



Right-of-Way

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 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 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.

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.

Our 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

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

Market Studies

Highest and best use studies

Expert witness research, preparation and testimony

ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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