

APPRAISAL SUMMARY STATEMENT**CONFIDENTIAL**

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT

8-EX-15A (REV 1/2020)

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Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date/ Revised Date
3	ED	50	78.30	38837-1, 2, 3, 4, 5, 6	N/A	3/4/26

Owner: COUNTY OF EL DORADO

Date Acquired: Over 5 years

Property Address: 1004 Lakeview Ave.

Property to be acquired: Part All

Locale: South Lake Tahoe

Total Property Area: 206,474 SF (4.74 acres)

Including Access Rights Yes No **STATUTORY BASIS OF VALUATION**

The market value for the property to be acquired by the State is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Code of Civil Procedure Section 1263.321 defines the Value for Nonprofit, Special Use Property as follows:

A just and equitable method of determining the value of nonprofit, special use property for which there is no relevant, comparable market is as set forth in Section 824 of the Evidence Code, but subject to the exceptions set forth in subdivision (c) of Section 824 of the Evidence Code.

The market value for the property to be acquired by the State is based upon Code of Civil Procedure Section 1263.32 as defined above.

BASIC PROPERTY DATA

Interest valued: Temporary Construction Easements (TCEs) and Drainage Easements (E)

Date of valuation: 05/14/2025 Original Updated

Applicable zoning: Bijou/Al Tahoe Community Plan

Area to be acquired: Parcel 38837-1 (TCE): 274 SF, Parcel 38837-2 (TCE): 918 SF
Parcel 38837-3 (E): 809 SF, Parcel 38837-4 (TCE): 1,769 SF
Parcel 38837-5 (E): 162 SF, Parcel 38837-6 (TCE): 477 SF

Highest and best use: Recreation

Current use: Recreation

AREAS WITHIN THE RIGHT OF WAY

Sub-parcel	Area
38837-1 (TCE)	274 SF
38837-2 (TCE)	918 SF
38837-3 (E)	809 SF
38837-4 (TCE)	1,769 SF
38837-5 (E)	162 SF
38837-6 (TCE)	477 SF

Total Area = 3,438 SF (TCE)
971 SF (E)

IMPROVEMENTS WITHIN THE RIGHT OF WAY

Item	Size
N/A	N/A

Lump Sum Total = N/A

APPRAISAL SUMMARY STATEMENT (Cont.)

Value of the Entire Property \$ _____ N/A

Value of the property being acquired including the following improvements:

Sub-parcel 38837-1 (TCE)

274 SF x \$31.22/SF x 10% ÷ 12 months x 32 months = \$2,281.14

274 SF x \$31.22/SF X 10% ÷ 12 x 12 months = \$855.43

Sub-parcel 38837-2 (TCE)

918 SF x \$31.22/SF x 10% ÷ 12 months x 32 months = \$7,642.66

918 SF x \$31.22/SF X 10% ÷ 12 x 12 months= \$2,866.00

Sub-parcel 38837-3 (E)

809 SF x \$31.22/SF x 90% = \$ 22,731.28

Sub-parcel 38837-4 (TCE)

1,769 SF x \$31.22/SF x 10% ÷ 12 months x 32 months = \$14,727.51

1,769 SF x \$31.22/SFC X 10% ÷ 12 x 12 months = \$5,522.82

Sub-parcel 38837-5 (E)

162 SF x \$31.22/SF x 90% = \$ 4,551.88

Sub-parcel 38837-6 (TCE)

477 SF x \$31.22/SF x 10% ÷ 12 months x 32 months = \$ 3,971.18

477 SF x \$31.22/SF X 10% ÷ 12 x 12 months= \$1,489.19

Land: \$ 66,639.09

Imps: \$ 0.00

\$ _____ 0.00

Value of the remainder as part of the whole before the State's acquisition

\$ _____ 0.00

Value of the remainder as a separate parcel (cured)

\$ _____ 0.00

Severance Damages (see page 4):

Cost to Cure Damages: \$ _____ 0.00

Incurable Damages: \$ _____ 0.0

Total Damages: \$ _____ 0.00

Benefits (see page 4): \$ _____ 0.00

Net Damages: \$ _____ 0.00

The amount of any other compensation: \$ _____ 0.00

JUST COMPENSATION FOR ACQUISITION \$ _____ 66,639.09

Rounded To \$ _____ **66,600.00**

APPRAISAL SUMMARY STATEMENT (Cont.)

Construction Contract Work

\$ _____ N/A

According to the Project Engineer, construction contract work (CCW) on parcel 38837 is not necessary.

SEVERANCE DAMAGES

COST TO CURE DAMAGE ITEMS

Item	Size
N/A	N/A

Lump Sum Total \$ _____ N/A

INCURABLE DAMAGES

Lump Sum Total \$ _____ N/A

TOTAL DAMAGES \$ _____ N/A

BENEFITS

Lump Sum Total \$ _____ N/A

NET DAMAGES (Total Damages less Benefits) \$ _____ N/A

CONSTRUCTION CONTRACT WORK ITEMS

N/A

THE FOLLOWING INFORMATION IS BASED ON THE PARTIAL ACQUISITION ONLY

<p>1. The Sales Comparison approach is based on the consideration of comparable land and improved sales.</p> <p style="padding-left: 40px;">Indicated value by Sales Comparison Approach</p> <p style="padding-left: 40px;">See attached sheet for principal transactions.</p>	<p>\$ _____ 31.22/SF</p>
<p>2. The cost approach is based in part on a replacement cost new of improvements less depreciation. Cost information was obtained from cost service publications and/or knowledgeable vendors.</p> <p style="padding-left: 40px;">Total Replacement Cost New</p> <p style="padding-left: 40px;">Depreciation from all causes</p> <p style="padding-left: 40px;">Value of Improvements in Place</p> <p style="padding-left: 40px;">Land (estimated by direct sales comparison)</p> <p style="padding-left: 40px;">Indicated value by Cost Approach</p>	<p>\$ _____ N/A</p> <p>\$ _____ N/A</p> <p>\$ _____ N/A</p> <p>\$ _____ N/A</p> <p>\$ _____ N/A</p>
<p>3. The income approach is based on an analysis of income and expenses to the property.</p> <p style="padding-left: 40px;">Overall Capitalization Rate</p> <p style="padding-left: 40px;">Net Operating Income</p> <p style="padding-left: 40px;">Indicated value by Income Approach</p>	<p>_____ N/A %</p> <p>\$ _____ N/A</p> <p>\$ _____ N/A</p>
<p>4. Other</p> <p style="padding-left: 40px;">Indicated value</p>	<p>\$ _____ N/A</p>

SUMMARY OF THE BASIS FOR JUST COMPENSATION

The appraiser used the sales comparison approach to determine the land value of APN 026-050-006 due to comparable sale availability and similarity to the subject. The cost approach was not used as it is most applicable in valuing newer construction and not vacant land only. The appraiser did not use the income approach to value the subject because there was not enough data available to the appraiser. The subject parcel will sustain no curable or incurable severance damages from the partial acquisition. The appraiser conducted an analysis of the larger parcel in the after condition and found no loss in value to the remaining property after the acquisition and construction in the manner proposed. The appraiser believes that the property will enjoy the same benefits in the after condition as in the before. This opinion is supported by the fact that the property's highest and best use and utility will remain unchanged. Additionally, the property's desirability on the market is not diminished beyond what was compensated for in the appraisal, as the appraiser's unit value has not changed. No benefits were noted as a result of the proposed project.

LIST OF PRINCIPAL TRANSACTIONS – VACANT

ADDRESS: 7238 North Lake Blvd., Tahoe Vista, CA 96148
APN: 117-110-074
RECORDING DATE: 10/13/2023
SALE PRICE: \$2,250,000.00

ADDRESS: 8311 Meeks Bay Ave., Tahoma, CA 96142
APN: 016-063-014
RECORDING DATE: 6/29/2022
SALE PRICE: \$6,000,000.00

ADDRESS: 747 Lakeview Ave., South Lake Tahoe, CA 96150
APN: 026-021-011
RECORDING DATE: 8/24/2022
SALE PRICE: \$2,900,000.00

LIST OF PRINCIPAL TRANSACTIONS – IMPROVED

N/A