

GEORGIA DEPARTMENT OF TRANSPORTATION  
PRELIMINARY ROW COST ESTIMATE SUMMARY

Date: 6/12/2023 Project: Spout Springs Road Phase 2  
 Revised: County: Hall  
 PI: 15280

Description: Spout Springs Road Widening  
 Project Termini: Thompson Mill Road to Union Circle

Existing ROW: Varies  
 Required ROW: Varies  
 Parcels: 4

Land and Improvements \_\_\_\_\_ \$2,423,092.50

Proximity Damage	\$0.00
Consequential Damage	\$96,500.00
Cost to Cures	\$0.00
Trade Fixtures	\$0.00
Improvements	\$1,320,000.00

Valuation Services \_\_\_\_\_ \$18,000.00

Legal Services \_\_\_\_\_ \$40,200.00

Relocation \_\_\_\_\_ \$232,000.00

Demolition \_\_\_\_\_ \$60,000.00

Administrative \_\_\_\_\_ \$35,500.00

TOTAL ESTIMATED COSTS \_\_\_\_\_ \$2,808,792.50

**TOTAL ESTIMATED COSTS (ROUNDED) \_\_\_\_\_ \$2,809,000.00**

Prepared By: Greg Malcolm *Gregory N. Malcolm* 6/12/2023  
 Print Name Signature Date

Cost Estimation Supervisor : \_\_\_\_\_  
 Print Name Signature Date

**NOTE: Supervisor is only attesting that the estimate was completed using the correct information provided for the the project. The Supervisor is not attesting to property values or the accuracy of the market value estimations provided in this report. No Market Appreciation is included in this Preliminary Cost Estimate.**

**Comments:**

Georgia Department of Transportation  
Preliminary ROW Cost Estimate Worksheet

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	A	B	C	D
<b>Land and Improvements</b>	<b>Agriculture</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>
1 Estimate Low (ac)	\$20,000.00	\$60,000.00	\$0.00	\$0.00
2 Estimate High (ac)	\$50,000.00	\$125,000.00	\$0.00	\$0.00
3 Estimate Used (ac)	\$35,000.00	\$75,000.00	\$0.00	\$0.00
4 Fee Simple Area (ac)	0.38	2.40	0.00	0.00
5 Fee Simple Estimate	\$13,440.00	\$179,925.00	\$0.00	\$0.00
6 Perm Esmt Area (ac)	0.00	0.00	0.00	0.00
7 Perm Esmt Factor	75%	75%	75%	75%
8 Perm Esmt Estimate	\$0.00	\$0.00	\$0.00	\$0.00
9 Temp Esmt Area (ac)	0.04	0.35	0.00	0.00
10 Temp Esmt Factor	20%	20%	40%	40%
11 Temp Esmt Estimate	\$280.00	\$5,250.00	\$0.00	\$0.00
12 Proximity Damages	\$0.00	\$0.00	\$0.00	\$0.00
13 Consequential Damages	\$0.00	\$96,500.00	\$0.00	\$0.00
14 Cost to Cures	\$0.00	\$0.00	\$0.00	\$0.00
15 Improvements	\$404,000.00	\$916,000.00	\$0.00	\$0.00
16 Trade Fixtures	\$0.00	\$0.00	\$0.00	\$0.00
17				
18 <b>PROPERTY TYPE TOTALS</b>	<b>\$417,720.00</b>	<b>\$1,197,675.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
19	<b>SUB TOTAL PROPERTY TYPES</b>			<b>\$1,615,395.00</b>
20	Counter Offers and Condemnation Increases			\$807,697.50
21				
22	<b>GRAND TOTAL LANDS AND IMPROVEMENTS</b>			<b>\$2,423,092.50</b>

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	A	B	C	D
<b>Valuation Services</b>	<b>Agriculture</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>
1 Appraisals (# of Parcels)	1	3	0	0
2 Estimated Fees (per Parcel)	\$3,600.00	\$3,600.00	\$5,000.00	\$5,000.00
3 <b>TOTAL APPRAISALS</b>	\$3,600.00	\$10,800.00	\$0.00	\$0.00
4 Sign Estimates	0	0	0	0
5 Estimated Fees	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6 <b>TOTAL SIGN ESTIMATES</b>	\$0.00	\$0.00	\$0.00	\$0.00
7 Specialty Reports	0	0	0	0
8 Estimated Fees	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
9 <b>TOTAL SPECIALTY REPORTS</b>	\$0.00	\$0.00	\$0.00	\$0.00
10 Septic/Well Reports	0	0	0	0
11 Estimated Fees	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
12 <b>TOTAL SEPTIC/WELL REPORTS</b>	\$0.00	\$0.00	\$0.00	\$0.00
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14				
15				
16 <b>TOTAL VALUATION FEES</b>	\$3,600.00	\$10,800.00	\$0.00	\$0.00
17	<b>SUB TOTAL VALUATION SERVICES</b>			<b>\$14,400.00</b>
18	Updates and Incidentals (Min \$2,500 or 25%)			\$3,600.00
19	<b>GRAND TOTAL VALUATION SERVICES</b>			<b>\$18,000.00</b>

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	A	B	C	D
	Parcels	Estimated Fees		TOTALS
1	Meeting with Attorney	4	\$125.00	\$500.00
2	Preliminary Titles	4	\$200.00	\$800.00
3	Closing and Final Title	4	\$300.00	\$1,200.00
4	Recording Fees	4	\$50.00	\$200.00
5	Condemnation Filing	1	\$5,000.00	\$5,000.00
6	Litigation Costs	1	\$25,000.00	\$25,000.00
7	Updates and Incidentals	1	\$7,500.00	\$7,500.00
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17	<b>GRAND TOTAL LEGAL SERVICES</b>			<b>\$40,200.00</b>

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Relocation	Displacements	Estimated Costs		TOTALS
1 Business Displacement		\$30,000.00		\$0.00
2 Residential Tenant		\$35,000.00		\$0.00
3 Residential Owner	4	\$55,000.00		\$220,000.00
4 Pro-Rata Taxes	4	\$1,500.00		\$6,000.00
5 Property Pin Replacement	4	\$1,500.00		\$6,000.00
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17	<b>GRAND TOTAL RELOCATION</b>			<b>\$232,000.00</b>

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	A	B	C	D
	<b>Demolition</b>	<b>Items/Improvements</b>	<b>Estimated Costs</b>	<b>TOTALS</b>
1	Residential Structures	4	\$15,000.00	\$60,000.00
2	Commercial Structures		\$25,000.00	\$0.00
3	Hotels/Apartments		\$60,000.00	\$0.00
4	UST's - Dispensers		\$50,000.00	\$0.00
5	Billboards		\$8,000.00	\$0.00
6	Signs - Light Standards		\$1,500.00	\$0.00
7	Water Vaults		\$15,000.00	\$0.00
8	Gas/Water Service Separation		\$2,500.00	\$0.00
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17	<b>GRAND TOTAL DEMOLITION</b>			<b>\$60,000.00</b>

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	A	B	C	D
	Parcels	Man hours per Parcel		TOTALS
1	4	40		\$8,000.00
2	4	100		\$20,000.00
3	0	50		\$0.00
4	1	50		\$2,500.00
5	1	100		\$5,000.00
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17	<b>GRAND TOTAL INHOUSE</b>			<b>\$35,500.00</b>

**COMPARABLE SALES DATA (IMPROVED)**

**PROJECT. Spout Springs Road Phase 2 COUNTY Hall**

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED BOOK	PAGE	LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
1	12/2022	Nathan & Kelly Jordan	Justin Smith	9242	232	6338 Clearbrook Drive	\$372,500	1,583 SF	\$235/SF	Residential	Ranch w/ Finished Basement
2	03/2023	Benjamin & Larissa Hall	Junior Castro Landeros	9272	772	6444 Farm Ridge Court	\$385,000	2,152 SF	\$179/SF	Residential	2-Story Residence No Basement
3	12/2022	Keith Brian Cox	Michelle Goulding	9241	757	4949 Holland View Drive	\$428,000	2,290 SF	\$187/SF	Residential	2-Story Residence Unfinished Basement
4	03/2023	Waeden Gage	Sergey Danilchuk	9282	511	6396 Blackjack Road	\$440,000	2,144 SF	\$205/SF	Residential	Ranch w/ Finished Basement
5	05/2022	Joseph Williams & Bowtie Properties, Inc.	Joel & Ana Bell	9141	415	6756 Spout Springs Road	\$380,000	1,512 SF	\$251/SF	Residential	Ranch w/ Unfinished Basement on 4.12 Acres
6	03/2022	Tammy Sue Azevedo	Justin Glover	9093	342	5946 Blackjack Road	\$432,000	1,890 SF	\$228/SF	Residential	Ranch w/ Finished Basement on 3.03 Acres
7	09/2022	Lucus & Brittney Hobbs	Mickey & Angela Dutton	9204	314	6036 Blackjack Road	\$445,000	1,384 SF	\$321/SF	Residential	Ranch on 5.03 Acres
8	04/2023	Carol Marie Simmons	6224 Mount Salem Circle, LLC	9291	441	6224 Mount Salem Circle	\$485,000	1,500 SF	\$323/SF	Residential	Ranch on 5.41 Acres

**Sales Verification and Source: Sales verified through Deed/Seller Affidavits and through Grantor/Grantee/Broker**

