



WALTER N. CARPENTER, JR., MAI, CRE
Cert Gen RZ1231
MARK G. CARPENTER, MAI
Cert Gen RZ935

July 9, 2026

Marion County Board of County Commissioners
c/o Elizabeth Woods
Property Manager
Office of the County Engineer
412 SE 25th Avenue
Ocala, Florida 34471

RE: NW / NE 35th Street Widening Project Phase 1B
33 Marion County Parcels within 26 Appraisal Reports
See Parcel Schedule
Marion County, FL

Dear Ms. Woods:

Thank you for your call and the opportunity to quote time and fee requirements for appraisals of the above referenced road project. The purpose of the appraisals will be to estimate the market value of the property rights to be acquired in the real estate, as of a current date. In this case, all property rights to be acquired via partial takings of each parcel which will include right-of-way, drainage easements, and/or temporary construction easements along NW/NE 35th Street. The function of the reports will be for the use by Marion County in negotiation and possible acquisitions from the property owners.

Pinel & Carpenter, Inc. proposes to complete the investigations, inspections, and analyses necessary to perform these appraisals of the road project and deliver three copies of our appraisal reports. The timeframe for any parcels which do not require complete before and after valuations will be approximately 30 to 45 days from written authorization to proceed, receipt of complete title work/surveys for each parcel and our inspection.

Any parcels which require a before/after valuation that we may need third party engineering/land planning and/or contractors to assist, the timeframe will be 60 to 90 days from written authorization to proceed, receipt of complete title work/surveys for each parcel and our inspection.

Our reports will be presented in a summary format, containing the necessary descriptive data of the property, along with pertinent factual data and analysis necessary to convey our opinion of value. Further, the appraisals will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

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We will furnish you with three copies of each appraisal report. Our budgeted fee for this multi-phase project will be in the range of **\$131,000**, excluding land planning and/or engineering experts if required.

Additional work for consultation, meetings, conferences, preparation for hearing and/or expert witness testimony will be billed at the following discounted hourly rates.

MAI/Partner	-	\$375/Hour
Senior Staff Appraiser	-	\$175 to \$250/Hour
Staff Appraiser	-	\$100/Hour to \$150/Hour
Researcher	-	\$ 80/Hour

We will proceed with the preparation of the appraisals upon receipt of a signed copy of this letter.

We appreciate the opportunity to be of service to you. If you have any further questions, please do not hesitate to contact us.

Sincerely,

PINEL & CARPENTER, INC.



Mark G. Carpenter, MAI
Vice President
Cert Gen RZ935

MGC/ego
Attachments

Engagement Letter Accepted: _____
Date

**NW / NE 35th Street Widening Project Phase 1B
W. Anthony Rd. to NE Jacksonville Rd. (CR 200A)**

PROJECT PARCEL #	PARCEL ID #	OWNER	Type of Take
110	25226-006-08	Pindell, Michael & Malisa	ROW and TCE
111	25226-006-02	Bockewitz, William	ROW and TCE
115	24868-004-02	Leek, Angela	ROW
116	24868-004-01	Allen, Derel & Lola	ROW and TCE
122	24639-001-00	Rice, Carol	ROW and DE
124	24638-001-00	Aldrich, George & Irene	ROW
125	24636-000-00	Aldrich, George	ROW and TCE
126	24635-000-01	Aldrich, George & Irene	ROW
127	24635-000-00	Aldrich, Joseph	ROW
128	24635-001-00	Aldrich, Joseph	ROW
160	15526-000-00	Smith, Alfred & Agnes	ROW
161	15464-001-01	Fulford, Carroll & Debbie	ROW
172	15468-000-01	Nesmith, James	TCE
173	15468-000-00	Mayne, Ernest H. Jr.	TCE
300	24628-000-00	Slash & Dash N. Ocala, LLC	TCE
304	15548-001-00	Cochran, Ronald	ROW and TCE
305	24798-002-00	Blitch Plantation, Ltd	ROW
306	15551-000-00	Mendez, Rachel	ROW and TCE
307	15550-000-00	Sigler, Enrique	ROW
308	15535-000-00	Pickett, John	ROW
309	24798-003-01	Boren, Judy	TCE
310	15538-000-00	Saffell, Jerry	ROW
311	15542-000-00	SS Sales & Repairs, LLC	ROW
312	15537-000-00	Tirado, Jose & Maria	ROW
313	2479-001-001	Olson, Richard	TCE
314	15536-000-00	Vega, Tito	ROW