

**8145 EMINENT DOMAIN: ASSEMBLAGE**

You have heard testimony that the highest and best use of the property is for it to be assembled with other property for an integrated use. Before you may value the property for such a highest and best use, you must first determine that the use is reasonably probable and not speculative or remote.

**COMMENT**

This instruction and comment were approved in 2006.

Assemblage may apply even though the owner whose property is being condemned is not the owner of the parcel to be assembled. Clarmar Realty Co., Inc. v. Redevelopment Authority of the City of Milwaukee, 129 Wis. 2d 81, 383 N.W.2d 890 (1986).

Assemblage and plottage are related terms. "Sometimes highest and best use results from assembling two or more parcels of land under one ownership. If the combined parcels have a greater unit value than they did separately, plottage value is created. Plottage is an increment of value that results when two or more sites are combined to produce a larger site with greater utility." The Appraisal of Real Estate, 12<sup>th</sup> Edition, p. 197.