

3,237 EMINENT DOMAIN RECOVERIES

The below cumulative totals of recoveries were obtained by the Fixel Law Firm attorneys for the time periods listed below. These cumulative totals are presented to provide an indication of the experience of the attorneys presently associated with the Fixel Law Firm. The cumulative totals do not disclose any specific past results regarding the representation of any particular individual client and do not represent a promise or prediction of a specific outcome. For examples of specific results where clients have given the Fixel Law Firm their permission to disclose specific information about their recoveries, return to Our Track Record.

Please go to the green colored bottom of the chart to view the combined cumulative totals of recoveries and benefits

YEAR FILES CLOSED	CLAIMS RESOLVED	CONDEMNING AUTHORITIES' FIRST OFFERS/DEPOSITS/OR APPRAISAL AMOUNTS	ADDITIONAL MONEY SECURED BY FIXEL LAW FIRM	TOTAL MONEY PAID	VALUE OF OTHER BENEFITS SECURED BY FIXEL LAW FIRM	TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERIES
2024	48	\$24,558,650.00	\$21,155,219.00	\$45,713,869.00	\$499,411.65	\$46,213,280.65
2023	46	\$4,674,350.00	\$13,496,308.50	\$18,170,658.00	\$332,151.00	\$18,502,809.50
2022	59	\$8,510,769.30	\$11,626,895.70	\$20,137,575.00	\$2,059,579.01	\$22,197,154.01
2021	54	\$7,513,668.55	\$5,632,082.63	\$13,304,751.18	\$1,183,376.00	\$14,488,127.18
2020	92	\$4,094,975.83	\$5,775,684.18	\$9,870,660.01	\$4,929,985.00	\$14,719,445.01
2019	99	\$6,009,920.00	\$5,670,314.50	\$11,680,234.50	\$794,209.00	\$12,474,443.50
2018	85	\$11,716,210.00	\$10,478,324.50	\$22,194,534.50	\$1,034,041.00	\$23,228,575.50
2017	160	\$14,535,216.00	\$12,749,956.00	\$27,285,172.00	\$1,575,409.50	\$28,860,581.50
2016	176	\$23,323,630.00	\$13,969,552.00	\$37,293,182.00	\$872,490.30	\$38,165,672.30
2015	191	\$12,958,684.67	\$10,391,923.48	\$23,350,608.15	\$1,659,151.00	\$25,009,759.15
2014	81	\$4,915,232.00	\$5,012,707.00	\$9,927,939.00	\$2,614,650.00	\$12,542,589.00
2013	113	\$6,283,507.00	\$2,760,636.00	\$9,044,143.00	\$451,153.00	\$9,495,296.00
2012	93	\$7,089,828.48	\$3,509,963.52	\$10,599,792.00	\$190,320.00	\$10,790,112.00
2011	41	\$1,640,533.75	\$1,330,202.75	\$2,970,736.50	\$83,550.00	\$3,054,286.50
2010	66	\$7,360,988.25	\$2,880,296.25	\$10,241,284.50	\$963,500.00	\$11,204,784.50
2009	107	\$8,873,521.76	\$5,440,620.92	\$14,314,142.68	\$692,888.00	\$15,007,030.68
2008	200	\$26,916,870.00	\$11,817,104.17	\$38,733,974.17	\$1,400,582.00	\$40,134,556.17
2007	152	\$12,893,308.85	\$5,546,114.05	\$18,439,422.90	\$2,101,026.00	\$20,540,448.90
2006	125	\$8,819,627.96	\$7,138,106.57	\$15,957,734.53	\$457,385.25	\$16,415,119.78
2005	117	\$4,484,969.14	\$4,162,474.73	\$8,647,443.87	\$1,167,500.00	\$9,814,943.87
2004	99	\$6,308,829.00	\$5,783,392.65	\$12,092,221.65	\$2,434,500.00	\$14,526,721.65
2003	132	\$9,663,175.78	\$7,065,926.97	\$16,729,102.75	\$1,629,000.00	\$18,358,102.75
2002	120	\$22,050,927.85	\$8,498,445.15	\$30,549,373.00	\$4,202,987.24	\$34,752,360.24
2001	92	\$6,102,647.00	\$2,905,632.72	\$9,008,279.72	\$631,950.50	\$9,640,230.22
2000	81	\$5,971,679.00	\$3,464,508.56	\$9,436,187.56	\$2,003,535.45	\$11,439,723.01
Pre 2000	608	\$15,943,643.85	\$21,848,916.92	\$37,792,560.77	\$15,514,195.86	\$53,306,756.63
1985 THROUGH 2024	CLAIMS RESOLVED	TOTAL INITIAL OFFERS/DEPOSITS/ APPRAISAL AMOUNTS	TOTAL ADDITIONAL MONEY SECURED BY FIXEL LAW FIRM	TOTAL MONEY PAID	TOTAL VALUE OF OTHER BENEFITS BY FIXEL LAW FIRM	TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERIES
TOTALS	3237	\$273,215,364.02	\$210,111,309.42	\$483,485,582.94	\$51,478,526.76	\$534,882,910.20

Since the mid 1980's through 2024, the attorneys associated with the Fixel Law Firm have comprehensively recorded their eminent domain results while with the firm. The Fixel Law Firm believes that these cumulative totals are accurate, as further explained below, and represent the firm's cumulative totals of eminent domain recoveries produced by the attorneys recently associated with the Fixel Law Firm through the time referenced in the track record's title.

The figures that make up the cumulative totals contained in this chart are based upon verifiable and available documentation.

The figures that make up the cumulative totals listed in the third column of this chart are from three different sources which are condemning authorities' initial offers, deposits, and appraisal amounts. Most of the figures are the cumulative amounts of the initial written offers from condemning authorities which are based on the condemning authorities' real estate appraisals of full compensation. When the initial written offers from condemning authorities have been tendered that were not based on the condemning authorities' real estate appraisals of full compensation, the condemning authorities' appraised amounts have been used in lieu of the condemning authorities' initial offer amounts. When verifiable documentation of the condemning authorities' initial written offers or the condemning authorities' real estate appraisals of full compensation is not available, the amounts of the condemning authorities' initial deposits into the court registry which allowed the condemning authorities to take the parcels have been used in lieu of the condemning authorities' initial offer or appraisal amounts. To the extent deposit amounts are used, the deposit amounts have been frequently more, but never less, than the initial offers from the condemning authorities.

Residential real estate parcels that have qualified for and received a federal relocation additive are excluded from the cumulative totals contained in this chart of eminent domain recoveries.

Effective 1/1/2000, businesses claiming business damages must make the initial business damage offer to the condemning authority and the condemning authority is not required to make a counter offer. Therefore, for post 12/31/1999 representations, \$0 is used as the baseline for the calculation of the additional business damage

The Fixel Law Firm will seek the best possible recoveries on all future claims entrusted to it, but the Fixel Law Firm and its attorneys do not make any representations as to the recovery for a particular claim handled in the future. No parcels of property subject to being taken or impacted by a taking are the same. The facts and circumstances of each parcel about which the Fixel Law Firm provide legal services in the future will differ at least to some extent from the matters about which the cumulative annual totals have been provided. Every claim is different, and each client's claim(s) must be evaluated and handled on their own merits.