

Oxbo Intersection Project

3/29/2022

Parcel Information

Parcel #	Parcel Address	Owner Name	Total Parcel Area (SF)	Acquired ROW Area (SF)	Temp Easement Area (SF)	Appraisal Completed	Appraisal Price	Purchase Price	Date of Purchase	Notes
1	659 Mimosa Blvd	Whitmore	27,375	N/A	381	No	N/A	\$3,600.00	2019	775 SF Temp. Driveway Easement acquired
2	675 Mimosa Blvd	Marian David/Westney Associates, LLC	19,776	1,052	2,687	Yes	\$45,500.00	\$48,440.00	2019	4,199 SF Temp. Driveway Easement acquired
3 & 4	710 Mimosa Blvd	First Baptist Church	87,556	17,066	46,344	No	N/A	\$20,000.00	2018	
5 & 6	707 & 715 Mimosa Blvd	Roswell Presbyterian Church	54,450	4,795	4,879	No	N/A	\$0.00	2018	Exchanged 3,306 sf of City property for ROW needed
7	647 Atlanta St	WB Holdings - Atlanta Street LLC (Orkin)	30,145	N/A	220	No	N/A	\$2,409.00	2018	
8	659 Atlanta St	Vickery Creek Investments (Gronholm)	23,895	8,775	3,698	Yes	\$364,000.00 (S)	\$425,000.00	2018	Appraisal done by Seller, none done by City
9, 10, & 11	20, 26, & 38 Maple St	Leslie Reed	43,823	1,484	20,004	Yes	\$75,900.00	\$299,000.00	2021	Additional \$75k for demolition of buildings; Appraisal was only for ROW and did not include Temp. Easement
12	44 Maple St	Southern Pines/City of Roswell	11,225	11,225	N/A	No	N/A	\$300,000.00	2018	Total parcel take
13	50 Maple St	Southern Pines	9,396	207	4,071	No	N/A	See parcel 12	2018	
14	39 Oxbo Rd	Washington	16,988	409	667	No	N/A	\$10,000.00	2018	
15	27 Oxbo Rd	Pickens/City of Roswell	15,420	15,420	N/A	Yes	\$95,000.00 (O) \$92,100.00 (G)	\$0.00	2012	Total parcel take; Property exchanged between Oxbo Rd (O) and Grmies Bridge Rd (G)
16	15 Oxbo Rd	Mills/City of Roswell	24,132	24,132	N/A	Yes	\$700,000.00	\$700,000.00	2010	Total parcel take
17	685 Atlanta St	White (Hardware Store)/City of Roswell	15,856	15,856	N/A	No/Yes	\$2,000,000.00	\$5,500,000.00	2017/2021	Only appraisal information for \$3M purchase was for valuation of land in amount of \$550k; Appraisal completed for \$2.5M purchase
18	689 Atlanta St	AIG Properties (Chevron)	23,871	8,729	1,597	Yes	\$62,500.00	\$380,000.00	2018	1,368 SF Permanent Easement also acquired; appraisal appears to only cover 3,245.22 SF of ROW
19	Oxbo Rd	City of Roswell	15,682	N/A	N/A	N/A	N/A	N/A	N/A	
20 & 23	725 & 730 Pleasant Hill St	Pleasant Hill M.B.C.	37,679	8,236	3,184	No	N/A	\$284,746.00	2018	Permanent interparcel easement also acquired
21	726 Pleasant Hill St	Wyche/City of Roswell	16,553	16,553	N/A	Yes	\$135,520.00 (C) \$240,000.00 (S)	\$260,000.00	2017	City (C) and Seller (S) got appraisals; Appraisal price lower than purchase price
22	20 Oxbo Rd	Waliagha/City of Roswell/Doc's Café	4,792	4,792	N/A	Yes	\$107,000.00	\$215,000.00	2016	Appraisal price lower than purchase price
24	35 Pleasant Hill St	Strickland	29,882	625	1,702	No	N/A	\$8,589.00	2018	251 SF Temp. Driveway Easement also acquired
25	30 Pleasant Hill St	Pleasant Hill M.B.C.	5,619	N/A	N/A	No	N/A	\$4,000.00	2018	838 SF Temp. Driveway Easement acquired
	Multiple							\$270,000.00	2022	Blanket ROW approval
TOTALS				139,356	89,434			\$8,730,784		

Additional Notes:

- Required Right-of-Way is acquired based on 100% of the appraisal price
- Permanent Easement is acquired based on 50% of the appraisal price
- Temporary Easement is acquired based on 10% of the appraisal price per year of construction
- Driveway Easment is acquired at zero cost