

Project: 44th Ave. East  
 Parcel: 119

**COST AVOIDANCE ANALYSIS**

2/12/2018

COUNTY COSTS		County Appraisal Report			
	-COUNTY Appraisal, Engineer for DOD	\$ 2,000.00	÷	2	\$ 1,000.00
	-COUNTY Arborist, Surveyor				\$ -
COUNTY Expert Witnesses					
		<i>Hours</i>		<i>Rate</i>	
	-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		<i>Owner's Counter</i>		<i>County Appraisal/Offer</i>	
	Potential Jury Award	\$ 221,000.00		\$ 111,000.00	\$ 110,000.00 X 50% \$ 55,000.00
	Potential Jury Award Interest				\$ 55,000.00 X 9.00% \$ 4,950.00
	Court Costs (Days)			3	X 1000 \$ 3,000.00
BUSINESS DAMAGES		<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>					<b>\$ 83,400.00</b>
PROPERTY OWNER COSTS					
Owner's Potential Fees					
	-Appraiser	\$ 6,500.00	X	125%	\$ 8,125.00
	-Attorney (Statutory)	\$ 55,000.00	X	33%	\$ 18,150.00
	-Engineer Report			\$ 6,000.00	\$ 6,000.00
	-Planning and Arborist Report			\$ 7,000.00	\$ 7,000.00
Owner's Potential Expert Witness Fees		<i>Hours</i>		<i>Rate</i>	
	-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>					<b>\$ 65,675.00</b>
<b>TOTAL POTENTIAL COST OF COURT ACTION</b>					<b>\$ 149,075.00</b>
	Land and Improvements	<i>Agreement Amount</i>		<i>County Appraisal</i>	
	Less Administrative Increase	\$ 150,000.00	-	\$ 111,000.00	\$ 39,000.00
	Business Damages				
	Less Administrative Increase	\$ -	-	\$ -	\$ -
	No Fees or Costs			<i>Total Administrative Increase</i>	
	Less Appraiser and Engineer Fee	Appraiser Engineer Planner		[ACTUAL]	\$ 750.00
	Less Attorney Fee			[STATUTORY]	\$ 12,870.00
	Less Other Fee - Mediator	N/A		[ACTUAL]	\$ -
	Less Other Fees	N/A			\$ -
<b>MINIMUM EXPOSURE AVOIDANCE</b>					<b>\$ 135,455.00</b>
	Plus Sale of Excess Land			<i>Rate</i>	
	Commercial		X	\$ -	\$ -
	Residential / Acreage		X	\$ -	\$ -
<b>TOTAL POTENTIAL EXPOSURE AVOIDANCE</b>					<b>\$ 135,455.00</b>