

CITIZENS ADVISORY COMMITTEE

RECOMMENDATION ON APPEAL HEARING FOR Marian Berdan Parcel Z-296 MARCH 20, 1979 2:00

It is the committee's opinion that the available comparable housing found by the appellant in March of 1977 easily proved that at that time a valuation of \$39,500 for her house would have been fair and equitable for March of 1977. The Port's original total offer of \$36,800 made in February of 1977 still stood. It is the Committee's opinion that the Port should have adjusted their thinking to consider the appellants comparables at that time and have negotiated a settlement.

In todays real estate market, delay in consumating a property sale costs both sides on the average of 1% per month. The committee feels neither side should carry the burden of this situation completely.

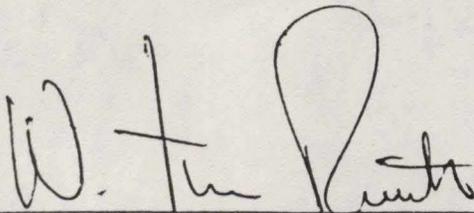
It appears to the committee that there was a Port caused delay due to interpretation of Federal Guidelines, changing program management etc. of 20 months, from March of 1977 to final Port appraisal in November 1978. There appears to also be an appellant caused delay of 5 months prior to March 1977 and after October 1978. The committee feels that the burden of the 20 months @ 1% falls to the Port. Thus the properly time adjusted (to November 1978) total replacement value of the property in question was arrived at as follows:

Equitable March 1977 Value	\$39,500		
1% per Month for Twenty Months Compounded or 25% o/a	+ \$11,750	9875. -	41,000 10,250
Total Value (outside of Port influenced area) Oct. 1978	\$51,250		<u>51,250</u>
Amount paid by Port for Property to Date	\$47,500		
Additional amount owed by Port due to time adjustment	\$3,750		

The committee also feels that the average cost of a power hook-up by Puget Power is also owed \$ 10

TOTAL Additional amount recommended  
by Committee.....\$3,760

The committee feels that the other items presented in the appellants proposal are due to extraordinary or extraneous interpretation of the existing Federal State and FAA rules, regulations and guidelines and are therefore dismissed as such.



Tom Ruttkay, Chairperson, Citizens Advisory Committee

MARCH 3, 1979

DATE