

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 3rd 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 | Haneyappraisals@comcast.net |
| Allegiance Appraisals | | 3109 Neptune Dr Hitchcock, TX 77563 | 713-416-9762 | bretj@mail@comcast.net |
| Stanley & Co. | Bob Stanley Barbara, Tanya | 4095 S.E. I-10 Frontage Rd., Sealy, TX 77474 | 281-597-1722 ofc 832-275-2006 cell | rlstan@reappraiser.com |
| Tradewinds Appraisals, LLC | | 6341 Stewart Road Ste 164 Galveston, TX 77551 | (409) 750-3180 (Office) | pat@tradewindsappraisals.net |
| Bay Area Real Property Appraisers | | 1802 Broadway Street, Suite 212 Galveston, TX 77550 | 409-762-8453 (Office) | bayapp10@aol.com |
| 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 | david@theambrosegroup.net |
| JLL Valuation | Cameron Boone | 4200 Westheimer, Suite 1400 Houston Texas, 77027 | 713-243-3379 | Cameron.Boone@am.jll.com |
| Pyles Whatley | Kreg Hodge/Jennifer James | 169910 Dallas Parkway Suite 100, Dallas TX 75248 | 214-340-5880 | Kreg@pyleswhatley.com |
| HDR Inc | Erin Newberry | 613 NW Loop 410, Suite 700 | 210-844-9961 | erin.newberry@hdrinc.com |

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:

| Vendor | Bid Date | 3rd Party Appraisal Review Price |
|---------------|-----------------|---|
| 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.