

APPRAISAL OF REAL PROPERTY

LOCATED AT

1521 Spaulding St
San Angelo, TX 76903
Lot 2, Block 30, Fairview Addition

FOR

Tom Green County
113 Beauregard Ave
San Angelo, Tx 76903

AS OF

March 26, 2014

BY

Kevin J. Halfmann
Crystal N. Bancroft
Halfmann Appraisals
133 W. Concho Ave, Suite 208
San Angelo, Tx 76903
(325) 655-1278
<http://www.halfmannrealty.com>

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April 23, 2014

Tom Green County
113 Beauregard Ave
San Angelo, Tx 76903

Re: Property: 1521 Spaulding St
San Angelo, TX 76903
Borrower: Tom Green County
File No.: R14-0070

Opinion of Value: \$ 3,400
Effective Date: March 26, 2014

* 1800⁰⁰

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Kevin J. Halfmann
License or Certification #: 1320469-G
State: TX Expires: 04/30/2015
(325) 655-1278
Kevin@halfmannrealty.com



Crystal N. Bancroft
Appraiser Trainee
License or Certification #: 1340109
State: TX Expires: 05/31/2014
Niki@halfmannrealty.com

Lender/Client Tom Green County Address 113 Beauregard Ave, San Angelo, Tx 76903

Occupant Vacant Lot Appraiser Kevin J. Halfmann; Crystal N. Bancroft Instructions to Appraiser Determine the Value of the Fee Simple Interest

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Present	<u>97</u> % One-Unit	<u>0</u> % 2-4 Unit	<u>0</u> % Apts.	<u>0</u> % Condo	<u>1</u> % Commercial	Recreational Facilities	<input checked="" type="checkbox"/>
Land Use	<u>0</u> % Industrial	<u>2</u> % Vacant			Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)			Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Predominant Occupancy	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant			<u>5</u> % Vacant	Protection from Detrimental Conditions	<input type="checkbox"/>
One-Unit Price Range	\$ <u>N/A</u> to \$ <u>N/A</u>	Predominant Value \$ <u>N/A</u>		Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
One-Unit Age Range	<u>N/A</u> yrs. to <u>N/A</u> yrs.	Predominant Age <u>N/A</u> yrs.		General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)				<u>This property is located in east San Angelo near commercial developments and Goodfellow AFB. Data indicates that this community area is predominately settled by middle aged families and military. Average household size in the area of 2.6 is close to the overall city average of 2.5.</u>			

SITE

Dimensions 9500 sf = 0.218 acres Corner Lot

Zoning Classification RS-1 - Single Family Residential Present Improvements Do Do Not Conform to Zoning Regulations

Highest and Best Use Present Use Other (specify)

Elec.	<input checked="" type="checkbox"/> Public	Other (Describe)	OFF SITE IMPROVEMENTS	Topo	<u>Average</u>
Gas	<input checked="" type="checkbox"/>		Street Access	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
Water	<input checked="" type="checkbox"/>		Surface	<u>Asphalt Paved</u>	
San. Sewer	<input checked="" type="checkbox"/>		Maintenance	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
	<input type="checkbox"/> Underground Elect. & Tel.		Storm Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Curb/Gutter
			Sidewalk	<input type="checkbox"/>	<input type="checkbox"/> Street Lights

Is the property located in a FEMA Special Flood Hazard Area? Yes No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) This site is currently owned by Tom Green County. This site has 50' of road frontage, and it's depth is 190'. This tract has approximately 60% located within Special Flood Zone AE - 100 yr flood zone and 40% located within Special Flood Zone AE - 500 yr flood zone. This hinders the ability to construct on the 60% in the 100 yr flood zone.

MARKET DATA ANALYSIS

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	<u>1521 Spaulding St San Angelo, TX 76903</u>	<u>15 E 8th St San Angelo, TX 76903</u>	<u>620 E 17th St San Angelo, TX 76903</u>	<u>1710 La Follette St San Angelo, TX 76905</u>			
Proximity to Subject		<u>1.61 miles W</u>	<u>1.67 miles NW</u>	<u>0.52 miles NE</u>			
Sales Price	\$ <u>N/A</u>	\$ <u>6,500</u>	\$ <u>3,900</u>	\$ <u>8,500</u>			
Price \$/Sq. Ft.	\$ <u>N/A</u>	\$	\$	\$			
Data Source(s)	<u>Inspection</u>	<u>MLS#81123/Tom Green OPR</u>	<u>MLS#79594/Tom Green OPR</u>	<u>MLS#79744/Tom Green OPR</u>			
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	<u>N/A</u>	<u>12/30/2013</u>	<u>+83</u>	<u>08/02/2013</u>	<u>+136</u>	<u>07/19/2013</u>	<u>+314</u>
Location	<u>Average</u>	<u>Superior-Commercial</u>	<u>-1,625</u>	<u>Inferior-Neighborhood</u>	<u>+390</u>	<u>Superior-Neighborhood</u>	<u>-1,700</u>
Site/View	<u>Average</u>	<u>Equal</u>	<u>0</u>	<u>Equal</u>	<u>0</u>	<u>Equal</u>	<u>0</u>
Size	<u>Average</u>	<u>Equal</u>	<u>0</u>	<u>Equal</u>	<u>0</u>	<u>Superior-4 lots</u>	<u>-1,600</u>
Flood Area	<u>60%-100 year</u>	<u>Superior-None</u>	<u>-1,625</u>	<u>Superior-None</u>	<u>-975</u>	<u>Superior-None</u>	<u>-2,125</u>
		<u>Equal</u>	<u>0</u>	<u>Equal</u>	<u>0</u>	<u>Equal</u>	<u>0</u>
Sales or Financing Concessions	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>		<u>N/A</u>	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ <u>-3,167</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ <u>-449</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ <u>-5,111</u>
Indicated Value of Subject		\$ <u>3,333</u>		\$ <u>3,451</u>		\$ <u>3,389</u>	

Comments on Market Data The sales price is the value of the fee simple land only value once the contributory value of any improvements were deducted. The subject's neighborhood was expanded to include other areas with similar neighborhoods.

RECONCILIATION

Comments and Conditions of Appraisal The Sales Comparison Approach is based upon the principle of substitution. In essence, it states that a prudent purchaser will pay no more for any particular property than it would cost them to acquire an equally desirable alternate property. This approach consists of the comparison of similar properties which have sold recently. This comparison process involves making adjustments between the subject property and the comparable properties on an item-by-item basis.

Final Reconciliation It is my opinion that the fee simple market value of the subject property is: \$3,400.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF March 26, 2014 TO BE \$ 3,400

typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

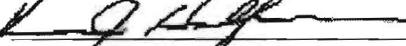
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I Kevin J. Halfmann, have completed the continuing education program of the Appraisal Institute.
14. As of the date of this report, I Crystal N. Bancroft have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

ADDRESS OF PROPERTY ANALYZED: 1521 Spaulding St, San Angelo, TX 76903

APPRAISER:

Signature: 
 Name: Crystal N. Bancroft
 Title: Appraiser Trainee

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: 
 Name: Kevin J. Halfmann
 Title: MAI, ARA



Subject Front
1521 Spaulding St



Subject Rear



Subject Flood Area





MAP NUMBER
48451C0485E

EFFECTIVE DATE
JUNE 19, 2012



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

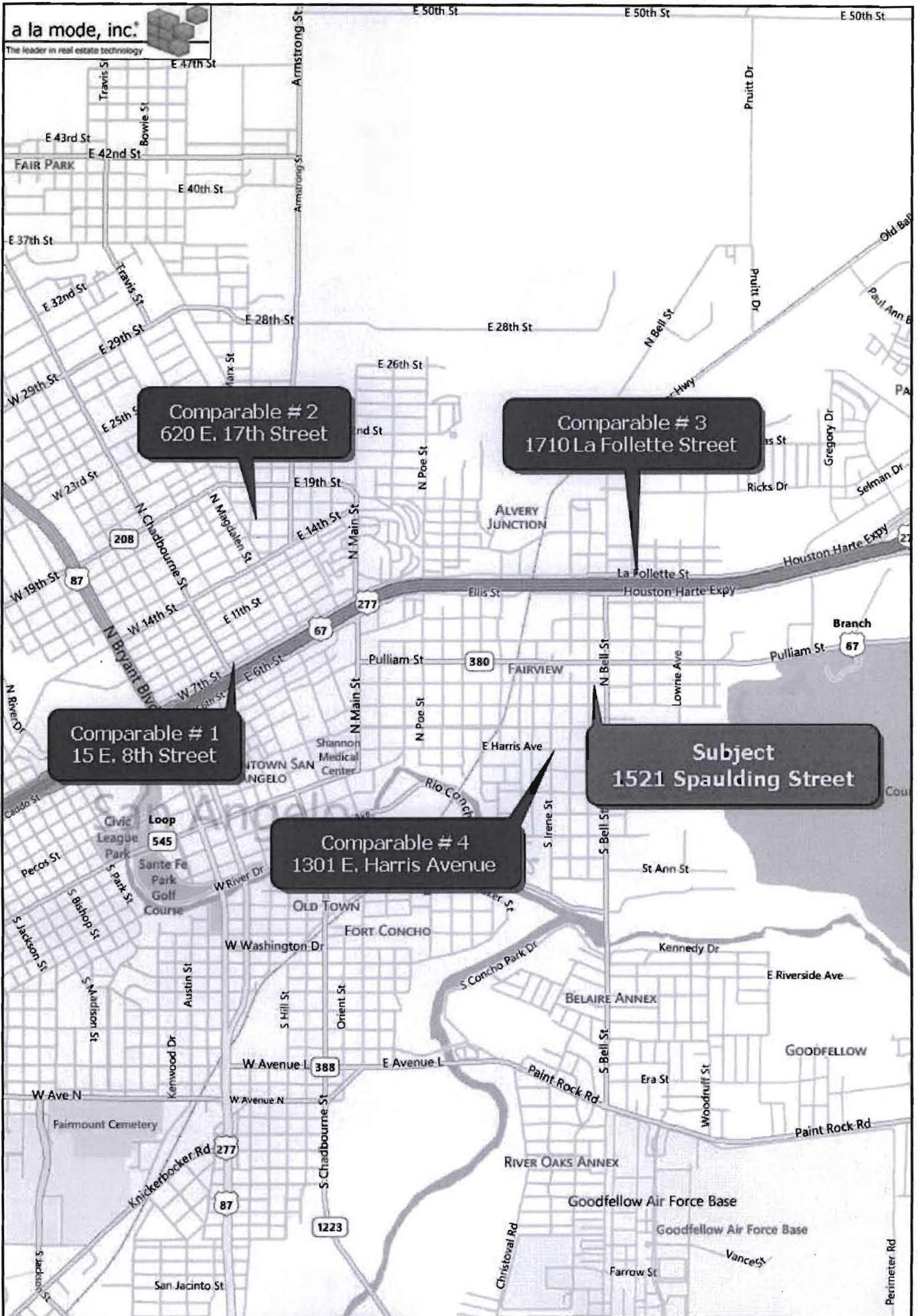
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D Boundary
- CBRS and OPA Boundary
- Boundary dividing Special Flood Hazard Areas of different

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Comparable # 2
620 E. 17th Street

Comparable # 3
1710 La Follette Street

Comparable # 1
15 E. 8th Street

Subject
1521 Spaulding Street

Comparable # 4
1301 E. Harris Avenue



Comparable 1
15 E 8th St



Comparable 2
620 E 17th St



Comparable 3
1710 La Follette St



Comparable 4

1301 E. Harris Avenue