

Approved by CC:

AUG 11 2014

Appraisal Associates, LLC
State Certified Real Estate Appraisers
P. O. Box 391
Granbury, Texas 76048
Voice: (817) 279-8689 Fax: (817) 579-5096

August 5, 2014

Johnson County Purchasing
1102 E Kilpatrick, Ste B
Cleburne, TX 76031

Re: Request for soft quote for Real Estate Appraisal Services

I have reviewed the information on the property noted below from your phone call today and although my bid sheet from RFP 2011-417 outlines only commercial properties; my quote for residential services are listed below:

271 N Diamond Ln Burleson, Johnson Co, TX; 1 story Residence, in residential subdivision, summary form report	<u>\$ 450.00</u>
Total Quote -	\$ 450.00

Upon request from you to begin work on this appraisal, appraiser will need a few days to complete other current ongoing work and clear schedule to begin. The total time is estimated to be about 1 week to completion, depending on workload at the time of the request and if no problems are encountered.

I will need a contact person's name and number to make the inspection appointment and would appreciate having a copy of a survey if you have one in file.

I will await your further instructions. Please feel free to contact me if you have any further questions.

Sincerely,

Dona L. Buie

Dona L Buie, ATA-G
State Certified General Appraiser
dona@iappraisetexas.com

817-279-8689 office

817-579-5096 fax

817-999-1782 mobile & text

PROPOSAL SHEET RFP2011-417

RESIDENTIAL Contract Pricing

Full Appraisal	Form Report Fee
Less than 15 acres	400
More than 15 acres but less than 30 acres	500
More than 30 acres	750
Home greater than 4000 square feet	450
Condo/Townhouses	450
Duplex (2 units)	400
Duplex (4 units)	450
Subdivision Lot	350
10 Acre tract or under	400
Over 10 acre tract	400
Option: Narrative Report Fee on any of the above.	750

COMMERCIAL:

A. Non-Complex Commercial Properties: Single story office, retail, or light industrial buildings.

	Form Report Fee	Narrative Fee
Full Scope	1500	1500
Two approaches to value	1200	1200
One approach to value	1000	1000
Update report after 6 months	500	500

B. Complex Commercial Properties: Multi-story office, retail, or industrial buildings, includes churches, daycares, schools, airports, and etc.

	Form Report Fee	Narrative Fee
Full Scope	2000	2000
Two approaches to value	1750	1750
One approach to value	1500	1500
Update report after 6 months	500	500

Done & Blue