

AN APPRAISAL

AND

ANALYSIS OF VALUE OF A:

Commercial Parcel of Land

LOCATED:

Veterans Boulevard

Edinburg, Hidalgo County, Texas

Being Situated On Southwest Corner of Veterans Boulevard  
& Wisconsin Road

Effective Date of Appraisal

September 24, 2021

Date of Appraisal Report

September 29, 2021

Prepared For:

Hidalgo County

2818 South Business Highway 281

Edinburg, Texas 78539

By:

**appraisal haus**

Real Estate Valuation Services

George J. Salazar II

State Certified General Appraiser

502 West Kuhn Street

Edinburg, Texas 78541

## RECONCILIATION OF SITE VALUE

In the valuation of a vacant site, the only reliable indicator is the Direct Sales Comparison Approach. The Cost and Income Approaches are not applicable in estimating the value of a vacant site due to lack of improvements and rental data. The subject site has been valued through the use of the Direct Sales Comparison Approach. To value the site, we analyzed vacant land transactions or land purchased and cleared of existing improvements, then applied the market adjustments to compensate for differences. All the comparable used are similar in commercial influence and considered to be good indicators of value.

The unadjusted range of the comparable sales is \$3.89 per square foot to \$5.20 per square foot. After the adjustments are applied, the range of indicated value is between \$3.89 per square foot and \$5.20 square foot. The arithmetic mean of the comparables is \$4.69 per square foot and a standard deviation of \$0.71. With equal weight being given to all comparable sales a value \$4.70 per square foot is considered appropriate. The opinion of value is then calculated as follows:

Square Feet	Adjusted Price / Square Foot	Site Value
10,890 sf	\$4.70	\$51,183.00

**Fifty Thousand Dollars**

**\$50,000**