

COST AVOIDANCE ANALYSIS

COUNTY COSTS		County Appraisal Report			
- COUNTY Appraisal for DOD		\$ 4,500.00	÷	2	\$ 2,250.00
-COUNTY Survey				100.00	\$ 100.00
COUNTY Expert Witnesses		Hours		Rate	
- Appraiser		12.00	X	\$ 185.00	\$ 2,220.00
-Engineer		4.00	X	\$ 225.00	\$ 900.00
-Planner		4.00	X	\$ 95.00	\$ 380.00
-Mediator		12.00	X	\$ 70.00	\$ 840.00
-Fee Counsel		0.00	X	\$ 60.00	\$ -
LAND AND IMPROVEMENTS	Owner's Counter	County Appraisal/Offer			
Potential Jury Award	\$ 45,000.00	\$ 40,000.00	\$ 5,000.00	X 50%	\$ 2,500.00
Potential Jury Award Interest			\$ 500.00	X 9.00%	\$ 45.00
Court Costs (Days)			2	X 500	\$ 1,000.00
BUSINESS DAMAGES	Owner's Report	County Report/Offer			
Potential Jury Award			\$ -	X	
Court Costs (Days) + \$100.0 Court Deposit Fee				X	
TOTAL COUNTY POTENTIAL COSTS					\$ 10,235.00
PROPERTY OWNER COSTS					
Owner's Potential Fees					
-Appraiser		\$ 3,000.00	X	125%	\$ 3,750.00
-Attorney (Statutory)		\$ -	X	33%	\$ -
-Engineer Report				\$ 3,000.00	\$ 3,000.00
					\$ -
				\$ -	
Owner's Potential Expert Witness Fees					
		Hours		Rate	
-Appraiser		40	X	\$ 200.00	\$ 8,000.00
-Engineer		12	X	\$ 225.00	\$ 2,700.00
-Planner		12	X	\$ 95.00	\$ 1,140.00
		6	X	\$ 325.00	\$ 1,950.00
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
Depositions				\$ 3,000.00	\$ 3,000.00
Transcripts				\$ 2,000.00	\$ 2,000.00
Exhibits				\$ 2,500.00	\$ 2,500.00
TOTAL OF OWNER COSTS					\$ 28,040.00
TOTAL POTENTIAL COST OF COURT ACTION					\$ 38,275.00
Land and Improvements	Agreement Amount	County Appraisal			
Less Administrative Increase	\$ 45,000.00	\$ 40,000.00	\$ 5,000.00		\$ 5,000.00
Business Damages					
Less Administrative Increase	\$ -	\$ -	\$ -		
No Fees or Costs	Total Administrative Increase		\$ 5,000.00		
Less Appraiser Engineer Planner		[ACTUAL]	\$ -		
Less Attorney Fee		[STATUTORY]			
Less Other Fee-		[ACTUAL]			
Less Other Fee-					\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 38,275.00
Plus Sale of Excess Land		Rate			
Commercial		X		\$ -	\$ -
Residential / Acreage		X		\$ -	\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 38,275.00