

**Appraisal Services
Glendale Road Realignment Project Bid #18-0215
Bid Tabulation**

HB Value LLC LouAnne Cline & Associates, Inc. Turlington Valuation Associates, Inc. Associated Appraisers Principle Real Estate Consultants

Parcel #	Name	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days
1	Penn Marine Proporties, Inc.	\$450.00	15	\$800.00	45	\$1,388.00	45	\$1,200.00	45 - 60	\$2,500.00	60
1A	Penn Marine Proporties, Inc.	\$450.00	15	\$800.00	45	\$1,388.00	45	\$1,500.00	45 - 60	\$2,500.00	60
1B	Penn Marine Proporties, Inc.	\$450.00	15	\$800.00	45	\$1,388.00	45	\$750.00	45 - 60	\$2,500.00	60
1C	Penn Marine Proporties, Inc.	\$450.00	15	\$800.00	45	\$1,388.00	45	\$950.00	45 - 60	\$1,500.00	60
2	M.U.G, LLC	\$600.00	15	\$800.00	45	\$1,388.00	45	\$1,000.00	45 - 60	\$1,700.00	60
2A	M.U.G, LLC	\$600.00	15	\$800.00	45	\$1,388.00	45	\$1,000.00	45 - 60	\$1,700.00	60
2B	M.U.G, LLC	\$600.00	15	\$800.00	45	\$1,388.00	45	\$850.00	45 - 60	\$1,700.00	60
3	Bill S. Sgaggero	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$850.00	45 - 60	\$1,750.00	60
4	James B. Gepshay, Jr.	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$850.00	45 - 60	\$1,750.00	60
5	Joseph & Sandra Kim	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$850.00	45 - 60	\$1,750.00	60
6	Gregory & Angela Martin	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$850.00	45 - 60	\$1,750.00	60
7	Russ & Carol Lefchak	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$850.00	45 - 60	\$1,750.00	60
8	David Ondrejko & Wendy Ellis	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$950.00	45 - 60	\$1,750.00	60
9	Paul & Melissa Meinert	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$750.00	45 - 60	\$1,750.00	60
10	Patrick & Kelly Maddigan	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$850.00	45 - 60	\$1,750.00	60
11	Lawrence Schwartz	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$750.00	45 - 60	\$1,750.00	60
12	Margaret Anne Wickland	\$1,750.00	15	\$800.00	30	\$1,388.00	45	\$750.00	45 - 60	\$1,750.00	60
13	Round Table Development, LLC	\$1,750.00	15	\$1,600.00	45	\$1,388.00	45	\$1,100.00	45 - 60	\$5,000.00	60
14	M&M Development, LLC - Timberlake Condos	\$1,750.00	15	\$1,600.00	45	\$1,388.00	45	\$1,200.00	45 - 60	\$3,000.00	60
Total		\$24,600.00		\$16,800.00		\$26,372.00		\$17,850.00		\$39,600.00	

Parcel #	Name	Carter & Roque Real Estate		Pugh Real Estate Group, LLC		Treffer Appraisal Group		Appraisal Seviles		Hentschel Real Estate Services	
		Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days	Appraisal Cost	Completion Time Calendar Days
1	Penn Marine Proporties, Inc.	\$1,000.00	30	\$1,000.00	45	\$575.00	30	\$4,500.00	90	\$1,125.00	60 - 90
1A	Penn Marine Proporties, Inc.	\$1,000.00	30	\$1,000.00	45	\$375.00	30	\$4,500.00	90	\$1,125.00	60 - 90
1B	Penn Marine Proporties, Inc.	\$750.00	30	\$1,000.00	45	\$375.00	30	\$4,500.00	90	\$1,125.00	60 - 90
1C	Penn Marine Proporties, Inc.	\$1,000.00	30	\$1,500.00	45	\$375.00	30	\$4,500.00	90	\$1,125.00	60 - 90
2	M.U.G, LLC	\$1,000.00	30	\$1,200.00	45	\$575.00	30	\$4,500.00	90	\$1,500.00	60 - 90
2A	M.U.G, LLC	\$1,000.00	30	\$1,200.00	45	\$375.00	30	\$4,500.00	90	\$1,500.00	60 - 90
2B	M.U.G, LLC	\$1,000.00	30	\$1,200.00	45	\$375.00	30	\$4,500.00	90	\$1,500.00	60 - 90
3	Bill S. Sgaggero	\$750.00	30	\$1,800.00	45	\$575.00	30	\$4,800.00	90	\$3,950.00	60 - 90
4	James B. Gepshay, Jr.	\$750.00	30	\$1,500.00	45	\$575.00	30	\$4,000.00	90	\$2,750.00	60 - 90
5	Joseph & Sandra Kim	\$750.00	30	\$1,500.00	45	\$575.00	30	\$3,900.00	90	\$2,750.00	60 - 90
6	Gregory & Angela Martin	\$750.00	30	\$1,500.00	45	\$575.00	30	\$4,000.00	90	\$2,750.00	60 - 90
7	Russ & Carol Lefchak	\$750.00	30	\$1,500.00	45	\$575.00	30	\$4,000.00	90	\$2,750.00	60 - 90
8	David Ondrejko & Wendy Ellis	\$750.00	30	\$1,500.00	45	\$575.00	30	\$4,000.00	90	\$2,750.00	60 - 90
9	Paul & Melissa Meinert	\$750.00	30	\$1,500.00	45	\$575.00	30	\$3,900.00	90	\$2,750.00	60 - 90
10	Patrick & Kelly Maddigan	\$750.00	30	\$1,500.00	45	\$575.00	30	\$4,000.00	90	\$2,750.00	60 - 90
11	Lawrence Schwartz	\$750.00	30	\$1,500.00	45	\$575.00	30	\$3,500.00	90	\$2,750.00	60 - 90
12	Margaret Anne Wickland	\$750.00	30	\$1,500.00	45	\$575.00	30	\$3,500.00	90	\$2,750.00	60 - 90
13	Round Table Development, LLC	\$750.00	30	\$3,500.00	45	\$575.00	30	\$6,500.00	90	\$2,750.00	60 - 90
14	M&M Development, LLC - Timberlake Condos	\$750.00	30	\$1,500.00	45	\$575.00	30	\$4,500.00	90	\$2,750.00	60 - 90
Total		\$15,750.00		\$28,400.00		\$9,925.00		\$82,100.00		\$43,200.00	

Notes: H B Value - Bids for 1, 1A,1B and 1C assume award of all 4 as they are owned by the same entity. This also applies to 2,2A,and 2B. Award of all 14 properties would have a completion time of 40 days. All above completion times assume award of 1 property each additional award would increase completion time by 2 days.

Lou Anne Cline - This is a package bid for parcels 1 - 2B, 13 & 14 to be completed in 45 days. This is a package bid for parcels 3 - 12 to be completed in 30 days. The selection of both packages results in a revised completion time of 60 days.

Associated Appaisers - I can provide additional appraisal assignments that have included partial acquisitions. I have prepared appraisals for partial acquisitions for the State Highway Administration and other County and state agencies.

Appraisal Services - We are interested in doing the entire project as a whole, not parcels individually.

Hentschel Real Estate Services - Parcel Numbers 1, 1A, 1B & 1C Must be performed together as on assignment. Parcel Numbers 2, 2A & 2B, must be performed together as one assignment.