

**PARCEL TYPE DEFINITIONS****PARCEL TYPES**

<b>Type</b>	<b>Valuation</b>	<b>Improvements Acquired</b>	<b>Damages, CCW, and Benefits</b>	<b>Remarks</b>
<b>A</b>	<ul style="list-style-type: none"> <li>• Donations</li> <li>• Zero value</li> <li>• Nominal value</li> <li>• Noncomplex parcels to \$25,000 including improvements</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> <li>• Little or no value</li> </ul>	<ul style="list-style-type: none"> <li>• Minor Cost to cure or CCW for fencing, road approaches, driveways, or domestic utility reconnections.</li> </ul>	<p>Parcels acquired prior to Reg. App. Start Date, e.g.: State-owned excess; parcels acquired prior to major stop in R/W activities, H&amp;P Parcels; remaining RAP and Clearance may exist and will be included in RAP and Clearance workloads. Does not include zero value public land takings involving functional replacement of land or improvements.</p>

**PARCEL TYPE DEFINITIONS (Cont.)**

Type	Valuation	Improvements Acquired	Damages, CCW, and Benefits	Remarks
<p><b>B</b></p>	<p>Full Acquisitions:</p> <ul style="list-style-type: none"> <li>• Improved residential</li> </ul> <p>Full or Partial Acquisitions:</p> <ul style="list-style-type: none"> <li>• Unimproved lands</li> <li>• Market data approach only</li> <li>• RAP valuation on residential parcels</li> <li>• Valuation exceeds noncomplex parcel \$25,000 limit</li> </ul> <p>Requires no specialty valuation such as timber cruise, mach. &amp; equip., crop valuations, or functional replacement.</p>	<ul style="list-style-type: none"> <li>• 1 to 4 units</li> <li>• None or minor misc. improvements and landscaping. The improvement taking does not constitute a farm, business or nonprofit displacement.</li> </ul>	<p>Full Acquisitions:</p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul> <p>Partial Acquisitions:</p> <ul style="list-style-type: none"> <li>• None or minor adjustment curative work or utility severance damages supported by District estimate or simple market analysis.</li> </ul>	<p>This is the typical full or partial acquisition of unimproved land or a 1-4 unit improved residential parcel and the partial acquisition has little or no effect on the remainder.</p>

**PARCEL TYPE DEFINITIONS (Cont.)**

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<b>C</b>	<p>Full Acquisitions:</p> <ul style="list-style-type: none"> <li>• Multi-residential</li> <li>• Trailer parks</li> <li>• Small commercial</li> <li>• Office building</li> <li>• Light industrial</li> <li>• Agricultural</li> <li>• Timber lands when timber cruise required</li> </ul> <p>Partial Acquisitions:</p> <ul style="list-style-type: none"> <li>• Same as above</li> <li>• Utilize 1-3 approaches to value</li> <li>• Specialty appraisal often required</li> <li>• Goodwill valuations possible</li> <li>• Timber cruises</li> <li>• Bids or consultants estimates for valuation or curative work</li> </ul>	<ul style="list-style-type: none"> <li>• 5-19 units</li> <li>• 1-4 units</li> <li>• Major on-site facilities</li> </ul> <ul style="list-style-type: none"> <li>• None, some, or all</li> </ul> <p>Note: Necessitates improvement valuation for taking or damage analysis</p>	<p>Full Acquisitions:</p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul> <p>Partial Acquisitions:</p> <ul style="list-style-type: none"> <li>• Minor to extensive depending on improvements taken or left on remainder and size and condition of remaining lands.</li> <li>• Requires thorough before and after analysis, field documentation, and engineering estimates for curative work.</li> <li>• Damage benefit analysis may be needed.</li> </ul>	<p>These parcels have a high degree of complexity due to the character of the improvements, the probability of damages requiring actual documentation, and/or the need for specialty valuations by bids, consultants, or staff.</p>

**PARCEL TYPE DEFINITIONS (Cont.)**

Type	Valuation	Improvements Acquired	Damages, CCW, and Benefits	Remarks
<p><b>D</b></p>	<p>Full Acquisitions:</p> <ul style="list-style-type: none"> <li>• Multi-residential / trailer park</li> <li>• Commercial office building</li> <li>• Heavy industrial</li> <li>• Properties involving functional replacement other than residential; special use properties (churches, hospitals, etc.)</li> </ul> <p>Partial Acquisitions:</p> <ul style="list-style-type: none"> <li>• Same as above</li> </ul>	<ul style="list-style-type: none"> <li>• 20 units or more</li> <li>• 5 units or more</li> <li>• Major on-site facilities</li> <li>• On-site facilities and equipment</li> </ul>	<p>Full Acquisitions:</p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul> <p>Partial Acquisitions:</p> <ul style="list-style-type: none"> <li>• Minor to extensive depending on improvement taken or left on remainder and size and condition of remainder parcel.</li> <li>• Requires thorough before and after analysis.</li> <li>• Full documentation with market data, engineering cost estimates for curative work, and other pertinent field data.</li> <li>• Damage/benefit analysis required.</li> </ul>	<p>These types of parcels represent the most complex appraisal and acquisition situations. The character of the improvements, assessment of damages and evaluation of specialty items require extensive data collection, correlation, and analysis in the valuation process. Likewise, negotiations on these acquisitions generally involve an issue by issue discussion and resolution of differences.</p>