

Project: 44th Ave. East
 Parcel: 131-134

COST AVOIDANCE ANALYSIS

4/10/2018

COUNTY COSTS		County Appraisal Report				
-COUNTY Appraisal, Engineer for DOD		\$ 8,125.00	±	2	\$	4,062.50
-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		\$ 739,000.00		\$ 168,550.00	\$ 570,450.00	X 50% \$ 285,225.00
Potential Jury Award Interest				\$ 285,225.00	X	9.00% \$ 25,670.25
Court Costs (Days)				3	X	1000 \$ 3,000.00
BUSINESS DAMAGES		Owner's Report		County Report/Offer		
Potential Jury Award			-		\$ -	X 50%
Court Costs (Days) + \$100.00 Court Deposit Fee					X	1000 \$ 100.00
TOTAL COUNTY POTENTIAL COSTS						\$ 337,407.75
PROPERTY OWNER COSTS						
Owner's Potential Fees						
-Appraiser		\$ 6,500.00	X	125%	\$	8,125.00
-Attorney (Statutory)		\$ 285,225.00	X	33%	\$	94,124.25
-Engineer Report				\$ 6,000.00	\$	6,000.00
-Planning and Arborist Report				\$ 7,000.00	\$	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	\$	3,000.00
Transcripts				\$ 2,000.00	\$	2,000.00
Exhibits				\$ 2,500.00	\$	2,500.00
TOTAL OF OWNER COSTS						\$ 141,649.25
TOTAL POTENTIAL COST OF COURT ACTION						\$ 479,057.00
	Land and Improvements	Agreement Amount		County Appraisal		
Less Administrative Increase		\$ 500,000.00	-	\$ 168,550.00	\$ 331,450.00	
	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						\$ 479,057.00
	Plus Sale of Excess Land			Rate		
Commercial			X	\$ -	\$	-
Residential / Acreage			X	\$ -	\$	-
TOTAL POTENTIAL EXPOSURE AVOIDANCE						\$ 479,057.00