Schneider

The Schneider Corporation

PROJECT NAME: Cumberland Avenue
PROJECT PHASE:
DESCRIPTION: Peppermill (Parcel 19)
PROJECT NO: 5854.002
DESIGNED BY: BMF
CHECKED BY:
SHEET 1 OF 1
DATE: 2/17/10
DATE:
ASSUMPTIONS / REFERENCES

- EXHIBIT ✓
- ZONING INFO ✓ (5-1-6A)
- APPRAISAL/TAX

OUR APPRAISAL

$75,000/Ac · LAND COST

Peam R/W

0.278 Ac x 75,000 = 20,850.00

0.935 Ac x Lump sum = 1.00 — 20,900

Improvements

Bushes/Lawn/Trees — 4,200

Temp R/W

0.085 x 75,000 Ac x 10% x 1.0 = 637.50

0.085 x 75,000 Ac x 10% x 0.9091 = 579.55 — 1,750

0.085 x 75,000 Ac x 10% x 0.8264 = 526.83

1,743.88 — 26,850

PER MR. HAYES APPRAISAL ASSUMING $93,391/Ac ∴

Peam R/W

0.278 x 93,391 = 25,962.698

0.935 = 1.00 — 26,000

Improvements — 4,200

Temp R/W

0.085 x 93,391 x 10% x 1.0 = 793.82

.085 x 93,391 x 10% .9091 = 721.66

.085 x 93,391 x 10% .8264 = 656.02 — 2,180

2171.50 — 32,380

Δ = 5,530