

EXECUTIVE SUMMARY

BRG File #:	2021-06-22
Identification of Property:	The subject property consists of a 45.75-acre tract located on the SEC of FM 2544 and County Road 2230. The 45.75-acre tract is improved with a church building, dining hall, two (2) one-story, single family houses, detached garage, metal shop building with two attached lean-tos, a small laundry building and a small (2 unit) cottage with an attached storage building. There are several mobile homes that are considered personal property. There are several buildings that will be demolished.
Legal Description:	45.749 acres situated in the D. Mclean Survey, Abstract #56, Houston County, Texas.
Purpose of Appraisal:	Estimate the "Market Value", as of July 14, 2021
Effective Date of Appraisal:	July 14, 2021.
Date of Report:	July 23, 2021.
Zoning:	None
Easements:	The subject does not appear to have any adverse easements or encroachments.
Improvement Description:	
Church Building:	4,000 SF Built in 2002
Dining Hall:	3,768 SF Built in 1988-1992
Gray House:	1,500 SF Built in 2001
Detached Garage/Storage:	1,080 SF Built in 2001
Metal Shop & Lean-tos:	720 SF and 1,020 SF Built in 2001
Tan House:	1,175 SF Built in 1983
2 Unit Guest Cottage:	363 SF Built in 1980
Storage Building:	666 SF Built in 1980
Carport & Workshop:	864 SF- No contributory value
Equipment Shed:	1,650 SF- No contributory value
Laundry Building:	240 SF – No contributory value
Office Building:	No contributory value
2-story unfinished house:	No contributory value
Quality of Construction:	Average
Condition of Improvements:	Average
Site Improvements:	Two Co-op water meters, 2 water wells and 13 septic systems.
Highest and Best Use:	
As If Vacant	Based on the market activity of tracts similar to the subject tracts the Highest and Best Use of the subject properties is for farm/ranch, rural residential use/recreational use.
As Improved -	Based on the market activity of tracts similar to the subject tracts the Highest and Best Use of the subject property is continued for a RV/Mobile Home Park.