

Project: 44th Ave. East
 Parcel: 129

COST AVOIDANCE ANALYSIS

5/4/2018

COUNTY COSTS		County Appraisal Report			
	-COUNTY Appraisal, Engineer for DOD	\$	3,075.00	+	2 \$ 1,537.50
	-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		\$ 139,500.00		\$ 39,350.00	\$ 100,150.00 X 50% \$ 50,075.00
Potential Jury Award Interest				\$ 50,075.00	X 9.00% \$ 4,506.75
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					\$ 78,569.25
PROPERTY OWNER COSTS					
Owner's Potential Fees					
	-Appraiser	\$ 6,500.00	X	125%	\$ 8,125.00
	-Attorney (Statutory)	\$ 50,075.00	X	33%	\$ 16,524.75
	-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					\$ 64,049.75
TOTAL POTENTIAL COST OF COURT ACTION					\$ 142,619.00
Less Administrative Increase	Land and Improvements	Agreement Amount		County Appraisal	
		\$ 89,675.00	-	\$ 39,350.00	\$ 50,325.00
Less Administrative Increase	Business Damages				
		\$ -	-	\$ -	\$ -
	No Fees or Costs	Total Administrative Increase			
Less Appraiser and Engineer Fee	N/A			[ACTUAL]	
Less Attorney Fee	N/A			[STATUTORY]	\$ 16,608.00
Less Other Fee - Mediator	N/A			[ACTUAL]	\$ -
Less Other Fees	N/A				\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 126,011.00
	Plus Sale of Excess Land			Rate	
Commercial			X		\$ -
Residential / Acreage			X		\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 126,011.00