

**Broker's Opinion of Market Value**

**of**

2.971 acres at 4401 Trimmier Rd  
Killeen, TX 76542

**As Of:**

August 13, 2021

**Prepared For:**

Larry W. Guess  
202 E. Barton Ave.  
Temple, TX 76501

**Prepared By:**

Harold P. Dunn  
Hal Dunn & Associates  
5106 S. General Bruce Dr., Suite 200, Temple, TX 76502  
(254) 773-2222 HalDunn\_Associates@yahoo.com

Borrower N/A  
 Property Address 4401 Trimmier Rd.  
 City Killeen County Bell State TX Zip Code 76542  
 Lender/Client Larry W. Guess Address 202 E. Barton Ave., Temple, TX 76501

5106 S. General Bruce Dr., Suite 200  
 Temple, TX 76502

Hal Dunn and Associates  
 Telephone 254-773-2222

August 16, 2021

Larry W. Guess  
 202 E. Barton Ave.  
 Temple, TX 76501

**Attention (Intended User):** Larry W. Guess

Re: Broker's Opinion of market value of 2.971 acres at **4401 Trimmier Rd., Killeen, TX 76542**  
 Legal: 2.971 acres out of the G.W. Farris Survey, Abstract No. 306, Bell County, TX

In accordance with your request, I have physically-inspected the above-referenced property (drive-by inspection only), and developed this report in order to estimate its market value. I have done research into various factors that influence its market value. The objective/purpose of this Broker's Opinion is to estimate the market value of the property described in this report, as-is, in unencumbered fee-simple title of ownership.

The intended use of this report is for our client to make financial decisions regarding the subject property. This report will establish a market value of the real estate for the exclusive use of our client. The purpose of this Broker's Opinion is to provide an opinion of market value for the client. This report was prepared for utilization solely by our client in making financial decisions regarding the subject property.

The market value conclusions reported are as of the effective date stated. I am not required to testify or explain the results other than respond to the client's routine and customary questions. **The rationale in this letter/report may not be understood fully or properly without further information and data located within the work file, including the rationale for how I arrived at the opinions and conclusions set forth in the report.** I determined the highest and best use of the subject, completed or analyzed the three approaches to value (when appropriate), and have reconciled the appropriate approaches to value into a final estimate of market value; such analysis and data is in the work-file due to the nature of this abbreviated report requested by the client **(This report will only include an abbreviation of these steps; comparable's, calculations, and figures are only in the work file).**

The existence of any hazardous substances, including and without limitation to asbestos, radon gas, petroleum leakage, or agricultural chemicals, mold, fungus, or any other environmental conditions, including any cemeteries or burial grounds, which may or may not be present on or within the property, were not called to the attention of the broker nor did this broker become aware of such during the inspection of the subject. This broker has no knowledge of the existence of such materials, unless otherwise noted. This broker is not qualified to detect or test for such substances or conditions. If such substances exist on the subject property, the finding and removal of those could be quite costly and could substantially affect the value of the property. The final value estimate is predicted on the assumption that there is no such condition on, near, or within the property, or within such proximity thereto that it would cause a loss of value. No responsibility is assumed for any such conditions, or for expertise including engineering knowledge required to discover them. A new survey, title commitment, or qualified engineer, surveyor, or other professional would be required to make easement, encroachment, drainage condition, deed restriction, liens, soil condition, exact land size, availability and location of utilities, environmental condition, flood condition, lead-based paint condition, mold and/or fungus condition, asbestos condition, septic system condition, water well conditions, HVAC condition, roofing condition, structural condition, and other condition determinations regarding the subject property. I am not a property inspector, therefore I always recommend getting a full inspection and construction estimate to know more about the condition of the subject property, and any possible need for repairs and what the cost might be for those repairs. **This is not an appraisal report, nor a property inspection report.**


Your broker is aware of reasonably comparable sales in the subject marketplace within the last 5 years. The Sales Comparison Approach considered the price per square foot of the comparable properties, and adjustments were considered for factors and features that affect market value, such as size, access, zoning, location, flood zones, and other features. Adjustments were considered, when applicable, on a price per square foot basis. Adjustments are based on recent marketing conditions, paired sales analysis, the opinion of your broker, and typical sales price concessions in this market.

As evidenced by maps included in the addenda of this report, a significant portion of the subject property is located within the flood hazard area (Flood Zones A and AE including the floodway), roughly encompassing approximately 59% of the subject tract, which is ultimately accounted for in final reconciliation of the sales comparison approach. The southeast portion of the tract does appear to be out of the flood plain with no readily observable buildability/development issues. A survey was not provided showing how much land is out of the flood plain, therefore my calculations are based on approximate measurements using mapping software.

In addition to drainage channels running through the subject property, there are also power lines in various areas across the property which are ultimately accounted for as well in final reconciliation of the sales comparison approach.

Continued on the next page.

Appraiser Name

  
 Harold P. Dunn

Supervisor Name

Borrower N/A

Property Address 4401 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Larry W. Guess Address 202 E. Barton Ave., Temple, TX 76501

**Factors taken into consideration include, but are not limited to, the following: The subject consists 2.971 acres, however only approximately 1.22 acres is out of the flood plain and considered usable/developable; the size and location of the subject; the B-5 zoning of the subject; the highest and best use of the subject as Commercial.**

Based upon my knowledge of the subject marketplace and based upon my analysis of comparable land sales, the subject property is considered to have a land market value of \$2.15 per square foot.

Subject Tract: 2.971 acres = 129,417 square feet, therefore: 129,417 square feet x \$2.15/square foot = \$278,000 (Rounded)

After consideration of the data, discussion, and analysis, it is concluded that the market value of the subject property, with an estimated marketing period and exposure time of 180 to 365 days, as of August 13, 2021, is:

**\$278,000 (Two Hundred and Seventy-Eight Thousand Dollars) As-Is, Fee-Simple**

It has been a pleasure to assist you. Please do not hesitate to contact us if we can be of additional service to you.

Comparable sales can be seen on the following pages, some of which are written up, and some of which are only in MLS form.

Appraiser Name Harold P. Dunn  
Harold P. Dunn

Supervisor Name \_\_\_\_\_