

#11

Overview Proposed Sale of Property

April 7, 2008

Project	Description	Appraised Value	Photos Attached
# 2 A	Carlsbad Loop Park <i>(Appraised 99)</i>	\$ 5,000,000 ^{1,500,000}	Yes
# 1 B	Mereta Comm. Center Building	\$ 3,000,000	Yes
# 1 - C	Vancourt Community Center	\$ 24,000,000	Yes
# 2 D	17.66 acres US HWY 87N	\$ 88,000.00	Yes

Precinct 3
 Precinct 1 No Land
 Precinct 2
 Precinct 3

Commissioners Court will need to decide which method of sale will be used, then set minimum bids for each. *Removal by survey sets possible pictures.*

- OPTIONS:*
- *on site* Live Auction -
 - **Sealed Bid**
 - *Online Bid* -

(A)

HALFMANN APPRAISALS

Kevin J. Halfmann, MAI, ARA
TX-1320469-G

133 W. CONCHO, SUITE 203
SAN ANGELO, TEXAS 76903
(915) 655-1278

Bryan A. Bednarz, Associate
TX-1324330-G

PLEASE REFER TO
OUR FILE NO.

July 22, 1996

H96-0020

Tom Green County
Attn: Ms. Anita R. Bramble
113 W. Beauregard
San Angelo, Texas 76903-5887

Re: Appraisal of "Carlsbad Loop Park", consisting of 0.41 acre located along the North Concho River and S. Carlsbad Loop in Tom Green County, Texas.

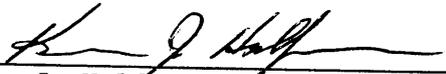
Dear Ms. Bramble:

In accordance with your purchase order (No. 25428), we have inspected and appraised the above referenced property in order to arrive at an estimate of market value. The purpose of this summarized appraisal report was to estimate the fee simple market value of the subject property. This report conforms with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). It is our opinion that the marketing period for the subject property is nine to twelve months. By reason of our investigation and by virtue of our experience, we have formed the opinion that the market value of the subject property, as of July 22, 1996 was:

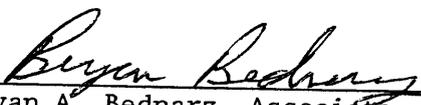
ONE THOUSAND FIVE HUNDRED DOLLARS
(\$1,500)

Your attention is invited to the following data and analyses which, in part, form the basis of our conclusions. Should you have any further questions regarding this data, please do not hesitate to contact this office. We appreciate the opportunity of performing this work for you.

Respectfully submitted,

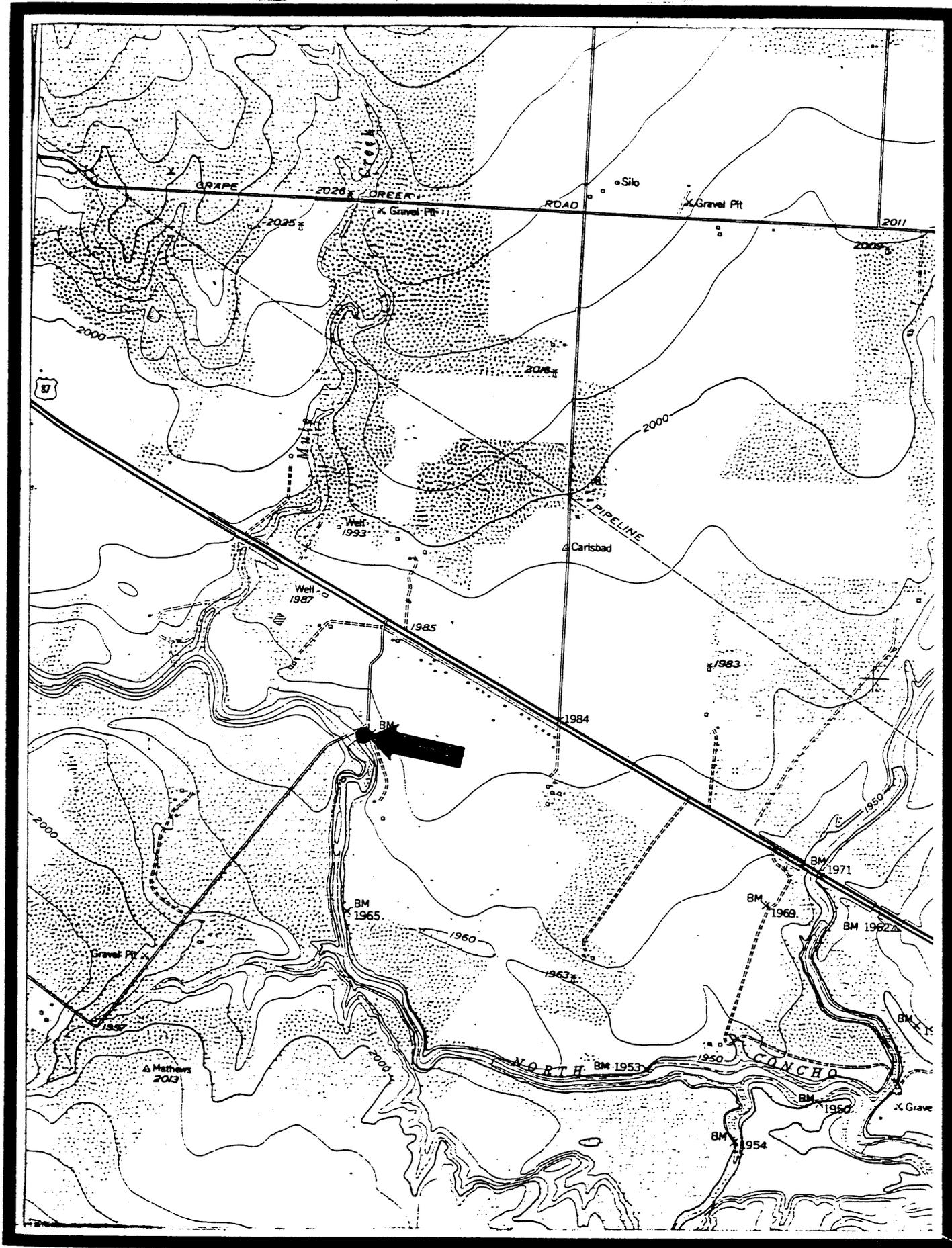


Kevin J. Halfmann, MAI, ARA
State Certification #TX-1320469-G

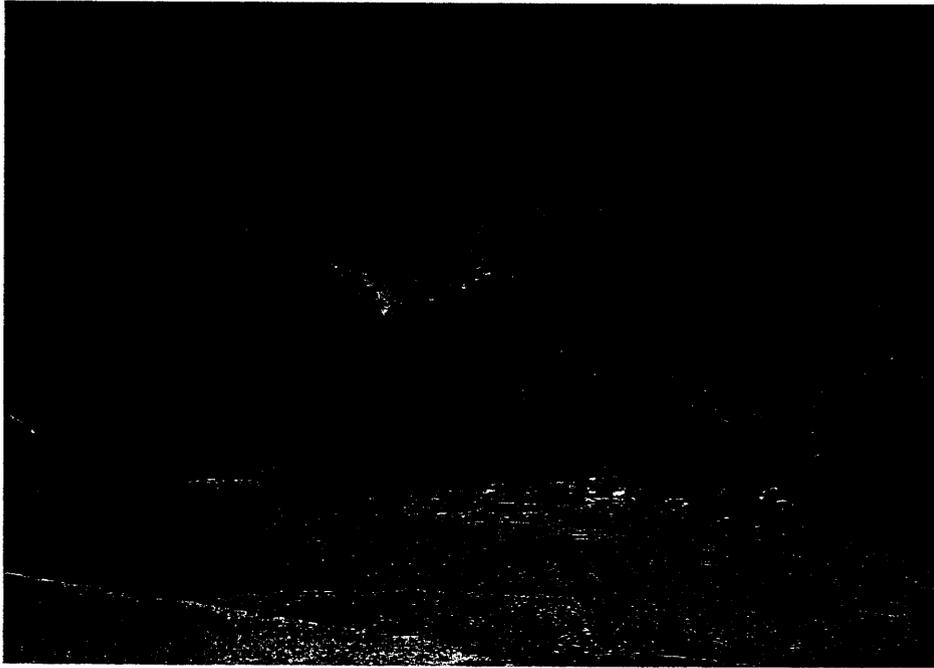


Bryan A. Bednarz, Associate
State Certification #TX-1324330-G

Topographical Map



SUBJECT PHOTOGRAPHS



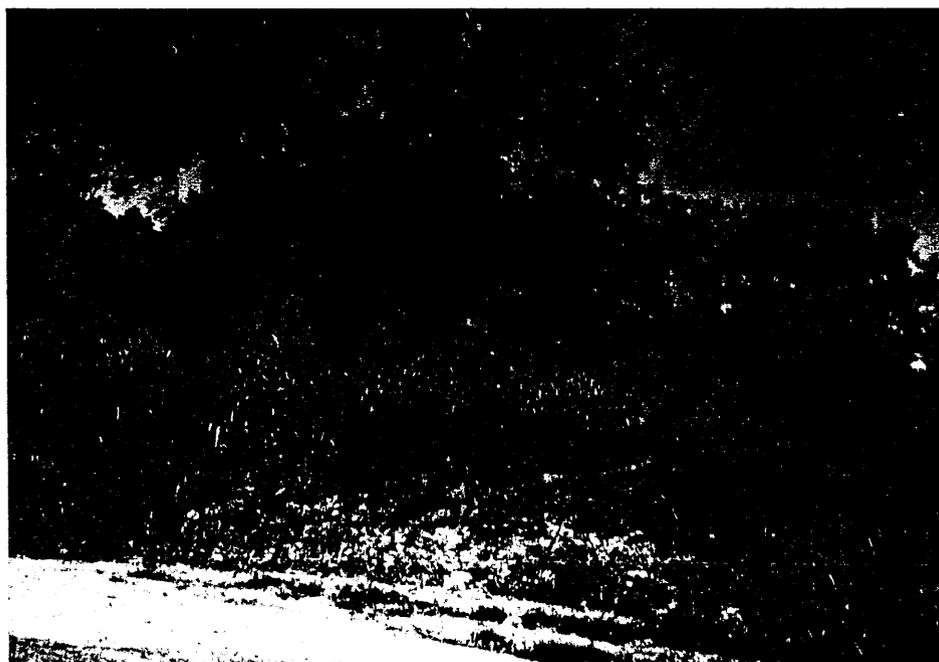
Taken from Carlsbad Loop looking north along the North Concho River.



View of the subject property's road frontage looking southwest.



Taken from the north side of the subject property looking south.



Taken from the northwest corner of the subject property looking southeast.



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TX-1320469-G

133 W. CONCHO, SUITE 208
SAN ANGELO, TEXAS 76903
(325) 655-1278

Please refer to
our file No.
C07-0120

March 26, 2008

Tom Green County Administrative Services
c/o: Ms. Anita R. Anne Bramble
124 West Beauregard
San Angelo, Texas 76903-5850

Re: Appraisal of Mereta Community Center Building, Tom Green County, Texas.

Dear Ms. Bramble:

In accordance with your request dated January 28, 2008, I have inspected and appraised the above referenced property. This is a restricted use report in accordance with the Uniform Standards of Professional Appraisal Practice. The purpose of this appraisal was to estimate the market value of the subject improvements only, with it's intended user being Tom Green County. The reasonable exposure time for the subject property is 9 to 12 months. By reason of my investigation and by virtue of my experience, I have formed the opinion that the market value of the subject property, as February 5, 2008, was:

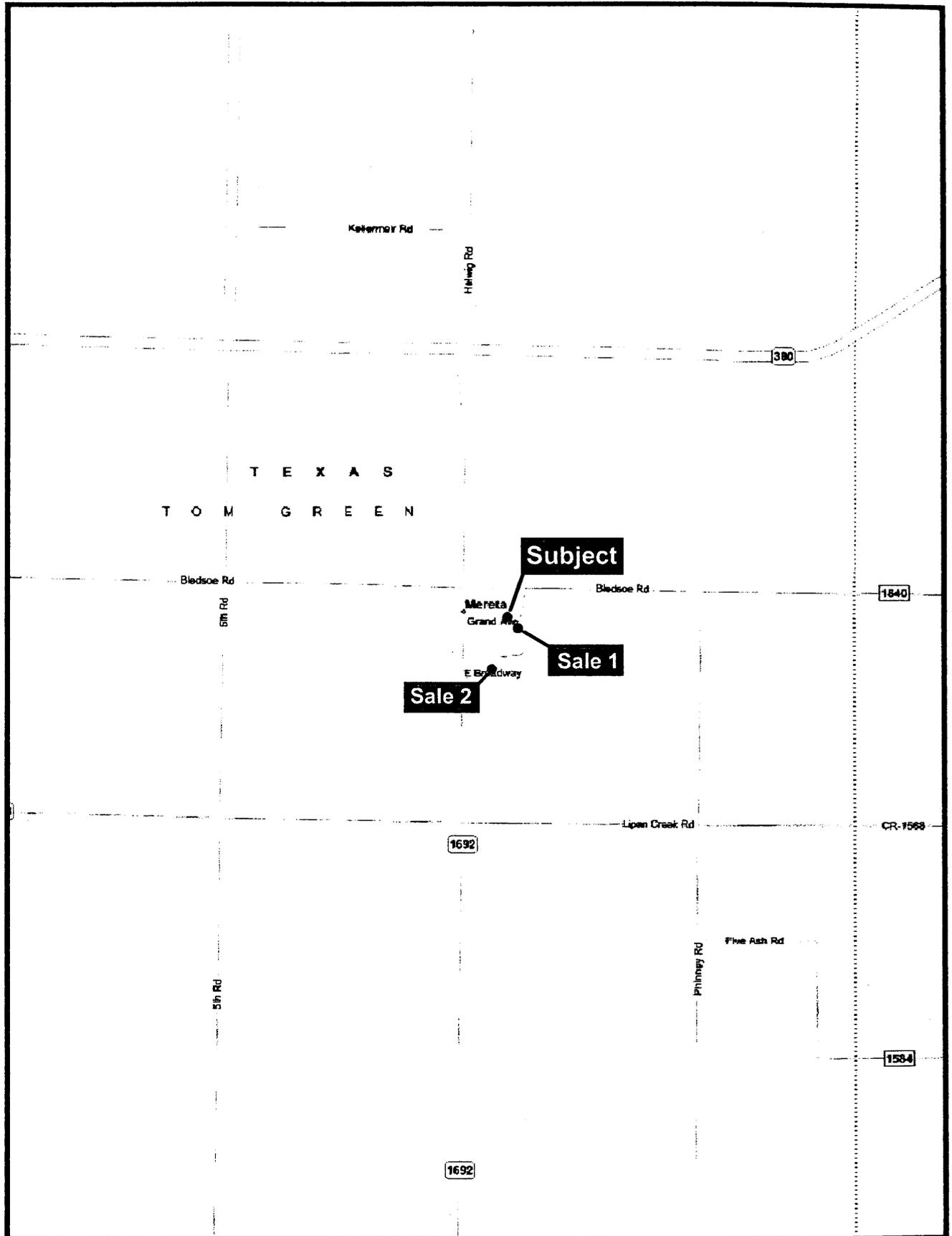
FIVE THOUSAND DOLLARS
\$5,000

Your attention is invited to the following data and analyses which, in part, form the basis of my conclusions. Should you have any further questions regarding this data, please do not hesitate to contact this office. I appreciate the opportunity of performing this work for you.

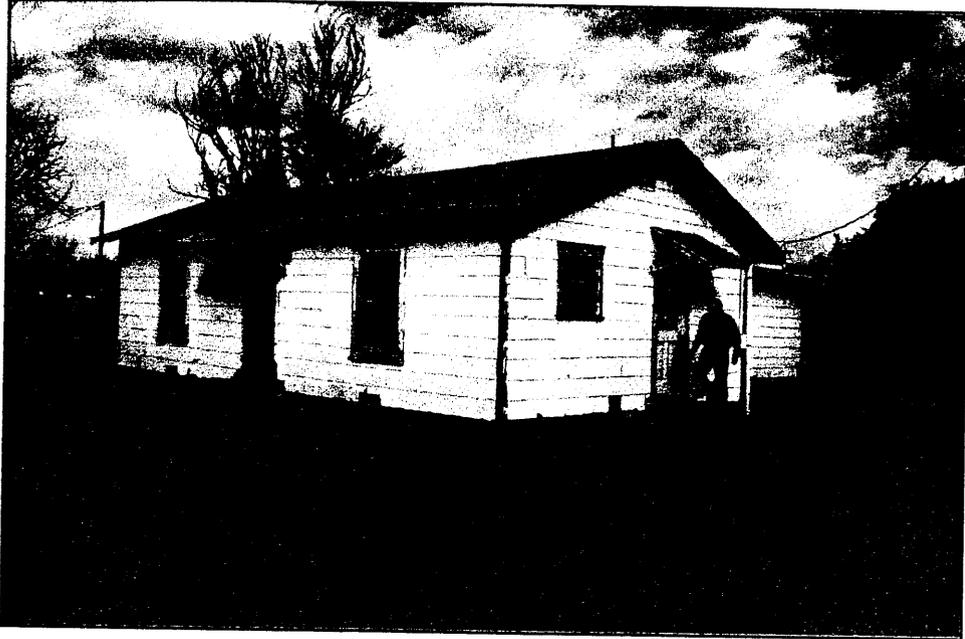
Respectfully submitted,

Kevin J. Halfmann, MAI, ARA
State Certification #TX-1320469-G

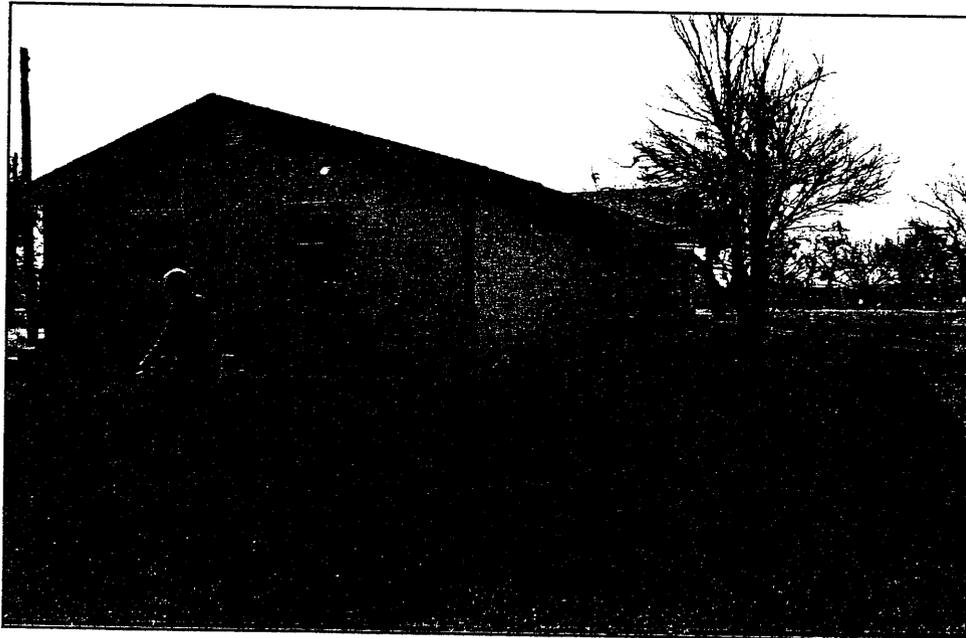
Comparable Sales Map



SUBJECT PHOTOS



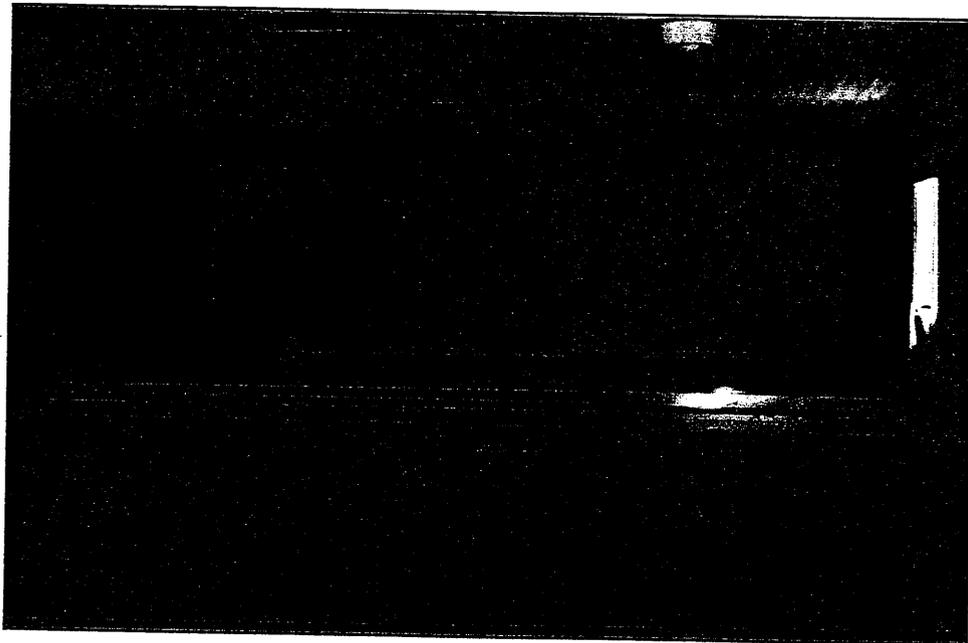
Exterior view of the front of the subject.



Exterior view of the rear of the subject.



Interior view of the front of the subject.



Interior view of the front of the subject.



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SAN ANGELO, TEXAS 76903
(325) 655-1278

Please refer to
our file No.
C07-0130

March 26, 2008

Tom Green County Administrative Services
c/o: Ms. Anita R. Anne Bramble
124 West Beauregard
San Angelo, Texas 76903-5850

Re: Appraisal of Vancourt Community Center, Tom Green County, Texas.

Dear Ms. Bramble:

In accordance with your request dated January 28, 2008, I have inspected and appraised the above referenced property. This is a restricted use report in accordance with the Uniform Standards of Professional Appraisal Practice. The purpose of this appraisal was to estimate the fee simple market value of the subject, with it's intended user being Tom Green County. The reasonable exposure time for the subject property is 9 to 12 months. By reason of my investigation and by virtue of my experience, I have formed the opinion that the market value of the subject property, as February 5, 2008, was:

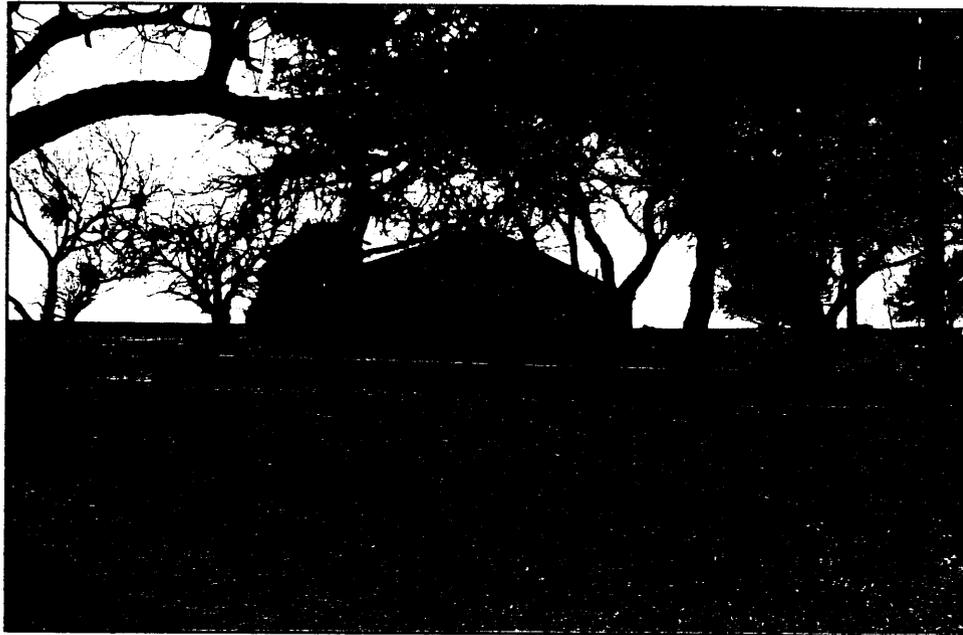
TWENTY-FOUR THOUSAND DOLLARS
\$24,000

Your attention is invited to the following data and analyses which, in part, form the basis of my conclusions. Should you have any further questions regarding this data, please do not hesitate to contact this office. I appreciate the opportunity of performing this work for you.

Respectfully submitted,

Kevin J. Halfmann, MAI, ARA
State Certification #TX-1320469-G

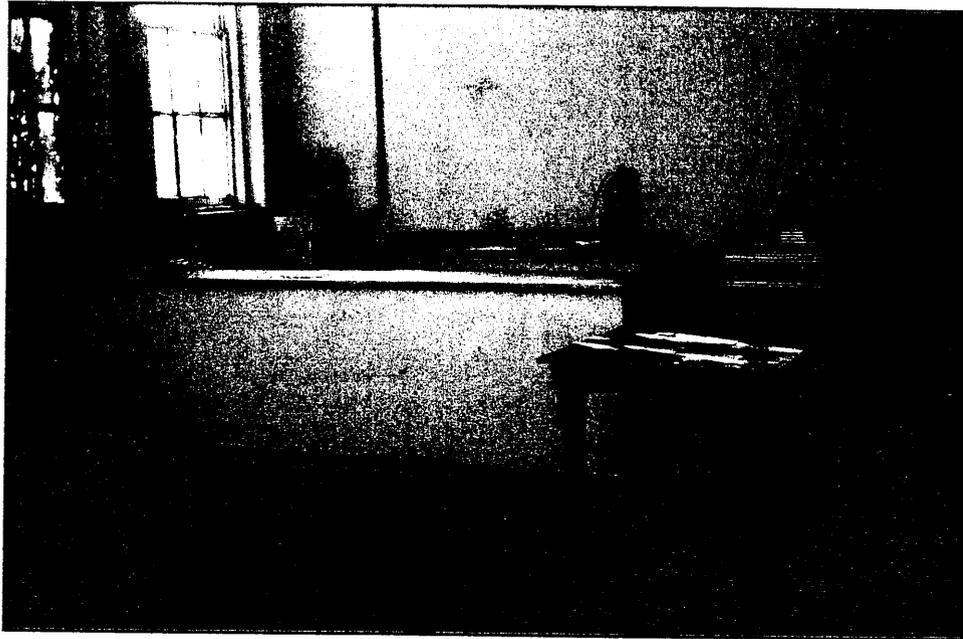
SUBJECT PHOTOS



Exterior view of the front of the subject improvements.



Exterior view of the rear of the subject improvements.



Interior view of the subject improvements.



Interior view of the subject improvements.



View of the playground area on the subject property.



View of the parking lot on the subject.



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SAN ANGELO, TEXAS 76903
(325) 655-1278

Please refer to
our file No.
C07-0140

March 26, 2008

Tom Green County Administrative Services
c/o: Ms. Anita R. Anne Bramble
124 West Beauregard
San Angelo, Texas 76903-5850

Re: Appraisal of 17.66 acres out of the Llano County School Land Survey 964,
Abstract 1609, Tom Green County, Texas.

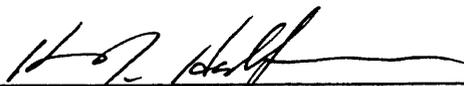
Dear Ms. Bramble:

In accordance with your request dated January 28, 2008, I have inspected and appraised the above referenced property. This is a restricted use report in accordance with the Uniform Standards of Professional Appraisal Practice. The purpose of this appraisal was to estimate the market value of the subject property, with it's intended user being Tom Green County. The reasonable exposure time for the subject property is 6 to 12 months. By reason of my investigation and by virtue of my experience, I have formed the opinion that the market value of the subject property, as February 13, 2008, was:

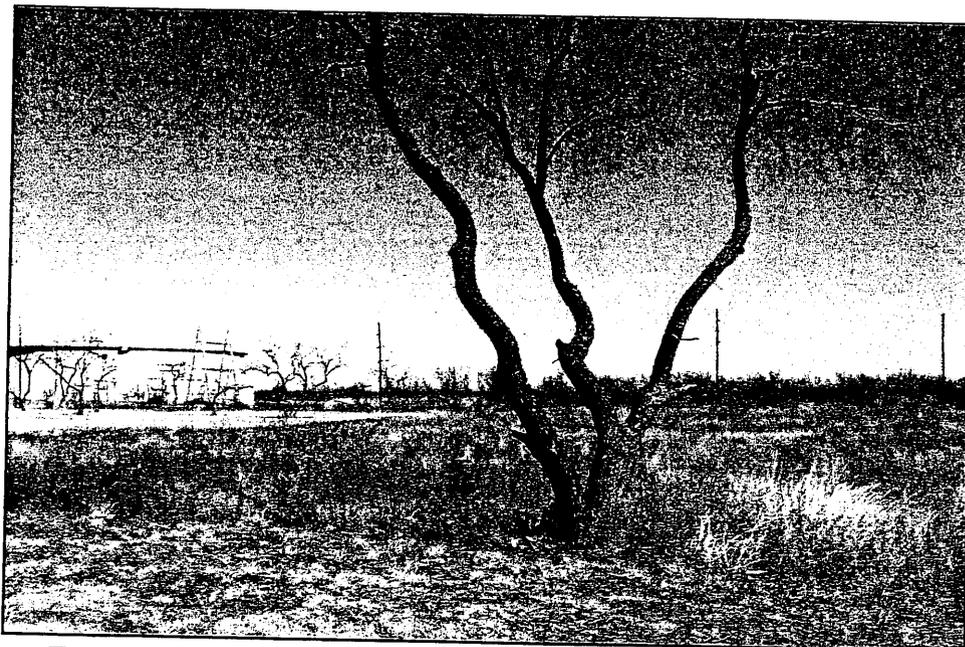
EIGHTY-EIGHT THOUSAND THREE HUNDRED DOLLARS
\$88,300

Your attention is invited to the following data and analyses which, in part, form the basis of my conclusions. Should you have any further questions regarding this data, please do not hesitate to contact this office. I appreciate the opportunity of performing this work for you.

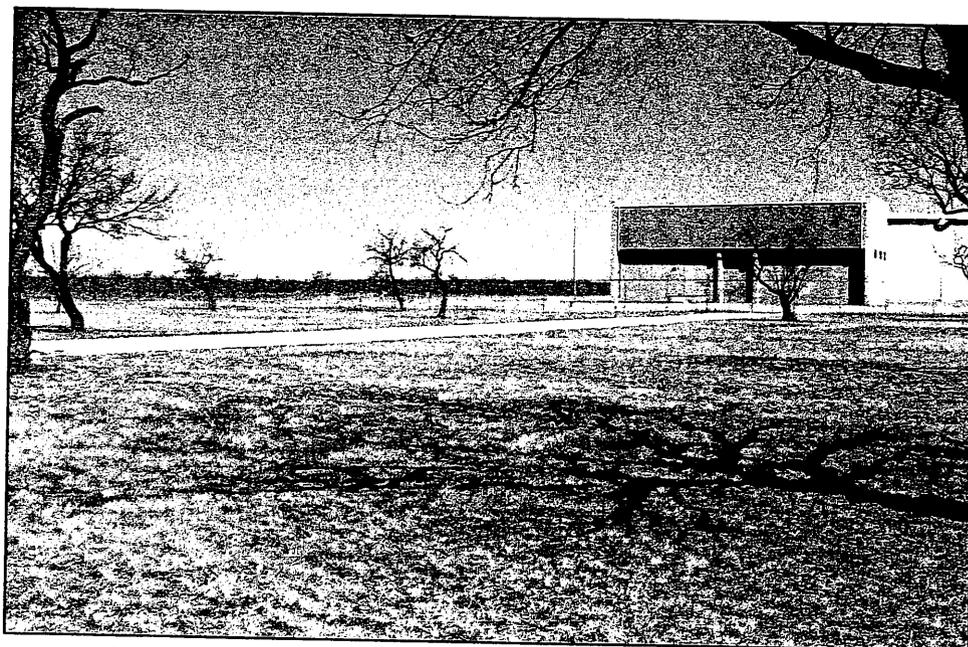
Respectfully submitted,



Kevin J. Halfmann, MAI, ARA
State Certification #TX-1320469-G



Taken from US Highway 87N looking northeast at the central portion of the subject property.



Taken from US Highway 87N looking at the easement.

SUBJECT PHOTOS



Taken from the intersection of US Highway 87N and West Grape Creek Road looking northwest at the subject property.



Taken from West Grape Creek Road looking north at the subject property.



Taken from West Grape Creek Road looking northeast at the subject property.



Taken from the southwest corner of the subject looking east at the frontage along West Grape Creek Road.

