

**REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION**

Address of Property: 1905 Ash Street, Peñitas, TX District: Pharr  
 Property Owner: Esteban Ozuna, Maria Luisa Ozuna & Eduardo Parcel: 17  
 Ozuna  
 Address of Property Owner: 3312 Zarate Street Peñitas, Texas 78576 ROW CSJ: 0921-02-372  
 Occupant's Name: Tenant Occupied Federal Project No: N/A  
 Whole:  Partial:  Acquisition Highway: Liberty Road County: Hidalgo

**Purpose of the Appraisal**

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

**Market Value**

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

**Certificate of Appraiser**

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$14,901 as of September 10, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on September 10, 2018, I personally inspected in the field the property herein appraised; that I afforded Esteban Ozuna, Maria Luisa Ozuna & Eduardo Ozuna, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on September 11, 2018;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82<sup>nd</sup> Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00.

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Appraiser Signature  
 Leonel Garza III  
 Certification Number  
 TX 1328375 - G

Date: September 13, 2018

To the best of my knowledge, the value does not include any items which are not compensable under State law.

Harvey L. Heerssen 9-20-18  
 Reviewing Appraiser Date



APPRAISAL REVIEW SUBMISSION  
FOR

*Parcel No. 17*  
*RCSJ: 0921-02-372*  
*Hwy: Liberty Road- Section I*  
*County: Hidalgo*

CONSISTING OF:

- *Form ROW-A-10*
- *USPAP Requirements*
- *Fully Signed Appraisal Report*

PREPARED BY:

  
Harvey L. Heerssen  
Tx. State Certified General Appraiser  
No. TX-1327190-G

9-17-18  
Effective Date of Review

9-20-18  
Date of Review Report





**TABULATION OF VALUES (continued)**

Parcel: 17

Highway: Liberty Road-Section I

ROW CSJ: 0921-02-372

**III. Damages and Enhancements**

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

**IV. Sign Values**

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A	N/A	N/A	N/A	N/A	N/A
<b>Total</b>			\$0.00	\$0.00	

**V. Recapitulation**

<b>Date:</b>	9-10-18			<b>Recommended Value</b>
<b>Appraiser's Name:</b>	Leonel Garza III			
<b>Value of Whole Property</b>	\$157,981.00			\$157,981.00
<b>Parcel Area: 5,519 sf.</b>				
<b>VALUE FOR PARCEL</b>				
<b>Land: per sf. \$2.70</b>	\$14,901.00			\$14,901.00
<b>Easement</b>	\$0.00			\$0.00
<b>Improvements</b>	\$0.00			\$0.00
<b>Net Damages or (Enhancements)</b>	0.00			0.00
<b>OAS Value(s)</b>	\$0.00			\$0.00
<b>TOTAL COMPENSATION</b>	\$14,901.00			\$14,901.00

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

**TABULATION OF VALUES (continued)**

Parcel: 17

Highway: Liberty Road-Section I

ROW CSJ: 0921-02-372

**VI. Comments and Conclusions on Values in the Appraisal Report**

**Appraiser: Leonel Garza III**  
**Effective Date of Report: September 10, 2018**  
**Report Dated: September 13, 2018**  
**Review Appraiser: Harvey L. Heerssen**  
**Effective Date of Review: September 17, 2018**

Parcel 17 is a partial taking of 0.1267 acres (5,519 sf.) situated in the Pedro Flores Survey, Abstract 577, Porcion 77, out of Lot 38, North Ridge Acres Subdivision, as recorded in Volume 43, Page 161, of the Map Records, Hidalgo County, Texas, said Lot 38 conveyed by Warranty Deed dated February 12, 2016, to Esteban Ozuna and wife, Maria Luisa Ozuna from Argelio P. Pena, Jr., and Mariel S. Pena, as described in Document Number 2687506 of the Official Records, Hidalgo County, Texas.

The whole property of 0.6982 acres is located at the northeast corner of Liberty Road and Ash Street, Penitas, Texas and is vacant land. The appraiser Leonel Garza III has selected three (3) recent sales to value the whole tract at \$2.70 per sf. The highest and best use is for residential purposes. and the part taken is valued as pro-rata part of the whole. There are no market damages to the remainder land.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

The report prepared by the appraiser Leonel Garza III is an Appraisal Report presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of 14,901.00 be approved for negotiations and acquisition.

**VII. Justification and Explanation for Credit if Retained.**

Retentions are not applicable as subject parcel is vacant land.

TABULATION OF VALUES (continued)

Parcel: 17

Highway: Liberty Road-Section I

ROW CSJ: 0921-02-372

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest. Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual. The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

\_\_\_\_\_  
Reviewing Appraiser

\_\_\_\_\_  
Date

*Henry L. Johnson*  
Contract Reviewing Appraiser (if applicable)

\_\_\_\_\_  
9-20-18  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Division Reviewing Appraiser (if applicable)

\_\_\_\_\_  
Date

X. Approval of Values

*Ramon Garcia*  
County/City Representative

*9/25/18*  
Date

\_\_\_\_\_  
ROW Staff Representative

\_\_\_\_\_  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: *9/25/18* *grs*