

Project: 44th Ave. East
 Parcel: 125

COST AVOIDANCE ANALYSIS

8/7/2018

COUNTY COSTS		County Appraisal Report			
-COUNTY Appraisal, Engineer for DOD		\$ 15,655.00	±	2	\$ 7,827.50
-COUNTY Arborist, Surveyor					\$ -
COUNTY Expert Witnesses		Hours		Rate	
-Appraiser		40.00	X	\$ 190.00	\$ 7,600.00
-Engineer		40.00	X	\$ 200.00	\$ 8,000.00
-Planner		10.00	X	\$ 150.00	\$ 1,500.00
-Mediator		10.00	X	\$ 225.00	\$ 2,250.00
-Fee Counsel		0.00	X	\$ 190.00	\$ -
LAND AND IMPROVEMENTS		Owner's Counter		County Appraisal/Offer	
Potential Jury Award		\$ 81,000.00		\$ 17,550.00	\$ 63,450.00
Potential Jury Award Interest					\$ 31,725.00
Court Costs (Days)				3	X 1000 \$ 3,000.00
BUSINESS DAMAGES		Owner's Report		County Report/Offer	
Potential Jury Award					\$ -
Court Costs (Days) + \$100.00 Court Deposit Fee				X 1000	\$ 100.00
TOTAL COUNTY POTENTIAL COSTS					\$ 64,857.75
PROPERTY OWNER COSTS					
Owner's Potential Fees					
-Appraiser		\$ 6,500.00	X	125%	\$ 8,125.00
-Attorney (Statutory)		\$ 31,725.00	X	33%	\$ 10,469.25
-Engineer Report					\$ 6,000.00
-Planning and Arborist Report					\$ 7,000.00
Owner's Potential Expert Witness Fees		Hours		Rate	
-Appraiser		40	X	\$ 235.00	\$ 9,400.00
-Engineer		40	X	\$ 200.00	\$ 8,000.00
-Planner		10	X	\$ 150.00	\$ 1,500.00
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
Depositions					\$ 3,000.00
Transcripts					\$ 2,000.00
Exhibits					\$ 2,500.00
TOTAL OF OWNER COSTS					\$ 57,994.25
TOTAL POTENTIAL COST OF COURT ACTION					\$ 122,852.00
	Land and Improvements	Agreement Amount		County Appraisal	
Less Administrative Increase		\$ 55,550.00	-	\$ 17,550.00	\$ 38,000.00
	Business Damages				
Less Administrative Increase		\$ -	-	\$ -	\$ -
	No Fees or Costs	Total Administrative Increase			
Less Appraiser and Engineer Fee	N/A			[ACTUAL]	
Less Attorney Fee	N/A			[STATUTORY]	\$ -
Less Other Fee - Mediator	N/A			[ACTUAL]	\$ -
Less Other Fees	N/A				\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 122,852.00
	Plus Sale of Excess Land			Rate	
Commercial			X		\$ -
Residential / Acreage			X		\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 122,852.00