

This is for a partial acquisition - parcel 138 Sunset City

vacant - old Fire Station

UDOT Appraisal				2/1/2024 appraisal date / Integra				Ombudsman's Appraisal				8/16/2024 appraisal date / Lang	
	Size	Descript	Price/unit	Value	Description		Size	Descript	Price/unit	Value	Description		Appraiser comments
	10,637	partial	\$16.00	\$170,192			10,637	partial	\$21.00	\$223,377			
				\$85,096	Improvements / Hardscaping					\$48,406	Improvements & Cost to Cure / Hardscape		
	3,541	TCE	\$16.00	\$12,960	using 8% of value for the TCE with 2.85940 for time		3,541	TCE	\$21.00	\$17,169	using 8% of value for the TCE with 2.8861 for time		
		rounding		\$52				rounding		\$48			
\$20,700 Difference				\$268,300	Partial					\$289,000			This is a very small difference in value.

This is for a partial acquisition - parcel 100 Sunset City

trailer

UDOT Appraisal				2/1/2024 appraisal date / Integra				Ombudsman's Appraisal				8/16/2024 appraisal date / Lang			
Size	Descript	Price/unit	Value	Description	Size	Descript	Price/unit	Value	Description	Appraiser comments					
13,808	partial	\$9.50	\$131,176		13,808	partial	\$13.75	\$189,860							
			\$0	Improvements / Hardscaping				\$53,625	Improvements & Cost to Cure / Hardscape	asphalt					
3,182	PUE	\$9.50	\$7,557	Levi used 25% of value	3,182	PUE	\$13.75	\$32,814	John used 75% value						
85,740	TCE	\$9.24	\$181,226	using 8% of value for the TCE with 2.8594 for time	85,740	TCE	blended	\$169,242		John used \$13.50 for the portion of the TCE up front and \$5.75 for the value behind the shops					
			\$0					\$237,101	Damages	John damaged the partial taking ecause the access is impaired and there is a bridge in front of their site. This one was zoned commercial and now would have to be residential so the remainder is damaged.					
	rounding		\$41			rounding		\$60							
\$362,702	Difference		\$320,000	Partial				\$682,702							

This is for a total acquisition - parcel 102:T Sunset City

East of PW bld

UDOT Appraisal				2/1/2024 appraisal date / Integra				Ombudsman's Appraisal				8/16/2024 appraisal date / Lang	
Size	Descript	Price/unit	Value	Description	Size	Descript	Price/unit	Value	Description	Appraiser comments			
8,618	Total	\$14.00	\$120,652		8,618	Total	\$13.75	\$118,498					
			\$0	Improvements / Hardscaping				\$0	Improvements & Cost to Cure / Hardscape				
	rounding		\$48			rounding		\$60					
-\$2,143 Difference			\$120,700	Partial				\$118,558					