



Lumpkin County, Georgia

Planning Department

September 6, 2016

Agenda Item:

Request for easement across County property

Item Description:

Determine location and value of easement across county property located on Johnson St.

Facts & Historical Information:

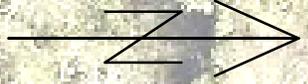
Ross Shirley has requested an easement across county owned property for a sewer service line to connect to city sewer. It has been determined that the easement must be purchased from the county. During the August work session, the BOC discussed that the easement be located along the property line in order to reduce the effect it would have on future uses of the property. Attached is a sketch of the proposed easement location and an easement value chart. Based on the area of the easement (0.083 ac.) and the \$40,000 per acre value of the property, a value of the easement using 30% of the property value has been calculated to be \$996.

Potential Courses of Action:

- a. Grant the easement based on the 30% of the value
- b. Grant the easement based on a different percentage value.
- c. Do not grant an easement.

Staff Recommendation:

Staff recommends that the easement be for 30% of the appraised property value.



EASEMENT VALUE CALCULATION
 VALUE OF PROPERTY = \$40,000 PER ACRE
 AREA OF EASEMENT = 0.083 AC
 EASEMENT VALUE = 30% OF PROPERTY VALUE
 EASEMENT VALUE = 0.083 x 40,000 x .30 = \$996.00

ROSS SHIRLEY EASEMENT SKETCH
 SCALE: 1" = 30'

EASEMENT VALUATION MATRIX:

It's an appraiser's job to ascertain the value of the easement based on the difference between the value of the whole property before the taking and the value of the property after the taking with the easement in place. The matrix should be used as a general guide in looking at the effect an easement may have on the total bundle of rights.

