

Project: 44th Ave. East
 Parcel: 135

COST AVOIDANCE ANALYSIS

4/25/2018

COUNTY COSTS		County Appraisal Report			
	-COUNTY Appraisal, Engineer for DOD		\$ 4,825.00	2	\$ 2,412.50
	-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		\$ 650,000.00		\$ 412,250.00	\$ 237,750.00
Potential Jury Award Interest					\$ 118,875.00
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					\$ 154,436.25
PROPERTY OWNER COSTS					
Owner's Potential Fees					
	-Appraiser		\$ 6,500.00	X 125%	\$ 8,125.00
	-Attorney (Statutory)		\$ 118,875.00	X 33%	\$ 39,228.75
	-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					\$ 86,753.75
TOTAL POTENTIAL COST OF COURT ACTION					\$ 241,190.00
	Land and Improvements	Agreement Amount		County Appraisal	
Less Administrative Increase		\$ 485,550.00	-	\$ 412,250.00	\$ 73,300.00
	Business Damages				
Less Administrative Increase		\$ -	-	\$ -	\$ -
	No Fees or Costs	Total Administrative Increase			
Less Appraiser and Engineer Fee	N/A			[ACTUAL]	\$ -
Less Attorney Fee	Global			[STATUTORY]	\$ -
Less Other Fee	Other Fee-			[ACTUAL]	\$ -
Less Other Fees	Other Fee-				\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 241,190.00
	Plus Sale of Excess Land			Rate	
Commercial			X		\$ -
Residential / Acreage			X		\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 241,190.00