

Project: 44th Ave. East  
 Parcel: 139

**COST AVOIDANCE ANALYSIS**

1/22/2018

COUNTY COSTS		County Appraisal Report				
	-COUNTY Appraisal, Engineer for DOD	\$ 4,575.00	÷	2	\$	2,287.50
	-COUNTY Arborist, Surveyor					\$ -
<b>COUNTY Expert Witnesses</b>						
	-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	\$	-
<b>LAND AND IMPROVEMENTS</b>		<i>Owner's Counter</i>		<i>County Appraisal/Offer</i>		
Potential Jury Award		\$ 355,800.00		\$ 151,000.00	\$ 204,800.00	X 50% \$ 102,400.00
Potential Jury Award Interest				\$ 102,400.00	X	9.00% \$ 9,216.00
Court Costs (Days)				3	X	1000 \$ 3,000.00
<b>BUSINESS DAMAGES</b>		<i>Owner's Report</i>		<i>County Report/Offer</i>		
Potential Jury Award			-		\$ -	X 50%
Court Costs (Days) + \$100.00 Court Deposit Fee					X	1000 \$ 100.00
<b>TOTAL COUNTY POTENTIAL COSTS</b>						\$ 136,353.50
<b>PROPERTY OWNER COSTS</b>						
<b>Owner's Potential Fees</b>						
	-Appraiser	\$ 6,500.00	X	125%	\$	8,125.00
	-Attorney (Statutory)	\$ 102,400.00	X	33%	\$	33,792.00
	-Engineer Report			\$ 6,000.00	\$	6,000.00
	-Planning and Arborist Report			\$ 7,000.00	\$	7,000.00
<b>Owner's Potential Expert Witness Fees</b>						
	-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
<b>TOTAL OF OWNER COSTS</b>						\$ 81,317.00
<b>TOTAL POTENTIAL COST OF COURT ACTION</b>						\$ 217,670.50
	Land and Improvements	<i>Agreement Amount</i>		<i>County Appraisal</i>		
Less Administrative Increase		\$ 290,000.00	-	\$ 151,000.00	\$ 139,000.00	
	Business Damages					
Less Administrative Increase		\$ -	-	\$ -	\$ -	
	No Fees or Costs	<i>Total Administrative Increase</i>				
Less Appraiser and Engineer Fee	Appraiser Engineer Planner			[ACTUAL]		\$ -
Less Attorney Fee				[STATUTORY]		\$ 45,870.00
Less Other Fee - Mediator	Other Fee- CPA			[ACTUAL]		\$ -
Less Other Fees	Other Fee-					\$ -
<b>MINIMUM EXPOSURE AVOIDANCE</b>						\$ 171,800.50
	Plus Sale of Excess Land			<i>Rate</i>		
Commercial			X		\$ -	\$ -
Residential / Acreage			X		\$ -	\$ -
<b>TOTAL POTENTIAL EXPOSURE AVOIDANCE</b>						\$ 171,800.50