

**VALUATION SUMMARY STATEMENT****CONFIDENTIAL**

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT

8-EX-15C (REV 1/2020)

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Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date
01	HUM	101	78.74	13127-1	N/A	11/10/2021

Owner: County of Humboldt

Date Acquired: More than 5 years

Property Address: 825 5<sup>th</sup> St.

Property to be acquired: TCE

Locale: Eureka, CA

Part ☒ All ☐

Total Property Area: 133,200 sq/ft

Including Access Rights

Yes ☐ No ☒**BASIS OF VALUATION**

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Recent sales of comparable properties and income data are utilized as appropriate. Full consideration is given to zoning, development potential and the income the property is capable of producing.

**BASIC PROPERTY DATA**

Interest valued: Temporary Construction Easement

Date of valuation: 11/03/2021

Applicable zoning: CS- Service Commercial

Area to be acquired: 468 sf Temporary Construction Easement

Highest and best use: Government/ Public

Current use: Government/ Public

## VALUATION SUMMARY STATEMENT (Cont.)

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### BASIS OF VALUATION

1. The Sales Comparison approach is based on the consideration of comparable land and improved sales.

Indicated value by Sales Comparison

Approach

See attached sheet for principal transactions.

\$ 1,870.67

2. The cost approach is based in part on a replacement cost new of improvements less depreciation. Cost information was obtained from cost service publications and/or knowledgeable vendors.

Total Replacement Cost New

\$ N/A

Depreciation from all causes

\$ ( )

Value of Improvements in Place

\$

Land (estimated by direct sales comparison)

\$ N/A

Indicated value by Cost Approach

\$

3. The income approach is based on an analysis of income and expenses to the property.

Overall Capitalization Rate

N/A %

Net Operating Income

\$

Indicated value by Income Approach

\$

Value of the property being acquired including the following improvements:

Land:	\$	<u>1,870.67</u>
Imps:	\$	<u>0.00</u>
	\$	<u><b>1,870.67</b></u>

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Damages:

Severance Damages: \$ N/A

Cost to Cure Damages: \$ N/A

Total Damages: \$ N/A

Benefits: \$ N/A

The amount of any other compensation: **Incentive** \$ 1,000.00

**JUST COMPENSATION FOR ACQUISITION** \$ 1,870.67

**Rounded To** \$ **2,850.00**

SUMMARY OF THE BASIS OF JUST COMPENSATION: The Sales Comparison Approach was relied upon to value the larger subject parcel as though vacant. The income and Cost approaches are not typically used to appraise this type of property and were not performed. The Fee acquisition does not result in severance damages or create benefits to the subject property. Functional utility of the subject property will remain the same after construction and the Highest and Best Use will not change.

Construction Contract Work

None

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### LIST OF PRINCIPAL TRANSACTIONS - IMPROVED

ADDRESS: 1313 5th Street, Eureka, CA  
APN: 001-225-006 (6,600 s.f.)  
RECORDING DATE: 08/19/2020  
SALE PRICE: \$224,000 (\$18.07 s.f land value)

ADDRESS: 307 N Street, Eureka, CA  
APN: 001-222-001 (23,086 s.f.)  
RECORDING DATE: 07/29/2019  
SALE PRICE: \$545,000 (\$15.11 s.f land value)

ADDRESS: 710 5<sup>th</sup> street, Eureka, CA  
APN: 001-144-007 (13,200 s.f.)  
RECORDING DATE: 02/05/2021  
SALE PRICE: \$845,000 (\$24.97 s.f land value)

ADDRESS: 718 3<sup>rd</sup> Street, Eureka, CA  
APN: 001-135-007 (26,400 s.f.)  
RECORDING DATE: 10/16/2020  
SALE PRICE: \$2,027,500 (\$ 19.97 s.f. land value)

ADDRESS:  
APN:  
RECORDING DATE:  
SALE PRICE:

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SALE PRICE:

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### LIST OF PRINCIPAL TRANSACTIONS - VACANT

ADDRESS:  
APN:  
RECORDING DATE:  
SALE PRICE:

ADDRESS:  
APN:  
RECORDING DATE:  
SALE PRICE:

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SALE PRICE:

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### AREAS WITHIN THE RIGHT OF WAY

Sub-parcel  
13127-01

Area  
290 s.f. TCE

### IMPROVEMENTS WITHIN THE RIGHT OF WAY

Item  
None

Size

Lump Sum Total = \$0.00

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### COST TO CURE DAMAGE ITEMS

Item  
None

Size

Lump Sum Total = \$0.00

**CONSTRUCTION CONTRACT WORK ITEMS**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.