

EXECUTIVE SUMMARY

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| 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. |