



ROW-A-10
Rev. 10/2005
ROWIS

TABULATION OF VALUES

Parcel: 105

Highway: CS

ROW CSJ: 0921-02-192

Taking Type: Partial Taking

District: Pharr

Size of Remainder: 4.77390 Acres

County: HIDALGO

Type of Property: Rural Land

Federal Project: HP 2008(394)

Contract Fencing: Undetermined

Appraised by: Leonel, III Garza

Date Appraised: 05/31/2007

Access will be **Partially Permitted**

Agency	Participating Percentage	Expense Description
County - HIDALGO	0.0010	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Rodriguez, Matias	Fee Simple	0.15010 Acres	\$2,252.00	Undetermined

I. Total Approved Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$2,252.00	\$1,538.00	\$0.00	\$0.00	\$3,790.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A	Drive	Caliche	\$1,188.00	\$594.00	Not Applicable
B	Landscaping	Tree	\$350.00	\$35.00	Not Applicable
Total:			\$1,538.00	\$629.00	

III. Damages and Enhancements

Non-Exempt Damages	Exempt Damages	Enhancements	Net Damages
\$0.00	\$0.00	\$0.00	\$0.00



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IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
		Total:	\$0.00	\$0.00	



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V. Recapitulation

Date:	05/31/2007			Recommended Value
Appraiser's Name:	Leonel, III Garza			
Appraisal Type:	Initial Appraisal			
Value of Whole Property:				
Parcel Area ac.	0.15010 Acres			
VALUE FOR PARCEL	\$2,252.00			\$2,252.00
Land: per.	\$15000.00/Acres			
Easement				
Improvements	\$1,538.00			\$1,538.00
Net Damages or (Enhancements)				
OAS Values(s)				
TOTAL COMPENSATION	\$3,790.00			\$3,790.00

VI. Comments and Conclusions on Values in the Appraisal Report

Parcel 105 is a partial taking of 0.1501 acres out of Lot 9, Blk 118 of the Campacuas Addition to the Capisallo District, Llano Grande Grant in Hidalgo County.

The subject property is located along the west line of Mile 2 West Road. The whole property is improved land with its highest and best use for residential development.

The subject property is in an area of sparse development. The part taken does not constitute an economic unit and as such the subject whole property is utilized as the economic unit. Appraiser Leonel Garza III selected three (3) sales in close proximity to the subject to indicate a value of \$15,000 per acre for the subject economic unit.

Located within the partial taking are several site improvements. Said improvements are valued utilizing cost estimates from local contractors.

Based on a review of the appraisal report and a recent inspection of this parcel and the entire project, it appears that the total compensation of \$3,790.00 represents current market value.



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VII. Justification and Explanation for Credit if Retained

All items are assessed a retention value.

