

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

	Calculated Fee
Permanent Use - Residential	\$742,361
TOTAL =	\$742,361

Project:	Walnut Interceptor Odor and Corrosion Improvements	
	Balcones District Park	
MOU # 25-00?	6943.051	

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET			
Permanent Use Agreement - Residential		Project:	Walnut Interceptor Odor and Corrosion Improvements
TCAD Land Value of Adjacent Properties (\$):		\$216,000	Balcones District Park
			MOU # 25-00?
Avg. Lot Size (sq. ft.):	9,222	<i>Based on average for nearby lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$23	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	31,694	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$742,361	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	100.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$742,361	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

Prop ID	Avg Sq Ft	Land Value	
504114	6,754	\$216,000	3203 CANTER LN
504115	8,522	\$216,000	3201 CANTER LN
504116	8,800	\$216,000	3101 STONY DR
504117	9,579	\$216,000	3107 CANTER LN
504118	12,454	\$216,000	3105 CANTER LN
	9,222	\$216,000	Totals

Certified 2024 TCAD data