

**Georgia Department of Transportation
Local Acquisition - Detailed ROW Cost Estimate Worksheet**

Date (MM/YYYY): August-24 Project: Spout Springs Road Phase 2
 Revised: County: Hall
 PI: 15280

Description:
 Parcels: 20 R/W Plan Date: 9/28/2022
 FOR FUNDING ONLY

Land and Improvements _____ \$1,811,419.01

Relocation _____ \$0.00

Demolition _____ \$0.00

SUB TOTAL (Reimbursable) _____ \$1,811,419.01

Valuation Services _____ \$53,375.00

Legal Services _____ \$126,000.00

SUB TOTAL (Reimbursable) _____ \$179,375.00

Sponsor In-House (Non-Reimbursable) _____ \$164,000.00

TOTAL ESTIMATED COSTS _____ \$2,154,794.01

TOTAL ESTIMATED COSTS (ROUNDED) _____ \$2,160,000.00

Preparation Credits	Hours	Signature

Gregory N. Malcolm
 Gregory N. Malcolm, MAI

*CG#:

857

08/14/2024

857

*CG required only if used for Negotiations

Attachment(s): **Project Location Map; Subject/Comp Location Map; Comparable Sales Data**

Georgia Department of Transportation

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Project/County/PI

Spout Springs Road Phase 2

Hall

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		A	B	C	D
	Land and Improvements				
1	Fee Simple Estimate	\$440,700.00			
2	Perm Esmt Estimate	\$301,987.50			
3	Temp Esmt Estimate	\$8,050.00			
4	Potential Excess Estimate	\$0.00			
5	Damages	\$150,000.00			
6	Improvements	\$38,500.00			
7	Trade Fixtures	\$5,000.00			
8	Cost to Cures	\$50,000.00			
9	Minimum Award Adjustment	\$0.00			
10					
11					
12					
13					
14					
15					
16					
17					
18			SUB TOTAL PROPERTY TYPES		\$994,237.50
19			Counter Offers and Condemnation Increases (50%)		\$497,118.75
			Let Date (MM/YYYY)		November-27
20			Projected Market Appreciation (10%)		\$320,062.76
21			GRAND TOTAL LANDS AND IMPROVEMENTS		\$1,811,419.01

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	A	B	C	D
Valuation Services	Agriculture	Residential/Strip	Commercial/Strip	Residential B & A
1 Appraisals (# of Parcels)	0	7	1	6
2 Estimated Fees (per Parcel)	\$0.00	\$1,800.00	\$1,800.00	\$3,800.00
3 TOTAL APPRAISALS	\$0.00	\$12,600.00	\$1,800.00	\$22,800.00
4 Sign Estimates	0	0	0	0
5 Estimated Fees	\$0.00	\$0.00	\$0.00	\$0.00
6 TOTAL SIGN ESTIMATES	\$0.00	\$0.00	\$0.00	\$0.00
7 Specialty Reports	0	1	0	0
8 Estimated Fees	\$0.00	\$5,500.00	\$0.00	
9 TOTAL SPECIALTY REPORTS	\$0.00	\$5,500.00	\$0.00	\$0.00
10 Septic/Well Reports	0	0	0	0
11 Estimated Fees	\$0.00	\$0.00	\$0.00	\$0.00
12 TOTAL SEPTIC/WELL REPORTS	\$0.00	\$0.00	\$0.00	\$0.00
13				
14				
15				
16 TOTAL VALUATION FEES	\$0.00	\$18,100.00	\$1,800.00	\$22,800.00
17	SUB TOTAL VALUATION SERVICES			\$42,700.00
18	Updates and Incidentals (Min \$2,500 or 25%)			\$10,675.00
19	GRAND TOTAL VALUATION SERVICES			\$53,375.00

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	A	B	C	D
Legal Services	Parcels	Estimated Fees		TOTALS
1 Meeting with Attorney	20	\$125.00		\$2,500.00
2 Preliminary Titles	20	\$200.00		\$4,000.00
3 Closing and Final Title	20	\$300.00		\$6,000.00
4 Recording Fees	20	\$50.00		\$1,000.00
5 Condemnation Filing	3	\$5,000.00		\$15,000.00
6 Litigation Costs	3	\$25,000.00		\$75,000.00
7 Updates and Incidentals	3	\$7,500.00		\$22,500.00
8				
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17	GRAND TOTAL LEGAL SERVICES			\$126,000.00

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		A	B	C	D
	Relocation	Displacements	Estimated Costs		TOTALS
1	Business Displacement	0	\$25,000.00		\$0.00
2	Residential Tenant	0	\$25,000.00		\$0.00
3	Residential Owner	0	\$45,000.00		\$0.00
4	Pro-Rata Taxes	0	\$1,000.00		\$0.00
5	Property Pin Replacement	0	\$1,250.00		\$0.00
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17	GRAND TOTAL RELOCATION				\$0.00

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	A	B	C	D
	Demolition	Items/Improvements	Estimated Costs	TOTALS
1	Residential Structures	0	\$17,500.00	\$0.00
2	Detached Garages/Outbuildings	0	\$8,000.00	\$0.00
3	Commercial Structures	0	\$25,000.00	\$0.00
4	Hotels/Apartments	0	\$65,000.00	\$0.00
5	UST's - Dispensers	0	\$50,000.00	\$0.00
6	Billboards	0	\$8,000.00	\$0.00
7	Signs - Light Standards	0	\$2,500.00	\$0.00
8	Water Vaults	0	\$15,000.00	\$0.00
9	Gas/Water Service Separation	0	\$2,500.00	\$0.00
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16				
17	GRAND TOTAL DEMOLITION			\$0.00

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		A	B	C	D
Sponsor In-house	Parcels	Man hours per Parcel			TOTALS
1	Pre-Acquisition	20	30		\$30,000.00
2	Acquisition	20	110		\$110,000.00
3	Relocation	0	30		\$0.00
4	Administrative Appeals	5	30		\$7,500.00
5	Post-Acquisition	3	110		\$16,500.00
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15					
16					
17	GRAND TOTAL SPONSOR INHOUSE				\$164,000.00

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		A	B	C	D
	Agency Oversight In-house	Parcels	Man hours per Parcel		TOTALS
1	Pre-Acquisition	20	20		\$20,000.00
2	Acquisition	20	10		\$10,000.00
3	Relocation	0	20		\$0.00
4	Administrative Appeals	5	20		\$5,000.00
5	Post-Acquisition	3	10		\$1,500.00
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15					
16					
17	GRAND TOTAL AGENCY OVERSIGHT INHOUSE				\$36,500.00

Project: Spout Springs Road Phase 2

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LOCAL ACQUISITION				Required ROW		Permanent Easement			Temporary Easement			Potential "R" Parcels		Damages	Structures, fencing, outbuildings, etc	Trade Fixtures	Cost to Cure	Parcel Totals	Min Award Adjustment	Comments
Parcel	Tract Size	H & BU	Estimated per Unit Value	Fee Simple Area	Fee Simple Estimate	PCE Area	PCE Factor	PCE Estimate	TCE Area	TCE Factor	TCE Estimate	Remnant Area	Remnant Estimate							
					\$0			\$0			\$0		\$0					\$0	\$0	
					\$0			\$0			\$0		\$0					\$0	\$0	
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					\$0			\$0			\$0		\$0					\$0	\$0	
					\$0			\$0			\$0		\$0					\$0	\$0	
TOTALS					\$440,700			\$301,988			\$8,050		\$0	\$150,000	\$38,500	\$5,000	\$50,000		\$0	
20				5.753		6.952			0.23			0		GRAND TOTAL				\$994,238		

COMPARABLE SALES DATA (VACANT)

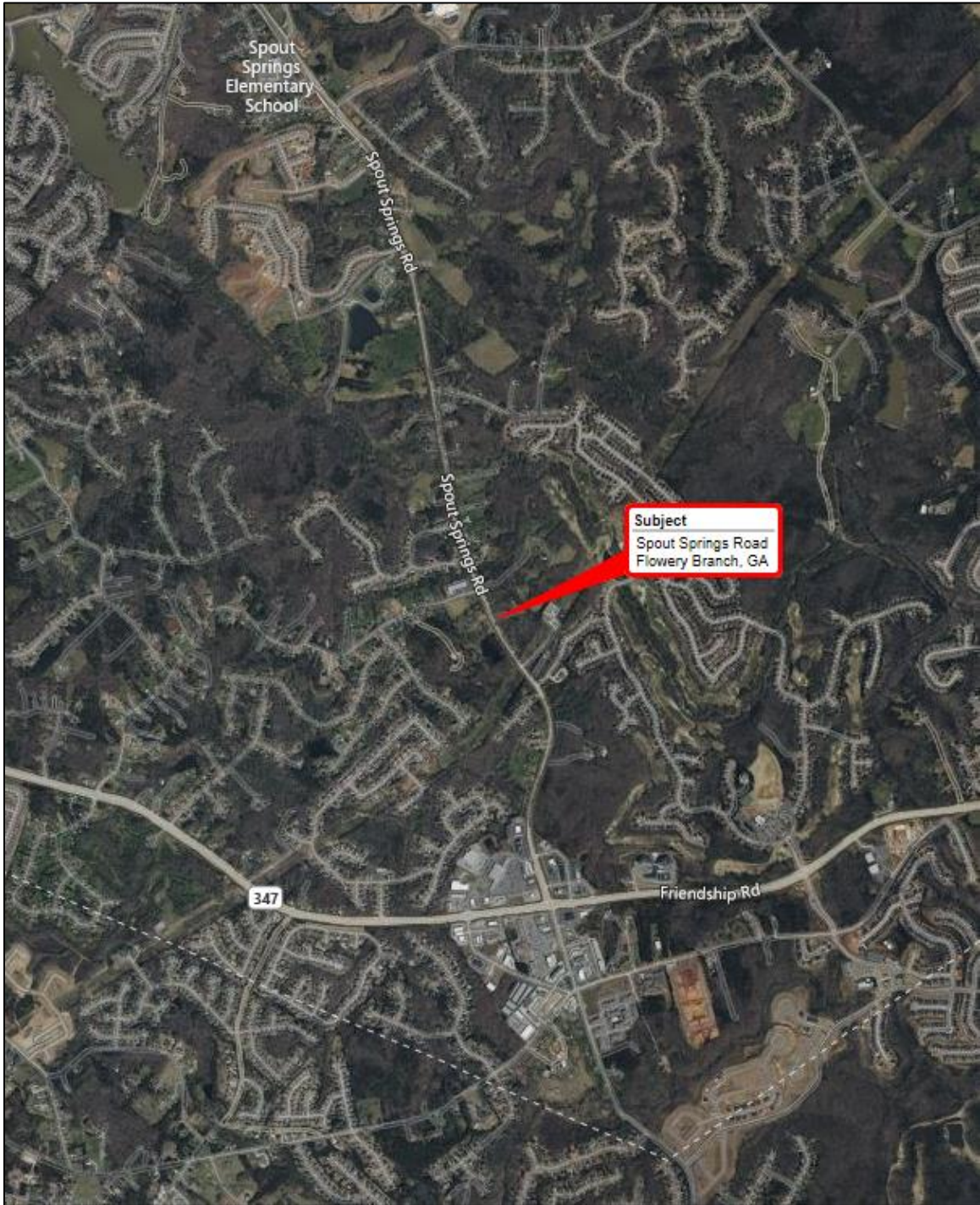
PROJECT. Spout Springs Road Phase 2 COUNTY Hall

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED BOOK	PAGE	LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
1	08/2023	Matthew Walsingham	Crafted Homes, LLC	9349	363	4984 Union Church Road	\$90,000	1.0 AC	\$90,000/AC	Residential	Residential Lot
2	06/2023	Claudio Disla Taveras	Emanuel T. Santa	9321	496	7003 Deaton Henry Road	\$120,000	2.05 AC	\$58,537/AC	Residential	Residential Lot
3	03/2024	Sydnee Hewitt	Southernwood Homes, Inc.	9453	575	4860 Grandview Court	\$70,000	0.98 AC	\$71,429/AC	Residential	Residential Lot
4	07/2024	Prova Sinha	Milka Mejia	9506	263	4834 Grandview Court	\$140,000	2.21 AC	\$63,348/AC	Residential	Residential Lot
5	03/2022	Jerry R. Pirkle	Clark Farm Investment, LLC	9097	598	6863 Spout Springs Road	\$1,350,000	19.42 AC	\$69,516/AC	Residential	Residential S/D
6	04/2024	Estate of Jerry Randall Pirkle	Grove at Rosebud, LLC	9463	156	6804 Spout Springs Road	\$2,152,500	21.46 AC	\$100,280/AC	Residential	Residential S/D
7	06/2021	MRP Partners, LP	Century Communities of Georgia, LLC	8867	42	7285 Spout Springs Road	\$4,000,000	39.492	\$100,280/AC	Residential	Residential S/D
8	12/2023	Celebration Baptist Ministries, Inc.	1731 Friendship, LLC	9420	16	1731 Friendship Road	\$715,000	10.03 AC	\$71,286/AC	Residential	
9	05/2023	7352 Friendship Springs Boulevard, LLC	Flowery Branch GA, LLC	9308	174	7352 Friendship Springs Blvd.	\$1,275,000	2.04 AC	\$625,000/AC	Commercial	
10	01/2022	Exit Two Investments, LLC	Quiktrip Corporation	9047	648	4624 Friendship Road	\$1,500,000	2.24 AC	\$669,643/AC	Commercial	C-store
11	06/2022	MPC Development, LLC	H & K Hotel Group, LLC	9146	240	5055 Lanier Islands Pkwy	\$1,350,000	2.446 AC	\$551,921/AC	Commercial	Hotel Site

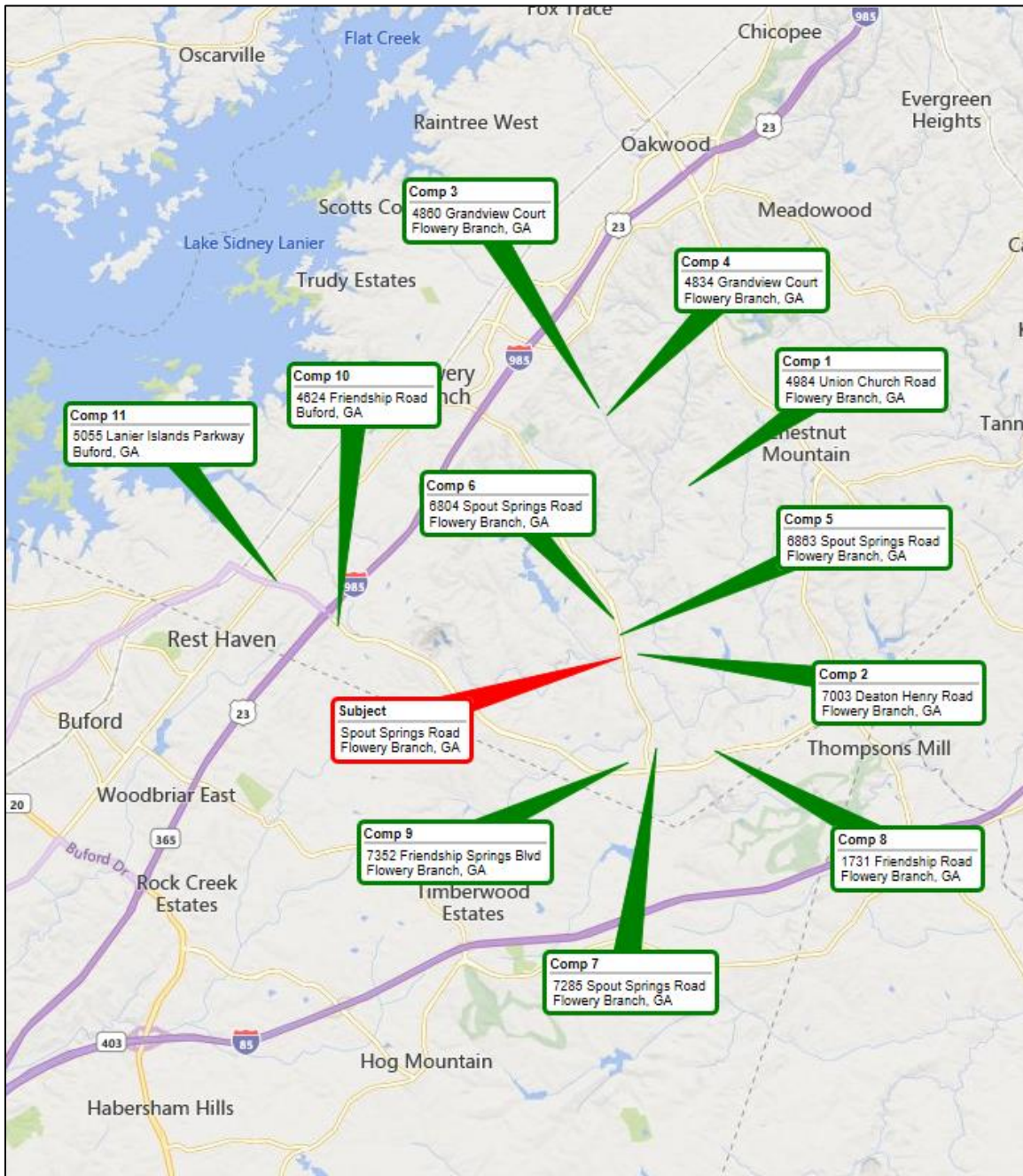
Sales Verification and Source: Sales verified through Deed/Seller Affidavits and through Grantor/Grantee/Broker



PROJECT LOCATION MAP



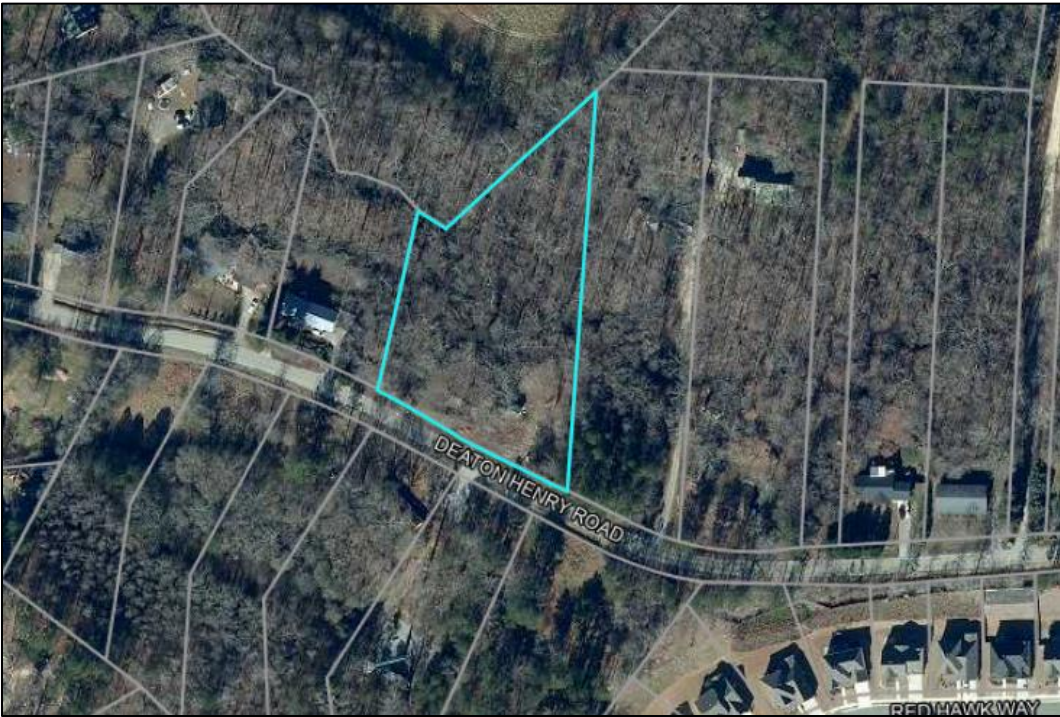
SALES LOCATION MAP



COMPARABLE SALE NUMBER 1



COMPARABLE SALE NUMBER 2



COMPARABLE SALE NUMBER 3



COMPARABLE SALE NUMBER 4



COMPARABLE SALE NUMBER 5



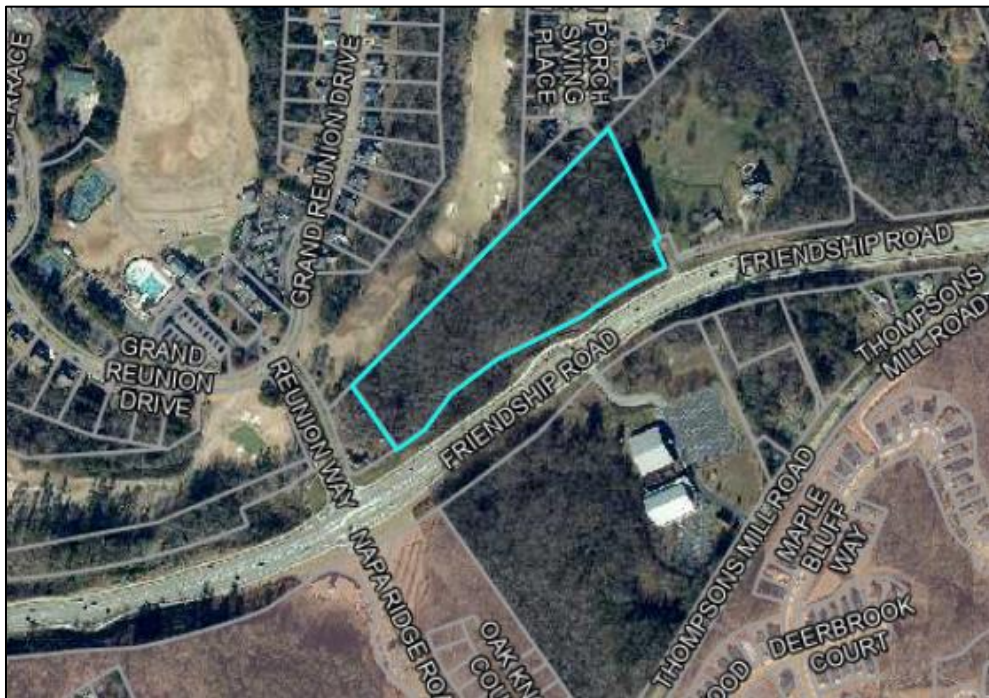
COMPARABLE SALE NUMBER 6



COMPARABLE SALE NUMBER 7



COMPARABLE SALE NUMBER 8



COMPARABLE SALE NUMBER 9



COMPARABLE SALE NUMBER 10



COMPARABLE SALE NUMBER 11

