



NCDOT Surplus and Residue Property and Procedures for Sale and Disposal

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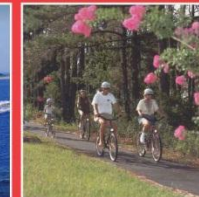
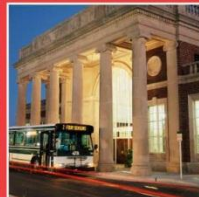
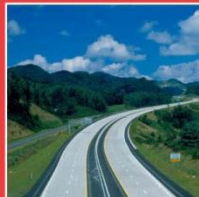
Four Focus Areas

- Definitions of Residue & Surplus Right of Way
- Existing Residue Properties
- Processes for Sale of Residue & Surplus Right of Way Disposal
- Future Plans to facilitate sale

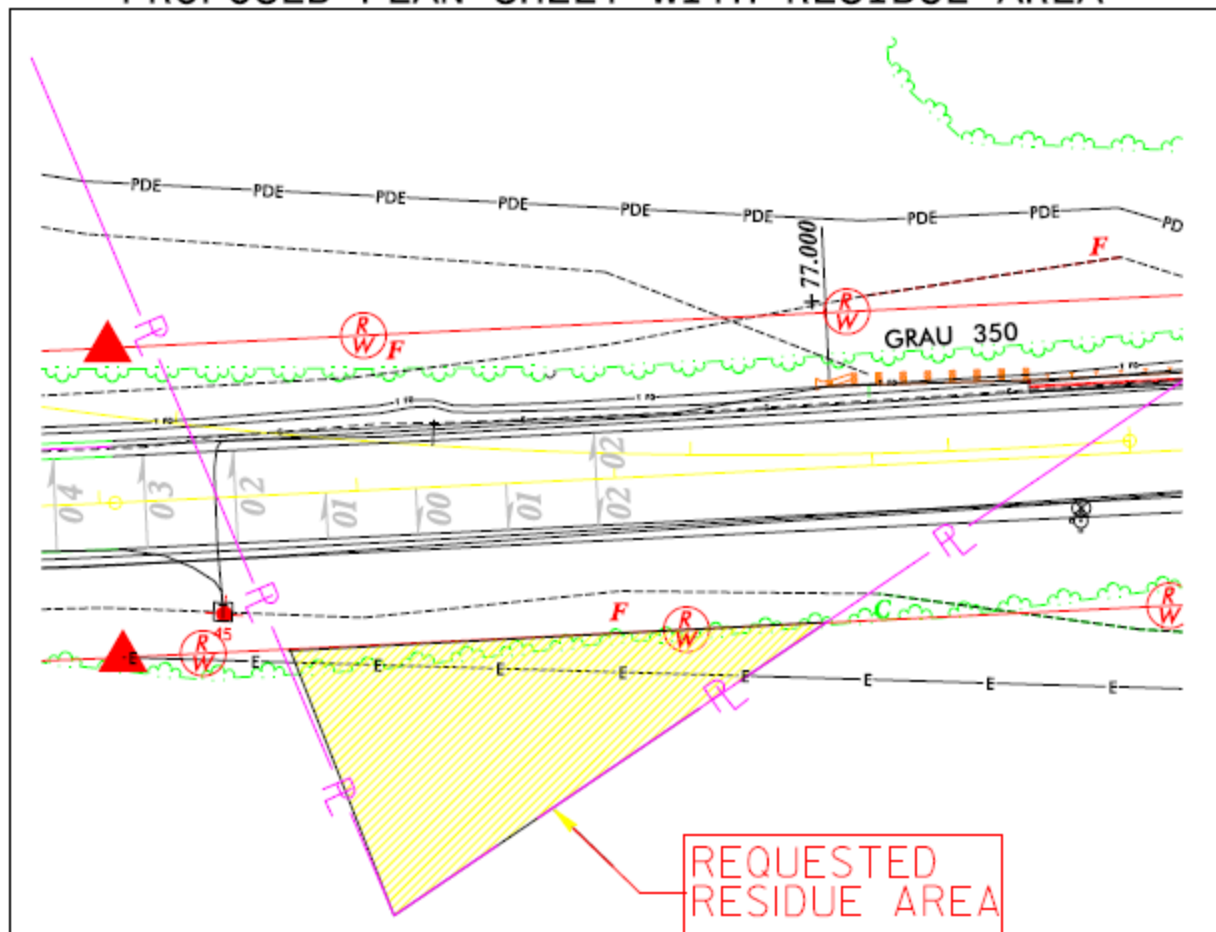


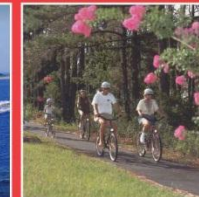
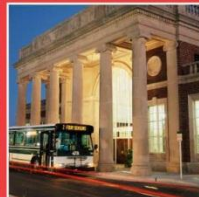
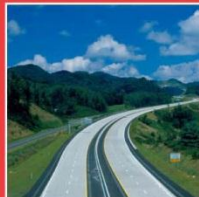
Residue Definition

- Residue is defined as NCDOT owned property that is beyond the originally proposed right of way limits. This land does not fall within designated right of way limits
- This land was purchased due to limited economic value remaining after the necessary right of way was purchased



PROPOSED PLAN SHEET WITH RESIDUE AREA





File Edit View Favorites Tools Help

Suggested Sites ▾

Business

How to Get Started

What's Next

Directory of Transportation Firms

Committees

Electronic Forms

Order Plans

Order Publications

Project Letting

Bridge & Culvert Letting

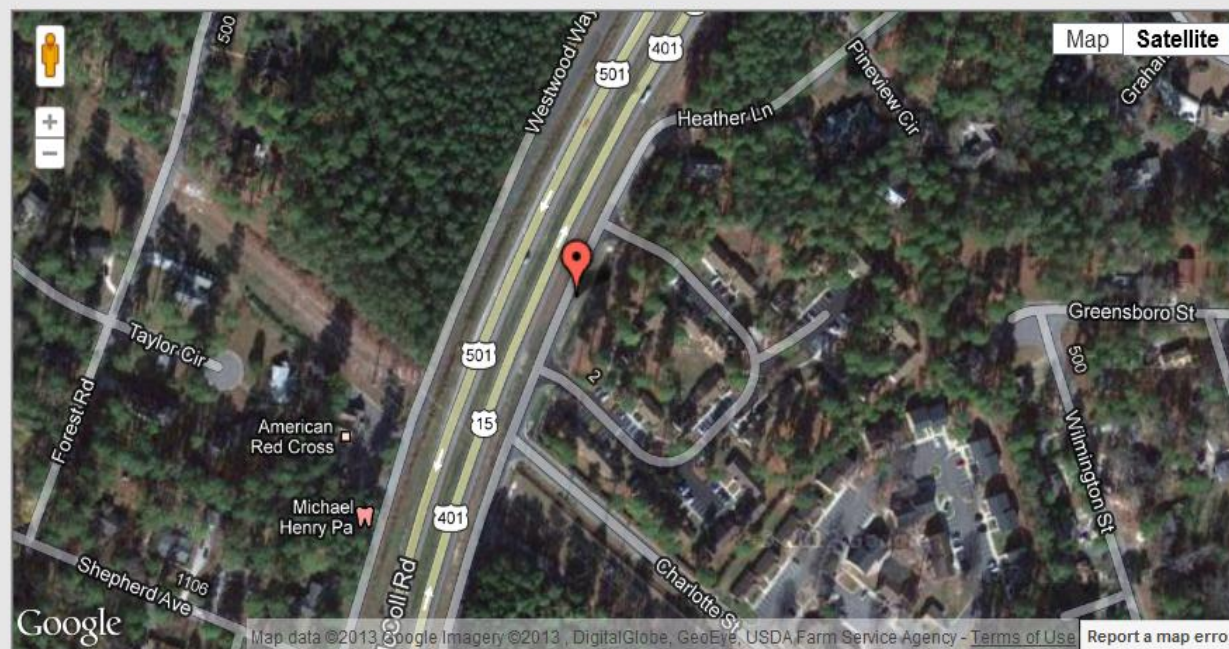
Right of Way Surplus Property

Business FAQ

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Right of Way Surplus Property

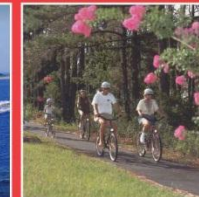
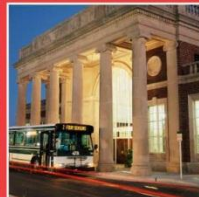
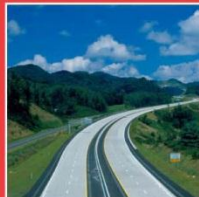
Current Available Property for Sale by Sealed Bid



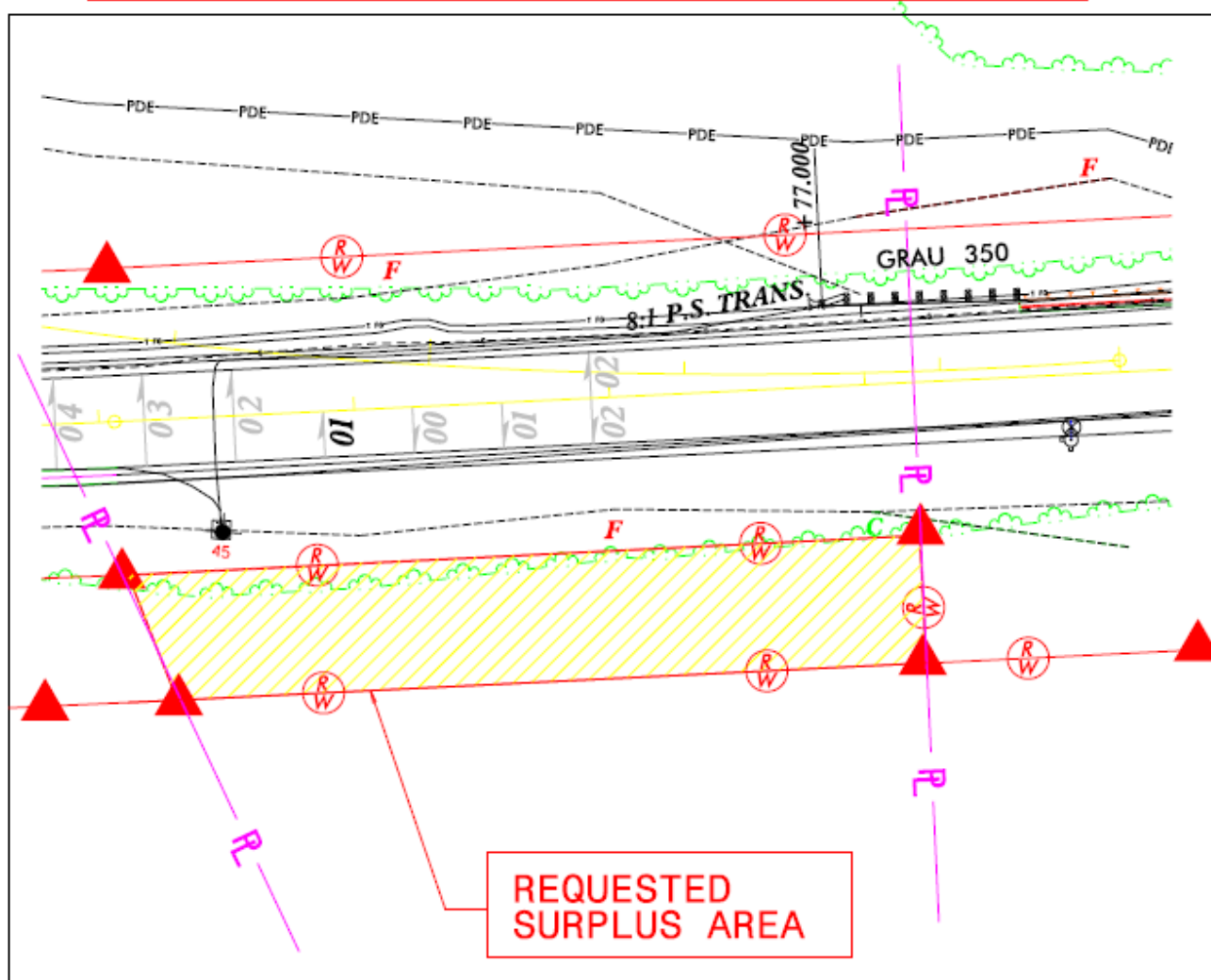


Surplus Right of Way Definition

- Surplus Right of Way area is NCDOT owned property that is within the original right of way limits that has been determined to no longer be needed as right of way
- Surplus right of way is determined after a request is made to purchase an area

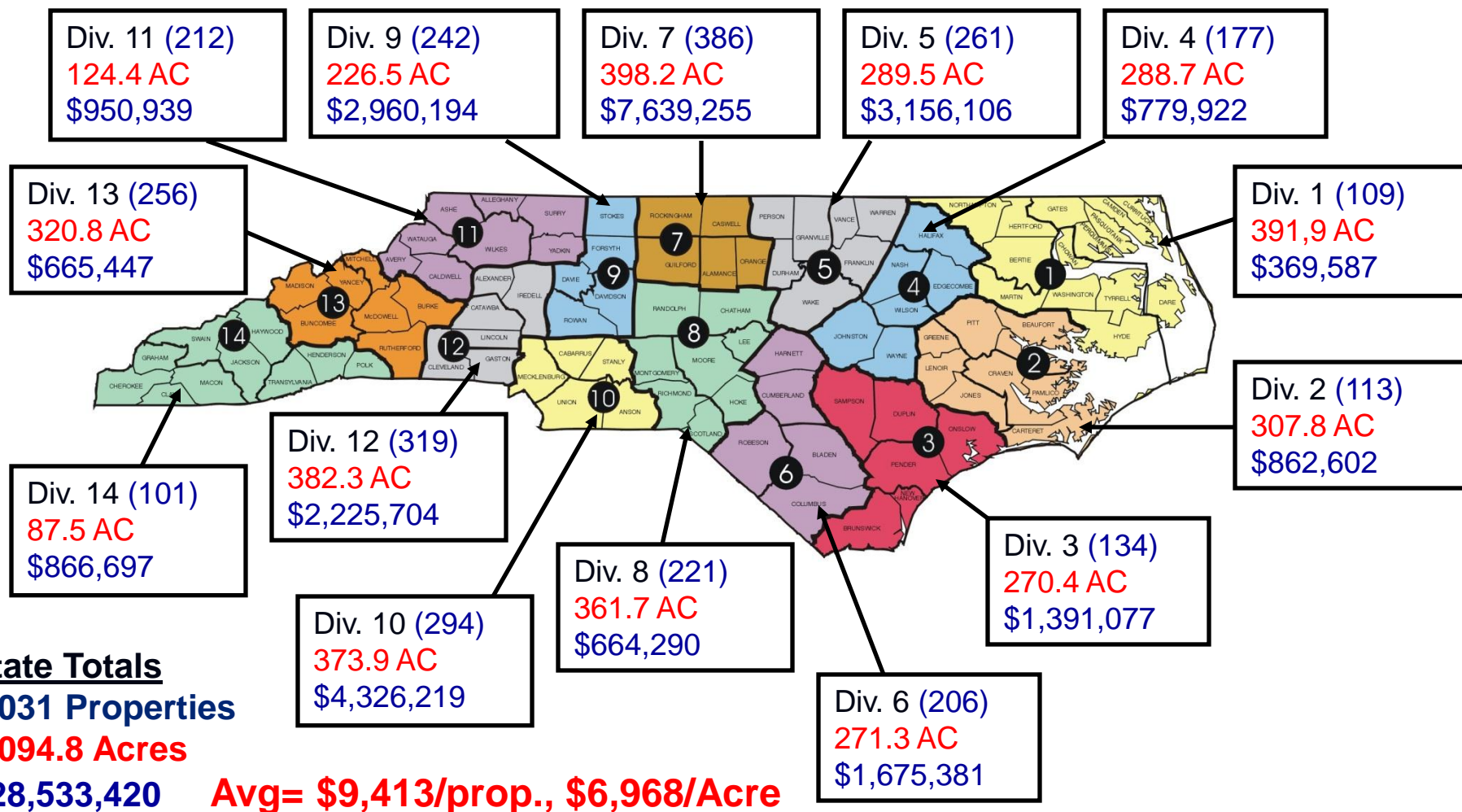


PROPOSED PLAN SHEET WITH SURPLUS R/W AREA





Right of Way Residue Property





Residue Property Sales Challenges

- Residue properties are located in remote locations
- Residue properties are generally smaller in size
- Residue properties have limited accessibility
- Determination of potential future transportation uses
- Lower land values generate lower interest levels
- Administrative valuation efforts often exceed land values



Right of Way Property Management

Buildings and other improvements acquired in connection with the Right of Way can be disposed of as follows:

- Resold to the property owner
- Sold by public or negotiated sale if no bids received after public advertisement
- Demolished by roadway contractor or demo contract
- Retained by DOT for public use
- Sold to a displacee for replacement housing



Residue Sales Process

- Residue properties are categorized by their location on completed projects or active projects
- Residue properties on completed projects are reviewed by Division Engineer
- Parcels are not sold if needed for future construction projects, have environmental issues or are needed for environmental purposes
- If available for sale, property is appraised and advertised by sealed bid or auction (all adjoining owners are notified)
- High Bid approval is determined and deed is prepared for bidder if approved



Residue Sales

Residue properties resulting from Right of Way acquisition shall be disposed of as follows:

- Sale of residues by public sale unless noted otherwise
- Sold by either sealed bid or auction and can be rejected if bids are not in accordance with DOT appraised value
- Landlocked residues on controlled access projects can be sold to adjacent landowner through negotiation (not public sale) for at least the appraised value
- Residues can be sold to state agencies and other govt. units for at least the appraised value



Residue Sales (cont.)

- Residue property acquired in connection with highway purposes may be exchanged with a public utility owner or another property owner for land they own which is needed for right of way
- Residues $\leq \frac{1}{2}$ acre and $\leq \$1000$ value may be sold to an adjoining property owner through negotiation
- Manager of Right of Way can dispose of residues $< \$100$ by a quit claim deed to the buyers
- Residues may be sold to displacees by negotiation
- BOT, Council of State & Governor approvals



Surplus Right of Way Disposal

- NCDOT acts on individual requests made to purchase existing right of way areas
- NCDOT conducts a formal review to determine if right of way area is surplus or is still needed for NCDOT purposes



Surplus Right of Way Disposal Considerations

- Is area needed for future highway purposes (for example: future lane expansions)?
- Does release adversely affect highway operation, safety, maintenance, etc?
- Is area being used for environmental mitigation?
- Is area suitable for parks, conservation, recreation, and/or similar purposes?



Surplus Right of Way Disposal Process

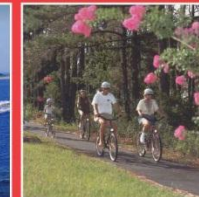
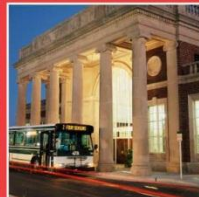
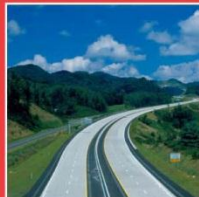
After review, confirmation and approval that area is surplus, the following occurs:

- Requesting party pays for an appraisal to be done of requested surplus area
- Appraisals are completed and requesting party pays value as determined by appraisal
- Surplus right of way is conveyed to requesting party



Future Plans to Facilitate Sale of Residue

- Expand methods to market residue property through advertisement on radio, signs on the property, flyers, and conducting “live auctions”
- Screening work on residue properties to readily identify those that can be sold
- Current initiative for internet display of all available properties



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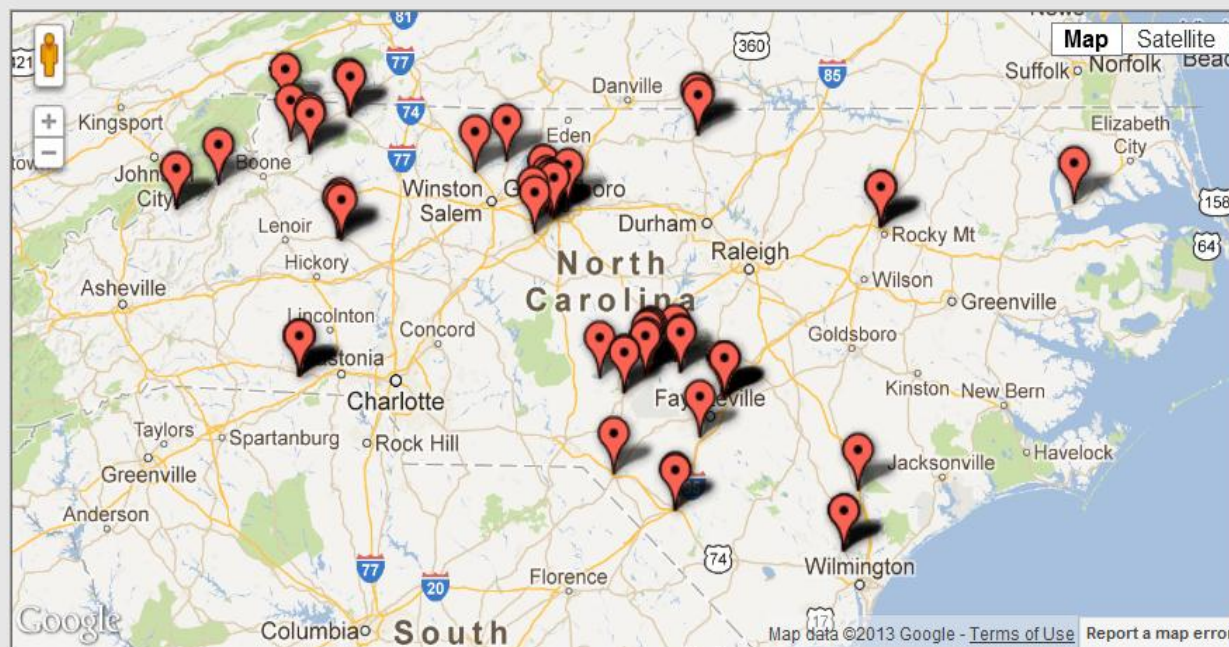
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Right of Way Surplus Property

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Right of Way Surplus Property

Current Available Property for Sale by Sealed Bid



Process to Purchase Property from NCDOT





Potential Efficiencies

- Residues \leq \$10K sold through negotiation
($\frac{1}{2}$ acre and \leq \$1000 value may be sold to an adjoining property owner through negotiation)
- Manager of Right of Way can dispose of residues $<$ \$2,500 by a quit claim deed to the buyers *(vs. \$100)*
- Updated Advertisement process (Website, TV, etc.)
(currently required to advertise in newspaper)
- Department process changes to determine availability properties earlier
- Upset bid options



Questions