

An Appraisal of:



**Wellborn Special Utility District
Right-of-Way Acquisition
Brazos County**

**1.312 acre permanent easement and
1.354 acre temporary construction easement
out of 94.222 acres, T. J. Wooten, A-59
Brazos County, Texas**

Prepared For:

Mr. Campbell Young
General Manager
Wellborn Special Utility District
6784 Victoria Avenue
College Station, Texas 77845

Prepared By:

Steven Trent Lovett
State Certified General Real Estate Appraiser
TX-1322517-G

as of

04/05/2023

04/06/2023

Mr. Campbell Young
General Manager
Wellborn Special Utility District
6784 Victoria Avenue
College Station, Texas 77845

Re: **Appraisal of just compensation for a 1.312 acre permanent easement and a 1.354 acre temporary construction easement acquisition to be acquired out of 94.222 acres T. J. Wooten, A-59, Brazos County, Texas**

Dear Mr. Young:

At your request and authorization, I have prepared an appraisal of the above referenced property. The purpose of this appraisal is to estimate the total compensation due the property owner for the easement rights to be acquired out of 94.222 acres being in the T. J. Wooten Survey, A-59, Brazos County, Texas. Since the proposed acquisition is of less than the Whole Property, then any special benefits and/or damages to the remainder property was included in accordance with the laws of Texas.

At your request, this Appraisal Report is intended to comply with Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly.

I have inspected the subject property using aerial photography and gathered and analyzed all the necessary data to arrive at an opinion of total compensation. Based upon this investigation, it is my opinion the total compensation due the property owner for the rights to be acquired, as of 04/05/2023, was as follows:

SIXTY-EIGHT THOUSAND SEVEN HUNDRED SEVENTY-NINE (\$68,779) DOLLARS

I appreciate the opportunity to provide this service for you and look forward to future consultations at your request.

Sincerely yours,



Steven Trent Lovett
State Certified General Real Estate Appraiser
TX-1322517-G

EXECUTIVE SUMMARY

Client(s):

Intended User(s):

Mr. Campbell Young
General Manager
Wellborn Special Utility District
6784 Victoria Avenue
College Station, Texas 77845

Mr. Ginn Black
Right-of-Way Agent

Board of Directors
Wellborn Special Utility District
6784 Victoria Avenue
College Station, Texas 77845

Intended Use:

To assist Wellborn Special Utility District with the acquisition of a permanent water line easement and a temporary construction easement.

Assignment Objective:

Estimate the total compensation due the property owner for the easement rights to be acquired, including any special benefits and/or damages to the remaining property.

Date of Inspection:

04/05/2023

Effective Date of Value:

04/05/2023

Date of Report:

04/06/2023

Property Type:

Urban fringe land improved with a graveled parking lot, horse paddocks and various fencing.

Property Location:

East corner of the intersection of State Highway 47 and Leonard Road, +/- 4.75 miles southwest of downtown Bryan in north Brazos County.

Owner(s):

Brazos County

Owners Address:

% County Auditor
P.O. Box 914
Bryan, Texas 77806-0914

Exposure Time:	The market value(s) as concluded herein assumes an exposure time of 12 months.		
Property Rights Appraised:	Whole Property:	Fee simple title subject to existing easements, less oil, gas and sulfur.	
	Part Acquired:	Easement rights.	
	Remainder:	Fee simple title subject to the existing and proposed easements, less oil, gas and sulfur.	
Site Data:	<u>Whole</u>	<u>Acquisition</u>	<u>Remainder</u>
	32.650 acs	1.312 acs	32.650 acs
Improvement Data:	Building Improvements:	None contributing value;	
	Site Improvements:	Graveled parking lot, horse paddocks with various types of fencing.	
Zoning:	Innovation Corridor - Retail Services (IC-RS).		
Highest and Best Use:	Land As Vacant:	Speculative investment with agricultural and recreational interim uses.	
	Property As Improved:	N/A.	

VALUE INDICATIONS**Before Situation**

A) Value of the Whole Property, Before:	\$2,571,855	
B) Value of the Part Acquired:		\$ 53,279
C) Value of the Remainder, as a part of the Whole:	\$2,518,576	

After Situation

D) Value of the Remainder, after the acquisition, considering special benefits and/or damages:	\$2,518,576
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Cost-to-Cure Considerations

E) Damages or Enhancements: (C-D)	\$ 0
F) Cost to Cure:	\$ 0
G) Temporary Construction Easement:	\$ 15,500
H) Total Compensation: (B+E+F+G)	\$ 68,779

** Note: The appraiser was not provided with a survey showing all easements encumbering the subject property. Consequently, only easements impacting the Part to be Acquired and/or Temporary Construction Easements were considered in arriving at an Opinion of Value for the Whole Property, Remainder Before, and Remainder After. Had other easements, if any, been considered, the concluded values could change slightly but would not result in a change of the estimate of total compensation as it is based upon an unencumbered fee value.*