

ROW Impacts Analysis

Appendix H

Permit Types

TCP = Temporary Construction Easement

SDE = Storm Drain Easement

DE = Drainage Easement

TCE = Temporary Construction Easement

Parcel	Property (SF)	Price/SF (4)	MOA Assessed Land Value \$	Est. Land value (MOA + 20%) (5)	SDE	SDE Area (SF)	SDE Cost (6)	TCE	TCE Area (SF)	TCE Cost (1)	DE	DE Area (SF)	DE Cost (6)	# of TCP's (2)	Total Acquisition Cost
1	67,109	\$14.27	\$725,500	\$870,600	X	198	\$1,413				X	1551	\$11,067		\$12,479
2	3,910	\$0.00		\$0	X	862	\$0				X	782	\$0		\$0
3	47,102	\$0.00		\$0	X	1,114	\$0								\$0
4	16,705	\$16.50		\$0				X	5838	\$17,339					\$17,339
5	3,316	\$16.50		\$0				X	1172	\$3,481					\$3,481
6	6,025	\$15.66	\$71,500	\$85,800	X	50	\$392				X	873	\$6,838	1	\$7,229
7	6,109	\$15.54	\$71,900	\$86,280	X	54	\$419	X	145	\$405	X	878	\$6,820		\$7,645
8	7,614	\$13.61	\$78,500	\$94,200							X	592	\$4,028		\$4,028
9	6,248	\$15.32	\$72,500	\$87,000				X	822	\$2,266					\$2,266
11														1	
12														1	
13														1	
14														1	
15														1	
16														1	
18														1	
19														1	
20														1	
21														1	
22														1	
23														1	
24														1	
25	4,111	\$20.13	\$62,700	\$75,240				X	147	\$533				1	\$533
26														1	
27														2	
29														1	
30														1	
40														2	
41	3,208	\$23.82	\$57,900	\$69,480				X	177	\$759				1	\$759
42														1	
43														1	
45	2,930	\$25.36	\$56,300	\$67,560				X	60	\$274				1	\$274
46	6,000	\$15.71	\$71,400	\$85,680				X	83	\$235				1	\$235
Subtotals:					5	2278	\$3,000	8	8444	\$26,000	5	4676	\$29,000	27	\$58,000

Acquisition Fees ⁽³⁾ \$43,000

TOTAL \$101,000

Notes:

- (1) Temporary Construction Easement (TCE) costs are based on 12% X 1.5 years valuation of the land (\$250 minimum).
- (2) Temporary Construction Permit (TCP) costs are assumed to be no cost.
- (3) Acquisition fees are based on information provided by MOA.
- (4) Price per square foot includes 10% increase from MOA assessed value, based on conversations with MOA ROW.
- (5) Property cost includes 20% increase from MOA assessed value, based on conversations with MOA ROW.
- (6) Storm Drain & Drainage Easements (DE) costs are based on 50% of the valuation of the land.