



Right-of-way, North of South 29th St., South of 2804-2822 Minnesota Ave, West of 20 S 28th St.

BILLINGS, MT 59101

November 1, 2021



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

Type: Right-of-way
Style: Alley
County: Yellowstone

Location: North of South 29th St., South of 2804-2822
Minnesota Ave, West of 20 S 28th St.

Total SqFt: 3,000 Square Feet (150' x 20')



PREPARED BY

JAKE HEDGE

jhedge@mtnwest.com

direct 406.696.0395

[View Profile](#)

COMPARISON APPROACH TO VALUE AS REFERENCED IN ADMINISTRATIVE ORDER NO.56 SECTION 2A

Reference to Administrative order No. 56:

“2. In all other cases, the value of public right-of-way to be vacated shall be established in accordance with City Ordinance #90-4922, except the following administrative procedure may be used in lieu of the preparation of a formal appraisal with the mutual agreement of the petitioner and the City.

- a. The value of public right-of-way to be vacated shall generally be considered to have a value equivalent to the adjacent property to which it would become attached. Costs associated with making the right-of-way whole for development (i.e., relocation of utilities, etc.) will be considered a cost of development and will not generally be deducted from the real property value.”

According to Yellowstone County Property Assessment Information, the adjacent Tax Code A01299 has a 2021 Assessed Land Value of \$6.74 Per Square Foot.

Based on the comparable value of the adjacent property, the subject property has a value of \$20,220 (3,000 SF x \$6.74).



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