



EMINENT DOMAIN CASE RESULTS

Type of Taking	Initial Offer	Final Result
River Restoration	\$5.5 million	\$25 million
Vacant Land (easement/fee acquisition)	\$7,598,850	\$19,887,750
Large Development Tract	\$43,869,155	\$54.8 million
Mitigation Bank	\$1.3 million	\$20.5 million
Office Building	\$11,610,000	\$15,650,000
Large Development Tract	\$8,603,311	\$11 million
Industrial Commercial Facility	\$1.7 million	\$2.8 million
Vacant Residential Land, Vacant Industrial Land & Agricultural/Timber Land with Minor Site Improvements (easement/fee acquisition)	\$6,729,400	\$9 million
Commercial Improved Property - Hotel (whole take)	\$7.2 million	\$9.2 million
Utility Acquisition through Industrial Complex	\$253,449	\$1.1 million
Office Building	\$438,400	\$1.3 million
Utility Acquisition	\$306,508	\$1,6 million
Residential Development	\$206,000	\$997,103
Taking through Sod Farm	\$0	\$573,000
Acquisition from Cattle Ranch	\$77,439	\$408,010
Avigation Easement Taking	\$183,618	\$425,000
Utility Acquisition	\$131,727	\$350,000
Utility Acquisition through Industrial Complex	\$81,295	\$296,000
Bay Restoration	\$1.8 million	\$5.0 million
Orange Grove Acquisition	\$132,000	\$350,000
Natural Gas Line Easement	\$77,439	\$408,010
Power Line Easement	\$697,020	\$2.1 million
Business Acquisition	\$265,000	\$450,000
Highway Overpass	\$72,200	\$1.6 million
Right-of-Way Acquisition for Retention Pond	\$108,881	\$260,00
Residential Home	\$115,000	\$260,000
Industrial/Commercial Development	\$47,825	\$190,000



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Utility Acquisition	\$26,580	\$159,000
Residential Home	\$27,200	\$129,500
Office Building	\$67,150	\$165,000
Car Wash	\$78,900	\$173,800
Taking of a Car Lot	\$215,775	\$415,000
Utility Acquisition	\$253,449	\$1,076,989
Utility Acquisition through Cattle Ranch	\$263,750	\$450,000
Orange Grove	\$120,000	\$290,000
Commercial Business Access	\$144,000	\$285,000
Utility Acquisition	\$61,500	\$191,225
Residential Home	\$64,300	\$170,000
Utility Acquisition	\$48,937	\$150,500
Utility Acquisition through Industrial Complex	\$24,143	\$86,400
Utility Acquisition	\$38,388	\$170,000
Power Line Easement	\$64,260	\$160,000
Gas Station Acquisition	\$100,000	\$185,605
Power Line Easement	\$72,114	\$145,000
Power Line Easement	\$46,500	\$115,000
Acquisition for Road Widening	\$59,500	\$117,000
Utility Acquisition through Property	\$10,168	\$50,000
Power Line Easement	\$36,000	\$90,000
Power Line Easement	\$33,000	\$80,000
Residential Home	\$58,600	\$135,000
Acquisition for Road Widening	\$52,400	\$110,000
Office Buildings	\$41,650	\$96,500
Power Company Strip Taking	\$25,000	\$75,000



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Utility Acquisition through Grove	\$13,328	\$49,227
Utility Acquisition	\$25,701	\$165,000
Multi-tenant Strip Center	\$1,694,700	\$5,305,000
Gas Transmission Pipeline Easement Acquisition	\$1,029,400	\$2,450,000
Gas Transmission Pipeline through Industrial Commerce Park	\$253,449	\$1,076,989
Gas Transmission through Citrus Grove	\$306,508	\$1,600,000
Multi-tenant Strip Center corner clip	\$696,700	\$1,325,600
Taking of Tire Service Store	\$0	\$375,000
Strip taking of hotel parking lot	\$488,500	\$1,300,000
Retail Strip Center strip taking	\$102,100	\$210,000
Gas Station Acquisition	\$863,400	\$1,225,000
Avigation / Stormwater Easement	\$0	\$2,456,000
Office Building	\$4,254,300	\$8,125,000
Hotel Site	\$487,600	\$1,650,000
Restaurant Site	\$0	\$506,250
Residential Home	\$92,600	\$380,600
Power Line Easement	\$50,000	\$125,000
Gas Transmission Pipeline Easement Acquisition	\$1,131,800	\$1,700,000
Convenience Store	\$261,600	\$970,000
Convenience Store	\$494,600	\$615,000
Mobile Home Park	\$430,000	\$1,225,000
Residential Development	\$283,100	\$375,000
Utility Pipeline	\$155,000	\$205,000
Utility Pipeline	\$51,500	\$180,000
Utility Pipeline	\$28,000	\$155,000
Utility Pipeline	\$40,000	\$300,000



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Vacant Land	\$368,900	\$700,000
Vacant Land	\$480,000	\$855,000
Vacant Land (easement acquisition)	\$4,344.59	\$140,000
Vacant Land (easement acquisition)	\$5,470.06	\$205,000
Dairy Farm for Utility Pipeline	\$7,804.02	\$115,000
Vacant Land	\$27,687	\$300,000
Vacant Land for Utility Pipeline	\$4,900	\$222,000
Vacant Land for Utility Pipeline	\$4,860	\$220,000
Commercial Land (Utility Easement)	\$17,824	\$60,000
Commercial Land (fee take)	\$3,550	\$12,000
Easement on Residential Property	\$206,370	\$300,000
Commercial Site	\$401,350	\$575,000
Utility Easement	\$13,401	\$80,000
Vacant Land (fee acquisition)	\$0	\$108,500
Commercial (fee/easement acquisition)	\$52,005	\$85,000
Split Commercial/Residential Property (fee/easement acquisition)	\$38,800	\$63,000
Agricultural/Residential Property (fee acquisition)	\$35,800	\$50,000
Residential Property (fee/easement acquisition)	\$246,300	\$365,000
Vacant Land (fee acquisition)	\$47,100	\$70,000
Unimproved Single-Family Residential (fee acquisition)	\$882,500	\$1,950,000
Vacant Commercial/Mixed Use Land (fee acquisition)	\$830,700	\$1,375,000
Taking of Church Property (fee acquisition-whole take)	\$0	\$479,100
Vacant Commercial/Residential Lot (fee acquisition)	\$200,100	\$490,000
Vacant Commercial Land with minor improvements (fee acquisition)	\$830,700	\$1,375,000
Pipeline Easement Acquisition	\$7,500	\$17,500



SHARMA EMINENT DOMAIN LAWYERS

Committed To Delivering Value

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Vacant Commercial/Residential & Office Lot except as improved (small fee acquisition)	\$4,600	\$10,000
Vacant Residential (fee acquisition)	\$52,450	\$129,500
Vacant Land (easement acquisition)	\$0	\$190,000
Vacant Commercial Land (fee acquisition)	\$411,000	\$844,450
Vacant Commercial Land (temporary construction easement acquisition)	\$12,500	\$25,000
Residential Land (fee acquisition)	\$77,500	\$116,500
Commercial Land (temporary construction easement/fee acquisition)	\$31,900	\$69,335
Commercial Improved Property (whole take)	\$176,600	\$300,000
Commercial Improved Property (whole take)	\$206,900	\$300,000
Commercial Improved Property (partial fee & easement acquisition)	\$498,100	\$642,500