

EMINENT DOMAIN SERVICES

Kidder Mathews provides valuations and consulting services for eminent domain matters. Our team of MAI designated appraisers combines their experience in real property valuations with an understanding of federal, state and local regulations to provide results. Whether engaged by agencies or property owners, we provide quality service from a project's inception through to its completion.

KIDDER MATHEWS ADVANTAGE

UNDERSTANDING

By carefully defining a scope of work, budget and schedule, expectations are clear and results are measurable.

ACCURACY

Characteristics of the taking are fully analyzed, reporting requirements are researched, and verified data is applied to provide creditable and defensible results.

SUPPORT

Eminent Domain proceedings can extend for years and Kidder Mathews

provides dedicated service throughout a project's timeline.

TEAM ORIENTED

Kidder Mathews works in collaboration with its clients, project agencies and other specialists to provide a streamlined experience.

LEADERSHIP

Kidder Mathews appraisers have held and continue to maintain leadership positions within the Appraisal Institute and the International Right of Way Association.

APPROACH

Understand the appraisal problem and regulatory requirements

Establish a course of action

Conduct detailed research, investigation, and analyses

Communicate effectively throughout the process

Secure a defensible result

EMINENT DOMAIN SERVICES

Valuation and Consulting

Yellow Book Compliant Appraisals

Appraisal Reviews

Impact Studies

Expert Opinions

Depositions

Trial Testimony

Budgetary Assessments

Statements of Valuation

REPRESENTATIVE ASSIGNMENTS



HIGHWAY WIDENING | ADELANTO, CA

Valued 30+ commercial and residential properties along Highway 395 in Adelanto, CA for eminent domain purposes in connection with a widening of the highway by Caltrans. Analyzed impacts from partial fee takings, temporary construction, utility and prescriptive easements and taking of access rights.



CALIFORNIA HIGH SPEED RAIL | WASCO, CA

Valued 30+ agricultural, residential and commercial properties in Wasco, CA for eminent domain purposes in connection with the California High-Speed Rail project. Analysis considered impact to crops, irrigation and farm operations. A railroad right of way parcel also required evaluation of corridor enhancement.



LOS ANGELES SUBWAY | LOS ANGELES, CA

Valued one block of land in downtown LA for taking for a subway line and station. The takings included permanent fee takings, permanent easements (tiebacks & underpinnings), and temporary construction easements. There was also a temporary inverse taking of development rights.



USAF AVIGATION EASEMENT | LAS VEGAS

Valued a 40,000 acre planned development north of Las Vegas approved for 150,000 housing units. The property was valued for the taking of an avigation easement over the property.

Contact

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