

Offers to property owners affected by RADTIP

The City of Asheville has worked with contracted appraisal groups and the NC Department of Transportation to appraise properties and make offers to owners based on taken land, easements, damages and the value of buildings and other improvements.

The RADTIP infrastructure improvement project affects 50 properties. Of those, 38 are represented here. Of the remaining 12, several already belong to the City of Asheville. The others belong to railroad companies and are part of a different process.

A selection of information from the appraisals is below. The offer column (far right) indicates the city's offer to the owner. These offers are often negotiated, so they don't necessarily represent the sum the owners actually will receive.

The price per acre (center) provides a basis for comparing the appraisals. It is based on the value of land alone. Any buildings, fencing, parking lots or other improvements on the property are evaluated separately. Their value is noted in a separate column (second from right). The city rarely takes a full acre or more. The amount of land the city is taking is noted in the acreage column (second from left).

The acreage and improvements columns do not add up to the offer column in most cases. That's because the city also offers money for easements and damages. Those details are not reproduced here, but they are available in the appraisals, which the Citizen-Times obtained through a public records request.

If you have any questions about this chart or are interested in seeing more information, such as easement values, please contact epatrick@citizen-times.com.

Address	Acreage taken	Price per acre	Improvements value	Offer
100 Atkinson St.	0.5	\$68,000.00	\$0.00	\$25,675.00
440 Riverside Dr.	0.033	\$180,000.00	\$3,125.00	\$46,000.00
448 Riverside Dr.	0.015	\$185,130.00	\$675.00	\$8,300.00
444 Riverside Dr.	0.324	\$180,000.00	\$8,275.00	\$82,625.00
Riverside Dr., 400 Block	0.164	\$10,018.80	\$0.00	\$1,600.00
Riverside Dr., 400 Block	0.151	\$10,018.80	\$475.00	\$1,950.00
Riverside Dr., 300 Block	0.002	\$19,602.00	\$650.00	\$2,525.00
318 Riverside Dr.	0.279	\$362,419.20	\$0.00	\$225,875.00
314 Riverside Dr.	0.088	\$287,496.00	\$20,450.00	\$158,100.00
221 Riverside Dr.	2.019	\$300,000.00	\$344,700.00	\$950,400.00
300 Riverside Dr.	0.28	\$588,060.00	\$0.00	\$211,150.00
151 W. Haywood St.	0.168	\$315,810.00	\$325.00	\$3,600.00
1 Roberts St.	0	\$270,000.00	\$100.00	\$2,575.00
166 W. Haywood St.	0	\$315,810.00	\$650.00	\$7,250.00
174 W. Haywood St.	0.128	\$326,700.00	\$51,125.00	\$97,725.00
159 Riverside Dr.	0.234	\$260,000.00	\$3,000.00	\$64,200.00
144 Riverside Dr.	0.536	\$228,750.00	\$13,425.00	\$340,650.00

122 Riverside Dr.	0	\$294,030.00	\$1,500.00	\$5,425.00
Riverside Dr., 100 Block	0.053	\$119,790.00	\$0.00	\$29,325.00
99 Riverside Dr.	0.001	\$294,030.00	\$1,300.00	\$7,825.00
6 Riverside Dr.	0	\$320,166.00	\$1,125.00	\$4,500.00
5 Riverside Dr.	0.735	\$428,194.80	\$115,000.00	\$516,000.00
175 Lyman St.	0.276	\$285,000.00	\$650.00	\$109,400.00
288 Lyman St.	0.854	\$260,000.00	\$7,250.00	\$267,500.00
280 Lyman St.	0	\$255,000.00	\$525.00	\$3,275.00
302 Lyman St.	0.527	\$245,000.00	\$12,800.00	\$172,700.00
304 Lyman St.	0.326	\$270,000.00	\$12,525.00	\$118,200.00
226 Lyman St.	1.287	\$240,000.00	\$4,075.00	\$355,000.00
191 Lyman St.	0.797	\$240,000.00	\$9,600.00	\$213,775.00
500 Lyman St.	0.152	\$320,166.00	\$9,350.00	\$122,425.00
289 Lyman St.	0.08	\$320,166.00	\$250.00	\$26,925.00
339 Old Lyman St.	0.012	\$234,000.00	\$300.00	\$3,400.00
103 Meadow Road	0.026	\$69,696.00	\$450.00	\$2,300.00
146 & 179 Roberts St.	0.112	\$225,000.00	\$9,300.00	\$36,400.00
236 Clingman Ave.	0.007	\$305,000.00	\$6,125.00	\$9,425.00
121 Lyman St.	0	\$305,000.00	\$1,050.00	\$1,550.00
110 Lyman St.	0.149	\$270,000.00	\$1,500.00	\$41,725.00
270 Depot St.	0.002	\$287,496.00	\$600.00	\$6,525.00