

Attachment B

MVHS TRAIL ROW ACQUISITION COST ESTIMATE
SBP 11/7/2022

ASSUMPTIONS:

Permanent easement costs are estimated per most recent taxable land market values
Final appraisal values may vary

PARCEL	PID	ADDRESS	LOT EMV	LOT AREA	LOT VALUE	PE COST
			\$	SF	\$/SF	\$/SF
1	283023120022	1814 Lake Valentine Road	\$108,800	12632	\$8.61	\$10.00
2	283023120002	4050 Fairview Avenue N	\$115,100	14374	\$8.01	\$10.00
3	283023120003	1748 Lake Valentine Road	\$114,000	13939	\$8.18	\$10.00
4	283023120005	1732 Lake Valentine Road	\$128,500	28750	\$4.47	\$10.00
5	283023110023	1691 Crystal Avenue	\$138,400	23522	\$5.88	\$10.00
6	283023140041	0 County Road E2 W	\$20,000	191228	\$0.10	\$10.00

ACQUISITION COST NOTES:

Permanent Easement
PE Value = PE Cost X PE Area

Temporary Easement
Assume Temporary Easement Cost as 8% of Permanent Easement Cost
TE Value = TE Cost X TE Area

PARCEL	PID	ADDRESS	PE COST	PE AREA	PE VALUE	TE COST	TE AREA	TE VALUE	PARCEL TOTAL
			\$/SF	SF	\$	\$/SF	SF	\$	\$
1	283023120022	1814 Lake Valentine Road	\$10.00	446	\$4,460.00	\$0.80	1773	\$1,419.00	\$5,879.00
2	283023120002	4050 Fairview Avenue N	\$10.00		\$0.00	\$0.80	997	\$798.00	\$798.00
3	283023120003	1748 Lake Valentine Road	\$10.00		\$0.00	\$0.80	501	\$401.00	\$401.00
4	283023120005	1732 Lake Valentine Road	\$10.00		\$0.00	\$0.80	1495	\$1,196.00	\$1,196.00
5	283023110023	1691 Crystal Avenue	\$10.00		\$0.00	\$0.80	3675	\$2,940.00	\$2,940.00
6	283023140041	0 County Road E2 W	\$10.00		\$0.00	\$0.80	1182	\$946.00	\$946.00

PE VALUE TOTAL	\$4,460.00	TE VALUE TOTAL	\$7,700.00	\$12,160.00
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