

County to pay \$135,000 for jail site

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The county will pay the asking price for 17.1 acres of land along Sixth Street for the new jail.

The county will pay \$135,000, or \$7,894 per acre, for the property located at the southwest corner of Sixth and Hanawalt. The site is west of Reynolds Metals.

The agreement follows several months of talks between county officials and landowner Arthur Segal.

Segal said he wasn't interested in selling the land to the county but it became apparent that county officials had made their mind up. The acreage was identified as the preferred site for the new jail after an initial as-

essment of other parcels, said Chuck Altman, president of the White County Board of Commissioners.

If Segal hadn't agreed to sell the land county officials were prepared to take it through condemnation proceedings. Although the title to the land would have come quickly through condemnation procedures, the price paid by the county would have been subject to court proceedings. Segal said he wasn't interested in spending money on legal fees defending his interests.

The agreement, signed last month, was contingent on the results of two property appraisals which were turned over to county officials this week.

State law restricts the amount a government agency can pay for land to no more than the average

of two appraisals.

The most recent agreement follows two offers made by the county. The first offer was made in February for \$94,750. The second offer was made earlier this month for \$120,000. Both of those rejected offers were based on two appraisals completed earlier this year.

Those appraisals were completed by Greg Vogel of Monticello and Tipwa Valley Appraisal Service of Delphi.

Commissioners threw out those appraisals and ordered two new appraisals when the first offer was rejected. The first two appraisals were tossed out on the advice of county attorney John Goss, according to Altman.

Goss said Monday the first two appraisals were disregarded because they didn't reflect the

market price of comparable property. At least three recent Sixth Street land deals provided a better gauge of the true market value of the land, according to both Goss and Altman.

"I don't think it truly reflects the true market value," Altman said about the first round of appraisals.

Segal agreed that the first two appraisals were not correct.

The new appraisals came in at \$142,718 and \$137,500.

"I think these are more accurate appraisals if what we're hearing is true about recent land sales," Altman said.

"There's been a rash of action on Sixth Street, really unprecedented for around here," Altman said. "Looking back on it you can see what happened. I think the original appraisal probably didn't

do justice to Mr. and Mrs. Segal."

The highest appraisal of \$142,718 was made by Monticello Realtor Dottie Stefaniak. Stefaniak cited seven sales, three completed this year.

The three completed this year include: 11.81 acres located on the northeast corner of Fisher and Sixth Street with a selling price of \$100,000 (\$8,467 per acre); 1 acre at Sixth and Northwestern, site of the planned Casey's General Store that sold for \$100,000; and 27 acres at the northwest corner of Sixth and Hanawalt, site of the planned medical clinic owned by Dr. Charles Tribbett and Dr. Dac Johnson, that sold for \$216,000 (\$8,000 per acre).

The lower of the two new

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appraisals, \$137,500, was completed by Eldon R. Johnson, vice president of the Farmers State Bank of Brookston. Johnson cited three sales of comparable land to determine the value. One of those sales was this year, one last year and one from 1991.

For the sale this year Johnson cited the same property located at Fisher and Sixth Street. A three-acre parcel on Sixth Street sold last year for \$25,000 (\$8,333 per acre). Another three-acre parcel on Sixth Street sold in 1991 for \$25,000 (\$8,333 per acre).