

LOTICIP Application – Section (B) Rights of Way
Swamp Road Intersection Improvements
May 22, 2018

The Project anticipates the following private property impacts

First Parcel

Address: 16 Swamp Road

Taking Status: Total

Assessor's \$ 127,000 (Buildings)

Appraised Value: \$ 58,800 (Land)

\$ 185,800 (Total)

Acquisition Cost: \$ 300,000

Relocation Cost: \$ 100,000

Total Cost \$ 400,000.

Second Parcel

Address: 40 Swamp Road

Taking Status: Partial

Area: ~3,540 Square Feet (Total Parcel Area: 43,280 Square Feet)

Assessor's \$ 113,800 (Buildings)

Appraised Value: \$ 60,100 (Land)

\$ 173,900 (Total)

Acquisition Cost: \$ 50,000

Relocation Cost: \$

Total Cost \$ 50,000

Notes: Could Quit Claim portion of 16 Swamp Road Parcel of 6,500 SF
Cost Estimate has screening plantings.

Third Parcel

Address: 2229 Boston Turnpike

Taking Status: Partial

Area: ~715 Square Feet (Total Parcel Area: 40,050 Square Feet)

Assessor's \$ 94,600 (Buildings)

Appraised Value: \$ 53,500 (Land)

\$ 148,100 (Total)

Acquisition Cost: \$ 25,000

Relocation Cost: \$

Total Cost \$ 25,000

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Notes: Acquisition impacts existing shed. Acquisition cost includes replacement shed.

Title Search and Closing/Condemnations: All Title Searches, closings, and condemnations will be performed by the Town Attorney, Halloran & Sage, LLC. The cost per property is projected to be \$20,000 per.

Appraisals: Robert Morra of Morra Appraisal Services will provide the appraisal services for the project. Morra Appraisal Services is fully qualified to perform the work and has performed work for the Town of Coventry in the past on other projects. The cost per property is projected to be \$4,000 per.

Negotiations: Negotiations will be performed by Todd M. Penney, P.E., Town Engineer for the Town of Coventry. Mr. Penney has been involved in the Rights of Way acquisition on other Transportation related projects. No reimbursement is sought or available for this project.

Schedule: The project right of way acquisition is projected to take 12 to 18 months.

Total Acquisition Fees

1. 16 Swamp Road	\$ 400,000.00
2. 40 Swamp Road	\$ 50,000.00
3. 2229 Boston Turnpike	\$ 25,000.00
4. Attorney Fees:	\$ 60,000.00
5. <u>Appraisal Fees:</u>	<u>\$ 12,000.00</u>
6. TOTAL:	\$ 547,000.00