

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

Project:	Braker Lane Extension - Parkland Easement	
MOU #		

	Calculated Fee
Permanent Use - Residentail	\$6,282
TOTAL =	\$6,282

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Permanent Use Agreement - Residential		Project: Braker Lane Extension - Parkland Easement	
		0	
TCAD Land Value of Adjacent Properties (\$):	\$1,357,332	MOU #	0
Avg. Lot Size (sq. ft.):	1,689,296	<i>Based on subject property (Braker Ln Street Deed)</i>	
Value per Square Foot. (\$):	\$0.80	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	7,818	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$6,282	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	100.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$6,282	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

DISTURBANCE VALUES

	Area can still be developed with minimal or no limitations
35%	<i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>
	Area can still be developed with moderate limitations
50%	<i>(underground work/materials with some small/medium appurtenances/fixtures)</i>
	Development severely limited
75%	<i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>
	No future park development possible in the area - dedicated to installation
100%	<i>(underground and/or surface appurtenances/fixtures)</i>

Prop ID	Avg Sq Ft	Land Value	
953289	1,689,296	\$1,357,332	
	1,689,296	\$1,357,332	Totals

2023 TCAD Data