

Krug easement calculation review

Parcel APN	034-172-18	034-172-19	Combined
Total Area (sf)	87556	104021	191577
Permanent Ease (sf)	9890	21434	31324
Temporary Ease (sf)	23239	58232	81471
Temp outside permanent			50147
"orphaned area"	7700	22177	29877
Total "impacted" area			61201
Total "unimpacted" area			130375

Square foot value	\$ 8.00				
Value of Property	\$ 1,540,000	(rounded up)			
Permanent ease value	\$ 125,296	Value factor	0.5	After Value	\$ 4.00
Value of Remainder	\$ 1,414,704	Temp years	2	Return rate	9%
After Value	\$ 1,287,804				
Damages	\$ 126,900				
Additional Negotiated Damages	\$ 70,000				
Driveway Paving Replacement	\$ 94,334				
Lot Surface Treatment	\$ 61,103				
Temporary easement	\$ 72,212				

Compensation \$ 549,845

*calculations by Andrew Hummel, P.E., City of Sparks. 06/30/2016