

# Texas City CDBG-DR Voluntary Buyout Program

## Appraisal Services Procurement Summary

GLO Contract # 20-066-008-C043

The Texas City CDBG-DR Voluntary Buyout Program aims to purchase the most vulnerable properties in Texas City that were damaged by Hurricane Harvey. The Program offers pre-storm fair market value for these properties and offers to property owners are based on the pre-storm fair market value. Fair market value is determined by a licensed appraiser and a 3<sup>rd</sup> party appraisal reviewer. Both the appraiser and the reviewer must be licensed appraisers in the state of Texas.

The Texas City buyout grant administrator solicited appraisal service bids from ten (10) firms that service the Texas City area. The ten firms were:

Vendor Name	Vendor Contact Name	Vendor Address	Vendor Phone	Vendor email address
Haney & Associates Appraisers			409-502-0602	<a href="mailto:Haneyappraisals@comcast.net">Haneyappraisals@comcast.net</a>
Allegiance Appraisals		3109 Neptune Dr Hitchcock, TX 77563	713-416-9762	<a href="mailto:bretj@mail.comcast.net">bretj@mail.comcast.net</a>
Stanley & Co.	Bob Stanley Barbara, Tanya	4095 S.E. I-10 Frontage Rd., Sealy, TX 77474	281-597-1722 ofc 832-275-2006 cell	<a href="mailto:rlstan@reappraiser.com">rlstan@reappraiser.com</a>
Tradewinds Appraisals, LLC		6341 Stewart Road Ste 164 Galveston, TX 77551	(409) 750-3180 (Office)	<a href="mailto:pat@tradewindsappraisals.net">pat@tradewindsappraisals.net</a>
Bay Area Real Property Appraisers		1802 Broadway Street, Suite 212 Galveston, TX 77550	409-762-8453 (Office)	<a href="mailto:bayapp10@aol.com">bayapp10@aol.com</a>
Vernon Martin	Vernon Martin	Houston, TX 77004	323-788-1605	
the Ambrose Group		16545 Village Dr Building A Jersey Village, TX 75206	713-688-7733	<a href="mailto:david@theambrosegroup.net">david@theambrosegroup.net</a>
JLL Valuation	Cameron Boone	4200 Westheimer, Suite 1400 Houston Texas, 77027	713-243-3379	<a href="mailto:Cameron.Boone@am.jll.com">Cameron.Boone@am.jll.com</a>
Pyles Whatley	Kreg Hodge/Jennifer James	169910 Dallas Parkway Suite 100, Dallas TX 75248	214-340-5880	<a href="mailto:Kreg@pyleswhatley.com">Kreg@pyleswhatley.com</a>
HDR Inc	Erin Newberry	613 NW Loop 410, Suite 700	210-844-9961	<a href="mailto:erin.newberry@hdrinc.com">erin.newberry@hdrinc.com</a>

Three appraisers responded with price bids for appraisals. Their pricing is below:

Vendor Name	Bid Date	Pre-Storm Appraisal Price	Post-Storm Appraisal Price
the Ambrose Group	11/17/2021	\$850.00	\$850.00
JLL Valuation	11/18/2021	\$2,500.00	\$2,500.00
Pyles Whatley	11/29/2021	\$1,500.00	\$1,500.00

Based on the work orders anticipated, the low bidder for the City's appraisals is The Ambrose Group. This firm is recommended for procurement. 2 CFR 200 Small Purchase rules were followed in obtaining these price quotes.

Two appraisers responded with price bid for appraisal reviews. Their pricing is below:

<b>Vendor</b>	<b>Bid Date</b>	<b>3rd Party Appraisal Review Price</b>
HDR Inc	12/1/21	\$1,042.51
JLL Valuation	11/18/21	\$875.00

Based on the work orders anticipated, the lowest bidder for the City's appraisal review is JLL Valuation. This firm is recommended for procurement. 2 CFR 200 Small Purchase rules were followed in obtaining these price quotes.