
USPAP 2006 (5/11/06)	7
Evaluating Commercial Construction (3/13/07)	16
Analyzing Operating Expenses (6/7/07)	7
Business Practices and Ethics (6/14/07)	8
USPAP 2008 (1/15/08)	7
USPAP 2009 (1/14/09)	7
Rates and Ratios, GIM's, OARs, and DCF (5/5/09)	7
USPAP 2010 (1/12/10)	7
Appraisal Standards for Federal Land Acquisitions (2/27/10)	16
Business Practices and Ethics (6/24/10)	5
Understanding the Appraiser's Methods (5/20/11)	4
Law of Easements and Eminent Domain (11/18/11)	6
USPAP (1/12/12)	7
Fundamentals of Separating Real, Personal Property and Intangible Business Assets (3/9/12)	15
Minerals Appraisal Seminar (9/13/13)	8
USPAP (1/9/2014)	7
Subdivision Valuation (6/28/14)	7
Business Practices and Ethics (7/4/14)	7
Discounted Cash Flow Model (7/4/14)	5
Supervisor-Trainee Course (9/9/15)	4
USPAP (1/12/2016)	7
Advanced Spreadsheet Modeling (1/14/16)	14
Wyoming Water Rights 101 (12/8/16)	4
USPAP (7/15/20)	7
Appraisal of Fast Food Facilities (8/17/20)	7
Appraisal of Self-Storage Facilities (8/19/20)	7
Appraisal of Industrial Incubators (8/26/20)	7
USPAP (5/20/22)	7
Introduction to Green Buildings (6/17/22)	7
Subdivision Valuation (6/23/22)	7
Small Hotel / Motel Valuation (6/27/22)	7



License Number 321

NON TRANSFERABLE

## CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 07/18/2022

Expires: 07/17/2024

### **Christopher S. Brown**

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

Appraisals, Inc  
7915 Braehill Rd  
Cheyenne WY 82009

AUTHORIZED BY THE WYOMING CERTIFIED  
REAL ESTATE APPRAISER BOARD  
WITNESS MY HAND AND THE  
OFFICIAL SEAL AT CHEYENNE, WYOMING.

A handwritten signature in blue ink that reads "Rebecca J. Zisch".

Rebecca J. Zisch, Executive Director



License Number 321

NON TRANSFERABLE

## CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 07/18/2022

Expires: 07/17/2024

**Christopher S. Brown**

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OFFICIAL SEAL AT CHEYENNE, WYOMING.



Rebecca J. Zisch, Executive Director





# JOHN SHERMAN, SRA, MAI

1422 West 32<sup>nd</sup> Street, Cheyenne, WY 82001

307-631-1771, johnshermanllc@gmail.com

## Executive Profile

Mr. Sherman is a Real Estate Appraiser and Consultant with extensive expertise in estimating damages through the use of before and after appraisals, who strives to develop opinions of value that are well supported by sound appraisal theory and techniques, as well as legal statute and legal precedent. He holds the SRA and MAI designations from the Appraisal Institute and a Wyoming Certified Real Estate General Appraisal Certification, and served as Chairman of the Wyoming Certified Real Estate Appraisal Board 2013 - 2016.

## Skill Highlights

- Oral and written communication
- Understanding complex legal issues and requirements
- Understanding the data required to support value opinions
- Applying theory, technical expertise and legal requirements to real world situations
- Developing and supporting an opinion of value under strict legal requirements

## Core Accomplishments

Have extensive experience developing appraisals and reviewing appraisals that estimate various types of damages usually involving the before and after analysis. Clients involving damage estimates include the Wyoming Department of Transportation, title companies as well as attorneys. Have experience with appraisals of commercial property for several clients including US Bank, ANB Bank, Wells Fargo Bank, First Interstate Bank, Cheyenne State Bank, Pinnacle Bank, US Forest Service, GSA, as well as other banks and government agencies. Have also completed market studies and appraisals for Thunder Creek, Saddle Butte, OneOk, TransWest Express, Black Hills Energy, and Tri-State Generation and Transmission for pipelines and transmission lines.

After a Governor appointment to the Wyoming Real Estate Appraisal Board worked as Chairman (2013 -2016) to direct the duties of the board which included investigating complaints against Wyoming Certified Appraisers.

Led the Right of Way Program of the Wyoming Department of Transportation for over ten years as the Right of Way Administrator, while the program acquired property from 200 - 500 landowners per year, and maintained one of the lowest condemnation rates in the country.

While the Chairman of the Appraisal Review Technical Council of the American Association of State Transportation Officials (AASHTO), successfully influenced the Appraisal Foundation to reconsider changes to USPAP that would have required disclosure of draft appraisal reports.

Worked with a coalition of individuals representing landowner groups, the petroleum industry, the power industry, and the rail industry in the legislature in an attempt to minimize the 2007 changes to Wyoming's Eminent Domain Act.

## Professional Experience

John R. Sherman, LLC

March 1990 to Present

### Owner

Appraise commercial real estate and right of way projects and provide consulting services regarding real estate values.

Wyoming Department of Transportation

August 2000 to September 2012

### Right of Way Administrator

Administered the Right of Way Program. This program is responsible for all real estate acquisitions and disposals for the Transportation Department.

Wyoming Department of Transportation

January 1996 to July 2000

### Assistant Right of Way Administrator

Assisted the Right of Way Administrator with his duties. Was responsible for project management.

Wyoming Department of Transportation

October 1988 to January 1996

### Review Appraiser

Reviewed all appraisals completed by the Right of Way staff, as well as fee appraisers contracting with the Department. This included field inspections of the subject and the comparable sales. Advised the Administrator on value issues.

Wyoming Department of Transportation

January 1981 to September 1988

### Staff Appraiser

Completed appraisals for the acquisition of right of way across the State of Wyoming. This included all types of property from agriculture to commercial.

## Education

### University of Wyoming

1980

Bachelor of Science: Business with an emphasis in Real Estate

Laramie, WY

Attended 2019 Appraisal Institute Annual Conference in Denver, CO as well as the 3<sup>rd</sup> Annual National Eminent Domain conference in Scottsdale December 6-7, 2018, sponsored by the Eminent Domain Institute, CLE International. Also completed extensive coursework through the Appraisal Institute, International Right of Way Association, Society of Farm Managers and Rural Appraisers, and National Highway Institute.

License Number 27

NON TRANSFERABLE

## CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 05/04/2021

Expires: 05/03/2023

**John R. Sherman**

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

John R Sherman  
1422 West 32nd Street  
Cheyenne WY 82001

AUTHORIZED BY THE WYOMING CERTIFIED  
REAL ESTATE APPRAISER BOARD  
WITNESS MY HAND AND THE  
OFFICIAL SEAL AT CHEYENNE, WYOMING.



Rebecca J. Zisch, Executive Director



License Number 844

NON TRANSFERABLE

## CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued: 08/05/2017

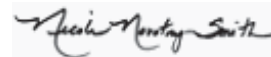
Expires: 08/04/2019

### TRACY PAGE

CERTIFIED RESIDENTIAL APPRAISER  
AS PROVIDED FOR BY THE LAWS OF WYOMING.

PAGE APPRAISAL CO., LLC  
4524 COTTAGE LANE  
CHEYENNE, WY 82001

AUTHORIZED BY THE WYOMING CERTIFIED  
REAL ESTATE APPRAISER BOARD  
WITNESS MY HAND AND THE  
OFFICIAL SEAL AT CHEYENNE, WYOMING.



Nicole Novotny Smith Executive Director





File No.: 4523-2748951 (SV)

**WARRANTY DEED**

**Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009**, grantor(s) of **Laramie County, State of Wy**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

**Megan R. Floyd, a single woman**, grantee(s),

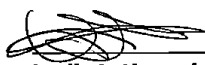
whose address is: **305 2nd St, Carpenter, WY 82054** of **Laramie County** and State of **Wyoming**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

**Legal Description attached hereto as Exhibit A and by this reference made a part hereof.**

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 6 day of December, 2016.

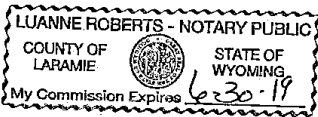
  
\_\_\_\_\_  
**Leslie Latimer, individually and as Trustee  
of the Scott Court Real Estate Trust dated  
May 19, 2009**

State of **Wyoming**


County of **Laramie**

This instrument was acknowledged before me on this 6 day of December, 2016, by **Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009.**

  
\_\_\_\_\_  
Notary Public

(Seal) 

My commission expires: 6-30-19

 **RECP #: 697700**  
**RECORDED 12/7/2016 AT 2:57 PM BK# 2526 PG# 277**  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

**EXHIBIT A**  
**File No. 4523-2748951 Legal Description**

Exhibit A, in its entirety, documents the legal description of the land referenced in this Document. The legal description may extend to multiple pages.

The land referred to in this document is situated in the State of **Wyoming**, County of **Laramie**, and is described as follows:

**Parcel #1:**

A Plot 300 x 200 feet in the SW Corner of Lot D, Town of Carpenter, Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89°41.50' East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.50' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

**Parcel #2:**

A portion of Lot D, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:

Commencing at the Southwest corner of said Lot D; thence S.89°56'00"E., along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N.89°56'00"W., a distance of 285.00 feet to the West line of said Lot D; thence S.00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the point of beginning.



RECP #: 697700

RECORDED 12/7/2016 AT 2:57 PM BK# 2526 PG# 278  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2



## FEATURES

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4+ Car Detached

**Deed Transfer by**  
General Warranty

Ceiling Fan  
Storm Doors

## FINANCIAL

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**Taxes** 479.02

**HOA Fee** No

**Tax Year** 2013

## SOLD STATUS

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**How Sold** Cash  
**Closing Date** 6/19/2015  
**Selling Agent 1** Barbara Kuzma - Cell: 307-630-1070  
**Concession Amount \$** \$0.00  
**Sold Data Verified by** Both Listing and Selling Agent

**Contract Date** 6/16/2015  
**Sold Price** \$192,500  
**Selling Office 1** Kuzma Success Realty - Voice: 307-638-8660  
**Special Conditions** Arms Length Sale

## ADDENDUM

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**Addendum** Owners: Larry Kane and Jacquelynn Seymour-Kane

## REMARKS

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**Remarks** Open floor plan energy efficient remodeled steel framed home with extra insulation in walls & ceiling easily accessible for handicap equipment. Lots of trees on 2.17 acres + a 37'X48' metal shop and a 39'X39' Quonset building so lots of room for your vehicles and storage! Property could possibly be used for commercial or industrial use with county approval. Priced below appraisal done in 2014.

## DISCLAIMER

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Listings contained herein may be listed by another real estate company who is associated with the Cheyenne MLS. Members of the Cheyenne MLS, are authorized to market all properties submitted to the MLS. This information is compiled for use and reliance upon by MLS members only. The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed. Any use or reliance upon this information by a non-MLS member is unauthorized and prohibited. This information may be inaccurate, erroneous or outdated. Therefore, independent verification of this information is required.



## RECORD OF CONVERSATION

On September 8, 2022, John Sherman, Chris Brown, and Tracy Page met with Lisa Parsons at 10:30 am at her home addressed as 4834 Road 203, Carpenter Wyoming. Mr. Jack Studly a surveyor working with Lisa Parsons was also present.

### **Lisa Parsons:**

Upon our arrival Ms. Parsons introduced Jack Studly and indicated he was helping her with the issues around Second Street. She immediately made it clear that she did not want Second Street along her property to be an established street. Several times throughout the inspection she expressed concerns about the project. She asked all three appraisers to refuse to complete the damage assessment assignment. The appraisers as well as Mr. Studly explained that refusing the assignment was not an option. Ms. Parsons pointed out other options and reasons the road should not be established along her property. The appraisers pointed out that their role at this point was to establish the amount of damages to her property caused by the establishment of Second Street. They indicated that they did not have the authority to make decisions around the necessity for the establishment of Second Street and asked Ms. Parsons if she knew of any comparable land sales and how she felt the acquisition of the proposed right of way impacted the value of her property. She did not provide any comparable sales, however, she indicated that she felt the acquisition would lower the value of her property due to less land, and traffic close to her home.

When asked Ms. Parsons indicated that Second Street, when open, carried much more traffic than Road 203. She indicated that she has counted 30-40 vehicles per day on "Second Street" before it was blocked off. She felt a company south of Road 203 generated traffic on Second Street. Ms. Parsons said that Google directs traffic on to Second Street when giving directions through the area. She also said that large stock trucks often come down Second Street. During the inspection a few large trucks passed the property on Road 203. One car went down Road 148 located 30' west which now carries Second Street traffic.

Ms. Parsons indicated that she and her family relocated the fence along the west property line to place it closer to the property line that is now the proposed west right of way line of Second Street. She also stated that she spent \$5,000 for the dirt embankment to block the road.

Ms. Parsons indicated that the issues around Second Street have made her want to sell her property and move out of the area. She has interviewed two Realtors about selling her property, Elsa Culver with Coldwell Banker the Property Exchange and JP Fluellen with Real Broker, LLC. Based on those conversations she expects that she may be able to list the property for about \$275,000 to \$290,000 with Second Street established along her property.

### **Jack Studly:**

At the time of inspection, Jack Studly a surveyor was present to show and review the following:

A: The first 20' on the west side of the property has a water line. This easement is recorded.

B: The second 20' from the west side of the property has a natural gas easement. No easement is recorded. He has prepared an easement and is awaiting Ms. Parsons's signature.

C: The third 20' section from the west side of the property has RT communications. There is not an easement in place. However, he has prepared an easement for Ms. Parsons's signature.

D: He pointed out that the legal descriptions and actual location of the RT Communications fenced area conflict.

## APPRAISERS OATH

I John Sherman, Chris Brown and Tracy Page swear and affirm that I have no personal or pecuniary interest in this matter of a Petition for Establishment of a Public Road, and I shall faithfully and impartially discharge my duties as an appraiser.

Chris Brown

Tracy Page

John Sherman