

Project: 44th Ave. East  
 Parcel: 118

**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			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		\$ 295,000.00	\$ 198,000.00	\$ 97,000.00	X	50% \$ 48,500.00
Potential Jury Award Interest				\$ 48,500.00	X	9.00% \$ 4,365.00
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
<b>TOTAL COUNTY POTENTIAL COSTS</b>						\$ 76,315.00
PROPERTY OWNER COSTS						
Owner's Potential Fees						
	-Appraiser		\$ 6,500.00	X	125%	\$ 8,125.00
	-Attorney (Statutory)		\$ 48,500.00	X	33%	\$ 16,005.00
	-Engineer Report				\$ 6,000.00	\$ 6,000.00
	-Planning and Arborist Report				\$ 7,000.00	\$ 7,000.00
Owner's Potential Expert Witness Fees			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
<b>TOTAL OF OWNER COSTS</b>						\$ 63,530.00
<b>TOTAL POTENTIAL COST OF COURT ACTION</b>						\$ 139,845.00
	Land and Improvements	Agreement Amount	County Appraisal			
Less Administrative Increase		\$ 275,000.00	-	\$ 198,000.00	\$ 77,000.00	
	Business Damages					
Less Administrative Increase		\$ -	-	\$ -	\$ -	
	No Fees or Costs	Total Administrative Increase				
Less Appraiser and Engineer Fee	Appraiser Engineer Planner			[ACTUAL]		\$ 750.00
Less Attorney Fee				[STATUTORY]		\$ 25,410.00
Less Other Fee - Mediator	N/A			[ACTUAL]		\$ -
Less Other Fees	N/A					\$ -
<b>MINIMUM EXPOSURE AVOIDANCE</b>						\$ 113,685.00
	Plus Sale of Excess Land			Rate		
Commercial			X		\$ -	\$ -
Residential / Acreage			X		\$ -	\$ -
<b>TOTAL POTENTIAL EXPOSURE AVOIDANCE</b>						\$ 113,685.00