

RESOLUTION No. 05-22
POLICY FOR PURCHASE OF RIGHT-OF-WAY BY FLOYD COUNTY

WHEREAS, the Floyd County Board of Supervisors are charged with the purchase of right-of-way for construction and maintenance on the Secondary Road System, and

WHEREAS, the uniform treatment of landowners in right-of-way purchases is of paramount importance,

NOW, THEREFORE, BE IT RESOLVED by the Floyd County Board of Supervisors that the Floyd County Engineer is authorized to purchase the necessary right-of-way for construction and maintenance, using values computed in accordance with the following rate schedule:

For additional land beyond the present established right-of-way.

1. By easement or deed: 4.8 times the 100% valuation. (See attachment "2021 Land Values" for value derivation.)
2. Fence removal: Removal of woven wire-barbed wire combination fences shall be paid for at a rate of \$ 4 per rod; removal of barbed wire only fences shall be paid for at a rate of \$ 3 per rod, with distances as determined from the survey notes and plans.
3. Fence replacement: Replacement of woven wire-barbed wire combination fences shall be paid for at a rate of \$ 16 per rod; replacement of barbed wire only fences shall be paid for at a rate of \$ 14 per rod, with distances as determined from the survey notes and plans.
4. Trees: Consideration will be given to all healthy trees that are located in the house yard area. All trees displaced by right-of-way acquisition that are of a size that will allow relocation will be relocated by county or county contractor. Trees that cannot be relocated will be replaced, by county or county contractor, with a 1" or 2" nursery stock of similar wood type.

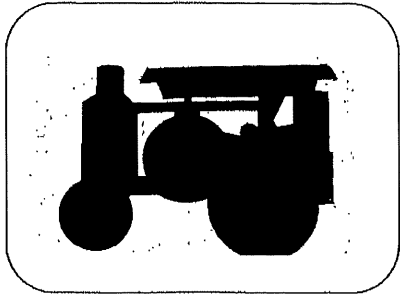
Floyd County Assessor figures will be used as the land value for the following reasons:

- a. Factors are applied uniformly throughout the county.
- b. Little good can be realized by a duplication of the value appraisal.
- c. Individuals have the protected right to appeal values set by the appraisal performed by the County Assessor.

Passed and approved this 10th day of January, 2022.

ATTEST: Gloria A. Carr
Gloria A. Carr, Auditor

Douglas A. Kamm
Doug Kamm, Chairperson
Floyd County Board of Supervisors



FLOYD COUNTY ENGINEER

101 S. MAIN STREET, SUITE. 201
CHARLES CITY, IOWA 50616-2756
641-257-6151 FAX 641-228-7356

January 25, 2022

To: Floyd County Board of Supervisors

Board Members:

I have enclosed a copy of the present resolution that is being used to purchase additional right-of-way (land) when needed for secondary road projects. At the time of this present resolution, we checked the sale of 32 farm sales "land only" in 2020 scattered throughout the county. The average sale amounts divided by the average assessed value arrived at a factor of 4.83 (Floyd County Board of Supervisors set a factor of 4.9).

Enclosed is a farm land sales analysis that we have done on sales in 2021. This uses 40 sales of "land only" and arrives at a factor of 4.73 times the assessed value to arrive at a land price to be offered. Please use this analysis in your deliberations to set future land offers by the secondary road department.

Also, items of fence removal, fence replacement, and trees should be deliberated on to arrive at a price for 2022. See attached Comparison Chart.

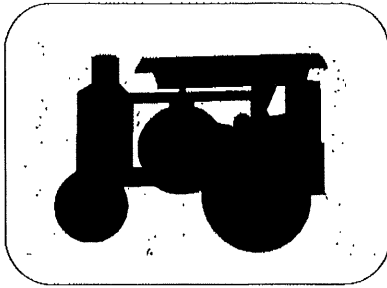
Please let me know if you would like additional information or have questions.

Sincerely,

A handwritten signature in black ink that reads "Duane Folz". The signature is written in a cursive style with a large, stylized 'F'.

Duane Folz
Assistant to Floyd County Engineer

Attachments



FLOYD COUNTY ENGINEER

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2021 Land Values

No.	Acres	Assessor 100% Value	Assessed Value Per Acre	Acres	Deed Value (Sale Price)	Deed Value Per Acre (Sale Price)	Factor
1	21.02	\$12,110.00	576.12	21.02	\$81,996.08	3,900.86	6.77
2	18.30	\$25,330.00	1,384.15	18.30	\$279,984.69	15,299.71	11.05
3	2.84	\$37,630.00	13,250.00	2.84	\$2,998.95	1,055.97	0.08
4	30.00	\$42,850.00	1,428.33	30.00	\$278,990.70	9,299.69	6.51
5	26.47	\$43,370.00	1,638.46	26.47	\$304,988.40	11,522.04	7.03
6	37.98	\$43,610.00	1,148.24	37.98	\$215,870.34	5,683.79	4.95
7	30.15	\$49,010.00	1,625.54	30.15	\$264,991.06	8,789.09	5.41
8	46.26	\$49,900.00	1,078.69	46.26	\$262,285.41	5,669.81	5.26
9	10.01	\$54,490.00	5,443.56	10.01	\$199,979.98	19,978.02	3.67
10	38.75	\$59,630.00	1,538.84	38.75	\$289,096.70	7,460.56	4.85
11	39.65	\$59,990.00	1,512.99	39.65	\$471,988.05	11,903.86	7.87
12	38.75	\$61,830.00	1,595.61	38.75	\$442,992.71	11,432.07	7.16
13	13.67	\$71,030.00	5,196.05	13.67	\$139,789.83	10,226.03	1.97
14	69.62	\$76,890.00	1,104.42	69.62	\$508,219.04	7,299.90	6.61
15	60.00	\$77,920.00	1,298.67	60.00	\$707,988.00	11,799.80	9.09
16	59.46	\$83,740.00	1,408.34	59.46	\$659,988.76	11,099.71	7.88
17	87.05	\$85,860.00	986.33	87.05	\$149,998.47	1,723.13	1.75
18	70.84	\$86,480.00	1,220.78	70.84	\$283,355.75	3,999.94	3.28
19	60.00	\$95,690.00	1,594.83	60.00	\$555,741.00	9,262.35	5.81
20	79.64	\$99,130.00	1,244.73	79.64	\$655,991.49	8,236.96	6.62
21	40.00	\$103,120.00	2,578.00	40.00	\$870,298.40	21,757.46	8.44
22	79.64	\$106,420.00	1,336.26	79.64	\$676,931.24	8,499.89	6.36
23	80.00	\$111,700.00	1,396.25	80.00	\$859,989.60	10,749.87	7.70
24	79.48	\$113,220.00	1,424.51	79.48	\$118,058.80	1,485.39	1.04
25	81.50	\$113,780.00	1,396.07	81.50	\$719,991.38	8,834.25	6.33
26	80.00	\$121,380.00	1,517.25	80.00	\$987,988.00	12,349.85	8.14
27	80.00	\$123,140.00	1,539.25	80.00	\$775,990.40	9,699.88	6.30
28	114.62	\$123,680.00	1,079.04	114.62	\$779,993.68	6,805.04	6.31
29	77.82	\$125,970.00	1,618.74	77.82	\$700,370.66	8,999.88	5.56
30	79.65	\$127,870.00	1,605.40	79.65	\$724,991.03	9,102.21	5.67
31	101.48	\$129,050.00	1,271.68	101.48	\$816,951.55	8,050.37	6.33
32	121.40	\$129,280.00	1,064.91	121.40	\$629,994.37	5,189.41	4.87
33	99.30	\$157,850.00	1,589.63	99.30	\$1,019,989.74	10,271.80	6.46
34	126.67	\$170,780.00	1,348.23	126.67	\$1,193,790.01	9,424.41	6.99
35	150.50	\$181,610.00	1,206.71	150.50	\$1,099,992.46	7,308.92	6.06
36	154.65	\$193,100.00	1,248.63	154.65	\$1,220,791.64	7,893.90	6.32
37	153.61	\$195,770.00	1,274.46	153.61	\$1,320,542.16	8,596.72	6.75
38	116.47	\$199,610.00	1,713.83	116.47	\$1,397,628.35	11,999.90	7.00
39	155.13	\$231,960.00	1,495.26	155.13	\$1,311,102.91	8,451.64	5.65
40	156.50	\$358,850.00	2,292.97	156.50	\$1,499,989.90	9,584.60	4.18
Average			\$1,906.79			\$9,017.47	4.73

Comparison Chart

Resolution Year	Value	Values Chart	Fence Removal woven wire/ barbed wire combination	Fence Removal barbed wire only	Fence Replacement woven wire/ barbed wire combination	Fence Replacement barbed wire only
2022		(4.73)				
2021	4.9	(4.83)	\$4.00	\$3.00	\$16.00	\$14.00
2020	5.4	(5.36)	\$4.00	\$3.00	\$16.00	\$14.00
2019	4.0	(3.96)	\$4.00	\$3.00	\$16.00	\$14.00
2018	4.0	(3.73)	\$4.00	\$3.00	\$16.00	\$14.00
2017	4.0	(2.90)	\$4.00	\$3.00	\$16.00	\$14.00
2016	4.0	(3.40)	\$4.00	\$3.00	\$16.00	\$14.00
2015	4.25	(3.95)	\$4.00	\$3.00	\$16.00	\$14.00
2014	5.0	(4.79)	\$4.00	\$3.00	\$16.00	\$14.00
2013	4.25	(4.06)	\$4.00	\$3.00	\$16.00	\$14.00
2012	4.0	(3.76)	\$4.00	\$3.00	\$16.00	\$14.00
2011	4.0	(3.39)	\$4.00	\$3.00	\$16.00	\$14.00