

Project: 44th Ave. East
 Parcel: 117

COST AVOIDANCE ANALYSIS

1/22/2018

COUNTY COSTS		County Appraisal Report				
	-COUNTY Appraisal, Engineer for DOD	\$	2,000.00	±	2	\$ 1,000.00
	-COUNTY Arborist, Surveyor					\$ -
COUNTY Expert Witnesses						
	-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	\$ 260,000.00	\$ 153,000.00	\$ 107,000.00	X	50% \$ 53,500.00
	Potential Jury Award Interest			\$ 53,500.00	X	9.00% \$ 4,815.00
	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						\$ 81,765.00
PROPERTY OWNER COSTS						
Owner's Potential Fees						
	-Appraiser		\$ 6,500.00	X	125%	\$ 8,125.00
	-Attorney (Statutory)		\$ 53,500.00	X	33%	\$ 17,655.00
	-Engineer Report					\$ 6,000.00
	-Planning and Arborist Report					\$ 7,000.00
Owner's Potential Expert Witness Fees						
	-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						\$ 65,180.00
TOTAL POTENTIAL COST OF COURT ACTION						\$ 146,945.00
Less Administrative Increase	Land and Improvements	Agreement Amount	County Appraisal			
		\$ 225,000.00	\$ 153,000.00	\$ 72,000.00		
Less Administrative Increase	Business Damages					
		\$ -	\$ -	\$ -		
No Fees or Costs		Total Administrative Increase				
Less Appraiser and Engineer Fee	Appraiser Engineer Planner		[ACTUAL]			\$ 12,000.00
Less Attorney Fee			[STATUTORY]			\$ 23,760.00
Less Other Fee - Mediator	Other Fee- CPA		[ACTUAL]			\$ -
Less Other Fees	Other Fee-					\$ -
MINIMUM EXPOSURE AVOIDANCE						\$ 111,185.00
Plus Sale of Excess Land				Rate		
Commercial			X	\$ -		\$ -
Residential / Acreage			X	\$ -		\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE						\$ 111,185.00