

Project: 44th Ave. East
 Parcel: 114

COST AVOIDANCE ANALYSIS

12/5/2017

COUNTY COSTS		County Appraisal Report			
- COUNTY Appraisal, Engineer for DOD		\$ 4,875.00	±	2	\$ 2,437.50
-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		\$ 325,000.00		\$ 90,150.00	\$ 234,850.00 X 50% \$ 117,425.00
Potential Jury Award Interest				\$ 117,425.00	X 9.00% \$ 10,568.25
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					\$ 152,880.75
PROPERTY OWNER COSTS					
Owner's Potential Fees					
-Appraiser				\$ 6,500.00 X 125%	\$ 8,125.00
-Attorney (Statutory)				\$ 117,425.00 X 33%	\$ 38,750.25
-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					\$ 86,275.25
TOTAL POTENTIAL COST OF COURT ACTION					\$ 239,156.00
	Land and Improvements	Agreement Amount		County Appraisal	
Less Administrative Increase		\$ 160,000.00	-	\$ 90,150.00	\$ 69,850.00
	Business Damages				
Less Administrative Increase		\$ -	-	\$ -	\$ -
	No Fees or Costs	Total Administrative Increase			
Less Appraiser and Engineer Fee	Appraiser Engineer Planner			[ACTUAL]	\$ -
Less Attorney Fee				[STATUTORY]	\$ -
Less Other Fee - Mediator	Other Fee- CPA			[ACTUAL]	\$ -
Less Other Fees	Other Fee-				\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 239,156.00
	Plus Sale of Excess Land			Rate	
Commercial			X	\$ -	\$ -
Residential / Acreage			X	\$ -	\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 239,156.00