

Research Needs Statement

Please complete all sections in blue

Title:	TDOT ROW Appraisal Damages Study
Key Words:	Real Estate Appraisal, Eminent Domain, Damage(s), Proximity, Uneconomic Remnant, Severance, Highest and Best Use
Research Problem Statement:	Eminent Domain appraisals often include compensation for damages to the remaining property. Damage amounts are included in reports with little or no explanation, analysis or support. A 1995 Remainder Sales Study completed by TDOT ROW is seriously out of date yet often cited as documentation of damage(s) amounts. Damages Study would analyze properties acquired in recent TDOT projects, both prior to and after acquisition, to establish relevant perimeters to assign monetary value to damage(s). If properties had not sold within a 5 year period preceding the acquisition, appraised damages versus actual damages would be analyzed.
Research Objective:	Objective is to have an up to date damage(s) study reference that can be utilized by TDOT and contract appraisers. This would result in increased property owner confidence in the eminent domain process. The acquisition portion of the TDOT project could be shortened, resulting in timely completion of the overall project.
Related Research/Continuation of Past or Current Project:	2003 Severance Damage Study, Phase 1 authored by Cushman and Wakefield, Inc., University Transportation Research Center of City College of New York, New York State Department of Transportation and the US Department of transportation could provide some historical reference for this study. Other research found was conducted in the 1990's or prior and deemed to be too old to be relevant to the current market.
Expected Deliverables:	Study would analyze properties acquired in recent TDOT projects, both prior to (or appraised value) and after acquisition, to establish relevant perimeters for appraisers to assign monetary value to damage(s).
Estimate of Problem Funding & Research Period:	\$200,000 to cover 18 months. \$1,500 for subscriptions to market sales data services such as Courthouse Retrieval System or Multiple Listing Service. Total - \$201,500
Urgency and Potential Benefits:	Providing well researched and current damage(s) information is vital to TDOT's responsibility to offer and pay market values to citizens when there is an acquisition of their property.

Implementation Planning:	The resulting TDOT ROW Appraisal Damages Study would provide relevant damages(s) information to staff and consultant appraisers. .
Person(s) Developing the Problem Statement:	Rebecca White, TDOT Chief Appraiser; James Hagan, TDOT Appraisal Services Manager
Submission Date:	9/21/2017
Problem Number	To be assigned by Research Office