

Appraisal Calculation Breakdown

Fair Market Value of the Larger Parcel Property (1.74 Acres)	\$6,700,000
Fair Market Value of the Permanent Easement Acquisition (0.308 Acre)	\$306,958
Fair Market Value of the Temporary Easement Acquisition (0.247 Acre)	\$18,936
Damage to the Remainder	\$0
Total Recommended Compensation (\$306,958 + \$18,936)	\$ 325,894

Larger Parcel: $1.74 \text{ Acres} \times 43,560 \text{ SF/Acre} \times \$88.00/\text{SF} = \$6,669,907$

Permanent Waterline/Electric Easement: $0.308 \text{ Acres} (13,416 \text{ SF}) \text{ Permanent Easement} \times \$88.00/\text{SF} \times 26\% = \$306,958$

***Permanent and Temporary Waterline/Electric Easement Calculation Per Department: $\$325,894/2 = \$162,947$

Temporary Work Space Easement: $\$946,792 \times 6\% \text{ annual rate for a period of 4 months} = \$18,936$

***Temporary Work Space Easement Calculation: $10,759 \text{ SF} \times \$88.00 / \text{SF} \times 6\% \text{ (Annual Rate of Return)} = \$56,808$

$\$56,808 \div 12 = \$4,734 \text{ Month}$

$\$4,734 \times 4 \text{ months} = \$18,936 \text{ (4 Months)}$