

COST AVOIDANCE ANALYSIS

COUNTY COSTS		County Appraisal Report			
- COUNTY Appraisal for DOD		\$ 4,500.00	÷	2	\$ 2,250.00
-COUNTY Survey				100.00	\$ 100.00
COUNTY Expert Witnesses		Hours		Rate	
- Appraiser		12.00	X	\$ 185.00	\$ 2,220.00
-Engineer		4.00	X	\$ 225.00	\$ 900.00
-Planner		4.00	X	\$ 95.00	\$ 380.00
-Mediator		12.00	X	\$ 70.00	\$ 840.00
-Fee Counsel		0.00	X	\$ 60.00	\$ -
LAND AND IMPROVEMENTS	Owner's Counter	County Appraisal/Offer			
Potential Jury Award	\$ 68,873.00	\$ 25,962.00		\$ 42,911.00	X 50% \$ 21,455.50
Potential Jury Award Interest				\$ 42,911.00	X 9.00% \$ 3,861.99
Court Costs (Days)				2	X 500 \$ 1,000.00
BUSINESS DAMAGES	Owner's Report	County Report/Offer			
Potential Jury Award				\$ -	X 50%
Court Costs (Days) + \$100.0 Court Deposit Fee				2	X 500 \$ 1,100.00
TOTAL COUNTY POTENTIAL COSTS					\$ 34,107.49
PROPERTY OWNER COSTS					
Owner's Potential Fees					
-Appraiser		\$ 4,000.00	X	125%	\$ 5,000.00
-Attorney (Statutory)		\$ 42,911.00	X	33%	\$ 14,160.63
-Engineer Report		3,500.00		\$ 3,500.00	\$ 3,500.00
					\$ -
					\$ -
Owner's Potential Expert Witness Fees					
		Hours		Rate	
-Appraiser		80	X	\$ 200.00	\$ 16,000.00
-Engineer		24	X	\$ 225.00	\$ 5,400.00
-Planner		24	X	\$ 95.00	\$ 2,280.00
			X		\$ -
-Surveyor		0	X	\$ -	\$ -
-Marketing		0	X	\$ -	\$ -
-Arborist		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					\$ 53,840.63
TOTAL POTENTIAL COST OF COURT ACTION					\$ 87,948.12
Land and Improvements	Agreement Amount	County Appraisal			
Less Administrative Increase	\$ 40,000.00	\$ 25,962.00	\$ 14,038.00		
Business Damages					
Less Administrative Increase		\$ -	\$ -		
No Fees or Costs	Total Administrative Increase				
Less Appraiser Engineer Planner		[ACTUAL]	NA		
Less Attorney Fee		[ACTUAL]			
Less Other Fee-		[ACTUAL]			
Less Other Fee-					\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 87,948.12
Plus Sale of Excess Land		Rate			
Commercial		X	\$ -		\$ -
Residential / Acreage		X	\$ -		\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 87,948.12