

RIGHT-OF-WAY

MEET OUR TEAM

Right-of-way is one of the most complex asset classes to value, requiring expert appraisers to ensure that a property owner is being compensated fairly by a government entity exercising eminent domain. Newmark Knight Frank Valuation & Advisory's (V&A) Right-of-Way practice is dedicated to ensuring that clients in active right-of-way markets receive total just compensation for property taken by federal, state and local governments through eminent domain, as required under the U.S. Constitution and state laws.

Our expert right of way appraisers have conducted "before and after" appraisals to determine just compensation for property taken for petroleum and natural gas pipelines, electric transmission lines, highway and street expansions, water and sewer line extensions, flood control and mass transit, among other government projects. Moreover, our experience extends to the representation of city, state and county governments and school districts. Through the breadth of our experience, we are able to ensure that eminent domain is exercised on behalf of both the public and our clients.

EXPERIENCE THAT COUNTS

The Right-of-Way team advises attorneys, private property owners, governments and other parties throughout the valuation process. To arrive at just compensation, we assist in the fair market valuation of the property both before and after eminent domain. This includes an assessment of the damages to the property that was not taken (damages to proximity, access, utilities, severance, site improvements, etc.) as a result of eminent domain. When necessary, our appraisers are able to provide their expert opinion before a court of law.

Newmark Knight Frank V&A's Right-of-Way group offers the following services:

- Right-of-way appraisals, based on valuations of property before and after eminent domain; the central component of right-of-way valuation
- Litigation support, reflecting specialized knowledge of terminology and methodology used to address just compensation, partial acquisitions, damages, benefits and "before and after" appraisals
- Market studies
- Highest and best use studies
- Expert witness research, preparation and testimony
- Impact studies, i.e., assessments of the impacts of eminent domain on property taken and of severance damages resulting from the action; necessary for "after" valuations



FOR MORE INFORMATION:

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Newmark Knight Frank Valuation & Advisory is a leading industry innovator, comprising an extensive team of the most trusted and recognized names in the valuation sector. Headquartered in New York and Houston, Newmark Knight Frank's V&A professionals serve clients from more than 60 offices throughout the Americas. Our valuation and advisory practice is supported by Newmark Knight Frank's industry-leading offerings including research, leasing, corporate advisory services, capital markets, consulting, project and development management, and property and corporate facilities management services—allowing us to add significant value for clients that goes beyond mere reporting.