

Right of Way Appraisals -- Railroad, Transit, Communication, & Pipeline Corridors

ZENGEL & Associates will conduct your right of way appraisals with care and efficiency, whether we're valuing a light rail transit corridor and station, a pipeline right of way, or a rails to trails corridor.

Our Experience

Today, corridor easements are commonplace for mass transit and light rail, communications lines, power transmission, and pipelines. Continuing a tradition since the 1800s in the West, right of way owners also lease portions of these corridors for ancillary uses. Plus, a trend is afoot where communities are transforming abandoned and little-used right of way corridors into bike paths, walking and hiking trails, and other environmentally-friendly uses. In all these traditional and developing contexts, right of way interest holders need appraisals due to contract renewals, litigation, and governmental actions.

At ZENGEL and Associates, we are accomplished at valuing rights of way for their primary and ancillary uses. We appraise right of way corridors in various contexts, whether they involve sub-surface, surface or above-surface rights:

- Litigation
- Recreation
- Leasehold Value
- Contract Renewal– Rental Rate Study
- Power Transmission, Communication and Recreation Easements
- Eminent Domain & Condemnation – Mass Transit & Light Rail
- Pipelines and Pipeline Easements

Our Clients

We serve clients in the private and public sectors:

- Lenders
- Private Railways
- Private Landowners
- Oil and Pipeline Companies
- Regional and Local Transit Authorities
- Communications, Utility and Cable Companies
- Publicly-Traded Railroads

Please **contact us** to discuss your next right of way appraisal.

Sample Engagements

- For a lessor California county transit authority, we established market value of its 32-mile railroad right of way to help it negotiate a rent renewal with its oil / gas pipeline lessee:

Valuation near \$19 million.

- For a Northern California metro transit authority in eminent domain, we valued the rights of way and the land for a proposed light rail station:

Valuation near \$1,250,000.

- For a city in Central California, we valued an old railroad station site for proposed asset contribution in a public/private industry exchange program:

Valuation over \$650,000.

- For a local, private railroad company in litigation with a Central California local government authority, we valued its right of way slated to be condemned for use as a recreational hiking path:

Valuation \$640,000.



ZENGEL & ASSOCIATES

Real and Special Use Property Valuation

Integrity is not a choice, its our Business...