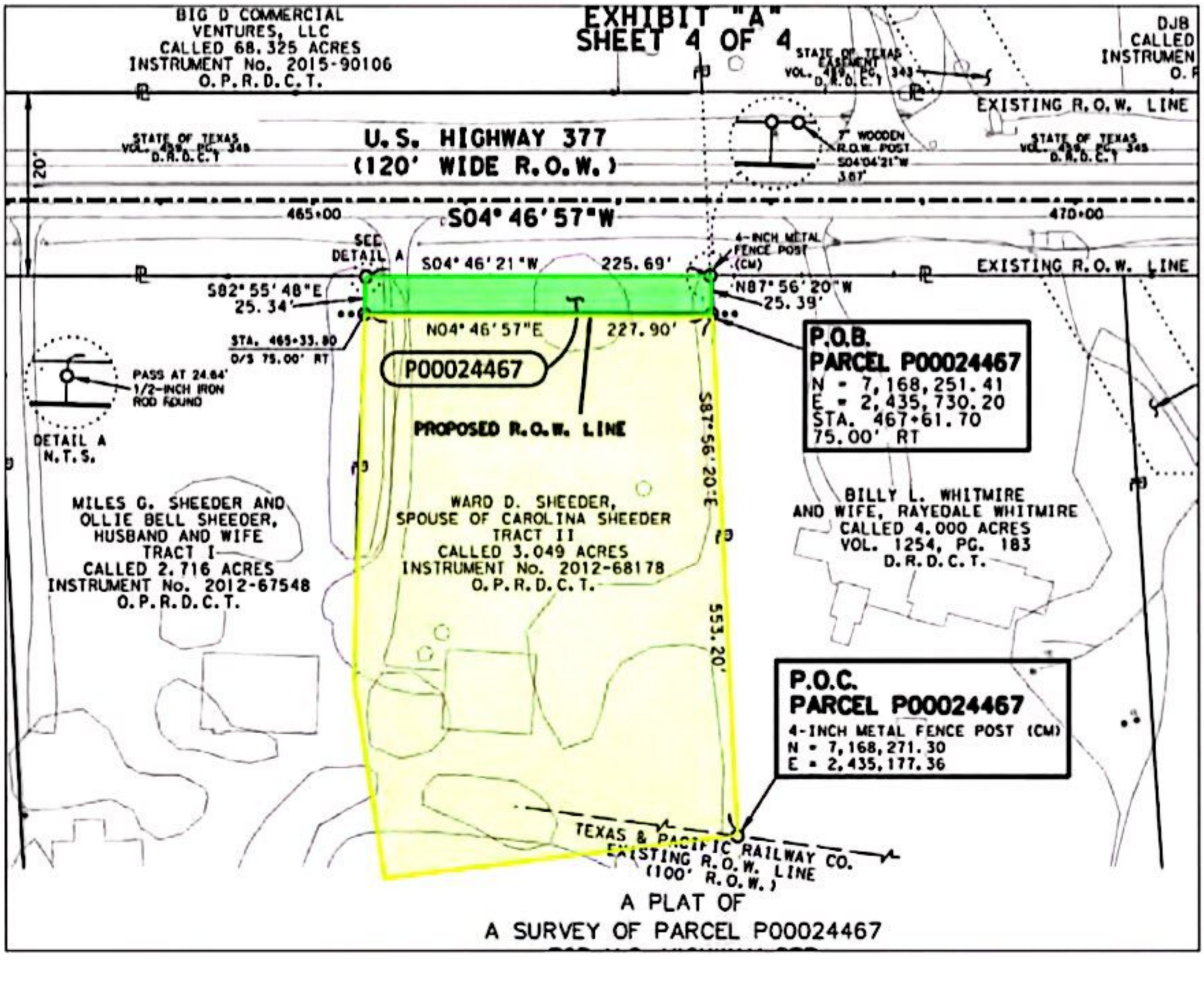
## Part To Be Acquired and Remainder Before

The **part to be acquired** may be valued in two different manners in Texas. If the part to be acquired can be considered an individual economic entity, then it is valued as a separate parcel. Thus, this may require that all three approaches to value and possibly, a whole new set of market data be considered, which would be more comparable to the part taken, than just the reuse of the market data utilized in the whole property valuation. On the other hand, if the part taken cannot be considered an individual economic entity, then its value contribution to the entire parcel is used. In this case, the value of the part to be acquired would represent the prorated value from the whole property.

The value of the **remainder before** the taking is found by subtracting the value of the part to be acquired from the value of the whole property. The remaining property before the taking is sometimes referred to as the "residue."

## Property Description – Part to Be Acquired

The client has proposed to acquire Parcel P00024467. Parcel P00024467 consists of 0.1319 acre or 5,747 square feet of land area in fee. A map of the proposed acquisition area is shown below. The project/survey map and legal description of the part to be acquired are presented in the addenda of this report.