

Approved by CC:

JAN 12, 2015

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: Ralph McBroom
TODAY'S DATE: January 6, 2015

DEPARTMENT: Purchasing

SIGNATURE OF DEPARTMENT HEAD:

REQUESTED AGENDA DATE: January 12, 2015

SPECIFIC AGENDA WORDING: Consider and take action on the appraisal from Appraisal Associates, LLC for the property located at 271 Diamond Ln N Burleson, Texas in the amount of \$100,000.00. Attached document shows an appraisal cost of \$450.00 for residential property. This appraisal is from the contract pricing based on RFP 2011-417.

PERSON(S) TO PRESENT ITEM: Ralph McBroom

SUPPORT MATERIAL: See attachments

TIME: 5 min

ACTION ITEM: X
WORKSHOP:
CONSENT:
EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY: X
AUDITOR:
PERSONNEL:
BUDGET COORDINATOR:

IT DEPARTMENT:
PURCHASING DEPARTMENT:
PUBLIC WORKS:
OTHER:

*****This Section to be completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____

JAN 12 2015

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

COMMERICAL:

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

RESIDENTIAL APPRAISAL REPORT

Property Address: 271 Diamond Ln N City: Burleson State: TX Zip Code: 76028
 County: Johnson Legal Description: Lot 15, Block 4, Emerald Point Estates Assessor's Parcel #: 126-2630-00640
 Tax Year: 2014 R.E. Taxes: \$ 0 Special Assessments: \$ 0 Borrower (if applicable): NA
 Current Owner of Record: Johnson County Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ 0 per year per month
 Market Area Name: Burleson Map Reference: Johnson Co Census Tract: 48251-1302.07

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: to determine current market value so that property may be sold

Intended User(s) (by name or type): Johnson County Court and any assigns
 Client: Johnson County Address: 1102 E Kilpatrick, Ste B, Cleburne, TX 76031
 Appraiser: Dona L Buie, ATA-G Address: PO Box 391, Granbury, TX 76048-0391

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	PRICE (\$000)	One-Unit 60%	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	AGE (yrs)	2-4 Unit 0%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	38 Low 1	Multi-Unit 0%	* To:
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	567 High 65	Comm'l 1%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		170 Pred 15	Vac/Agri 39%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): VA, FHA & Conventional financing mortgage rates continue to be competitive, some owner financing is available. According to the information taken from the MLS, the average days on the market is 3 to 6 months. The average difference between the sales price and the listing price is under 4-6% in the subject submarket area.

Dimensions: 195 x 195 x 192 x 190 Site Area: 38,115 sf
 Zoning Classification: None, not within a city limits Description: None
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
 Highest & Best Use as Improved: Present use, or Other use (explain)

Actual Use as of Effective Date: Former Residential Group Home Use as appraised in this report: Residential
 Summary of Highest & Best Use: Subject is in a residentially restricted subdivision surrounded by residentially improved lots. Therefore, the subject's continued use as a residence is considered it's highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Sloping
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public provider	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Average
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public service	Curb/Gutter	None/Typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Near Rectangular
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Co-op Water	Sidewalk	None/Typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Septic	Street Lights	None/Typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential/CityStreet
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Culverts	Alley	None	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cut de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48251C0065J FEMA Map Date 12/04/2012
 Site Comments: Normal Utility easements exist for electricity, telephone, etc. No apparent adverse easements, encroachments or other adverse conditions were observed. Private wells, propane tanks and septic systems are typical in areas not served by public systems and are not considered to adversely affect value or marketability.

General Description	Exterior Description	Foundation	Basement	Heating	FWA
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab Concrete	Area Sq. Ft. <input checked="" type="checkbox"/> None	Type Central	
# of Stories 1	Exterior Walls Brick Veneer	Crawl Space None	% Finished 0	Fuel Electric	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Atl. <input type="checkbox"/>	Roof Surface Composition/Avg	Basement None	Ceiling	Cooling	
Design (Style) Ranch	Gutters & Dwnspnts Adequate/Overhg	Sump Pump <input type="checkbox"/>	Walls	Central X	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type DP Metal / Avg	Dampness <input type="checkbox"/>	Floor	Other	
Actual Age (Yrs.) 26	Storm/Screens Screens / Avg	Settlement Yes	Outside Entry		
Effective Age (Yrs.) 26		Infestation None/Noted			

Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Vinyl/Tile/Carpet/Fair	Refrigerator <input type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (12 Tot)
Walls Drywall/Avg	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>	Woodstove(s) # 0	Attach.
Trim/Finish Wood/Avg	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Other Fire Alarm	Detach. 2
Bath Floor Vinyl/Avg	Dishwasher <input type="checkbox"/>	Doorway <input type="checkbox"/>	Deck None	Blt-in
Bath Wainscot CTile/Avg	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Porch None	Carport
Doors Wood/Avg	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Cov/Wraparound	Driveway 10
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Fence None	Surface Concrete
			Pool None	

Finished area above grade contains: 8 Rooms 4 Bedrooms 3 Bath(s) 2,626 Square Feet of Gross Living Area Above Grade

Additional features: Group home design built to ADA standards; one bath has a water therapy tub and the other has a roll in shower. Caretake bedroom has private office and private bath. Large open living/dining/kitchen area with a 2nd living area and rear access door.
 Describe the condition of the property (including physical, functional and external obsolescence): The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components. One bid was obtained that indicates the cost of foundation repair would be about \$39,000. This does not include repair of plumbing which would be displaced and damaged by major foundation repairs. An estimate of \$15,000 plumbing repairs after major foundation repairs was obtained online. There is brick veneer damage, drywall damage estimated @ \$5,000. The estimated Cost to Cure is estimated to be near \$60,000, rounded.

JAN 12, 2015



RESIDENTIAL APPRAISAL REPORT

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): NtreisMLS, Tax Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: There were no previous sales or listings found in the MLS within 3 years for the subject property or within one year for the comparable sales other than those reported above.
Date:	
Price:	
Source(s): NtreisMLS / Tax Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	271 Diamond Ln N Burleson, TX 76028	321 Emerald Ct Burleson, TX 76028	2008 Trailwood Burleson, TX 76028	2700 Oak Parkway Ct Burleson, TX 76028
Proximity to Subject		0.07 miles NW	1.19 miles E	0.94 miles SW
Sale Price	\$ N/A	\$ 188,500	\$ 174,900	\$ 166,000
Sale Price/GLA	\$ /sq.ft.	\$ 80.97 /sq.ft.	\$ 63.28 /sq.ft.	\$ 66.85 /sq.ft.
Data Source(s)	Inspection	Ntreis MLS; DOM 6	Ntreis MLS; DOM 28	Ntreis MLS; DOM 70
Verification Source(s)	Owner/TaxRecords	MLS #12043490	MLS #11901630	MLS #11934962
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	NA	ArmLth	ArmLth	ArmLth
Concessions	NA	Conv;S:\$5655	Conv;S:\$6967	Conv;S:\$2000
Date of Sale/Time	09/14	11/13	03/13	07/13
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	N;Res;	N;Res;	N;Res;	N;Res;
Site	38,115 sf	44301 sf	0 38725 sf	0 33018 sf
View	Resi;CityStr	Resi;CityStr	Resi;CityStr	Resi;CityStr
Design (Style)	Ranch	Ranch	Ranch	Ranch
Quality of Construction	BV	BV	BV	BV
Age	26	25	36	38
Condition	Fair	Average	Average	Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	8 4 3	7 4 2	8 5 3	8 4 2
Gross Living Area	2,628 sq.ft.	2,328 sq.ft.	2,764 sq.ft.	2,483 sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Group Home	Typ SFR	Typ SFR	Typ SFR
Heating/Cooling	Central H&A	Central H&A	Central H&A	Central H&A
Energy Efficient Items	C fans	C fans	C fans	C fans
Garage/Carport	2 Garage	2 Garage	None	2 Garage
Porch/Patio/Deck	Wrap Porch	Cov Por/Patio	0 Cov Por/Patio	0 Cov Por/Patio
Fireplace/Interior Amenities	No FP KitEq	FP SupKit	FP SupKit	FP SupKit
Other Amenities	FireAlarm/SprSys	Pipe Fence	None	Sec Sys CL Fnc
Other Amenities	None	None	None	Shop Bldg
Net Adjustment (Total)		+ \$ -80,269	+ \$ -76,302	+ \$ -71,791
Adjusted Sale Price of Comparables		\$ 108,231	\$ 98,598	\$ 94,209

Summary of Sales Comparison Approach Site adjustments are based on the differences between each sites estimated contributory value to the whole property. The comparable sales were closed and considered the most recent and similar to the subject at the time of the appraisal. The sales were selected on the basis of currency, proximity to the subject, similarity of the improvements, site and overall appeal. No other more recent or more comparable sales were discovered during the course of the appraisal.

Three sales took place in or near the subject subdivision. Appraiser searched for sales of homes that needed significant updating or repairs. It would appear from market sales that a negative adjustment is indicated by the market for homes that need updating/repairs. A negative adjustment equal to the estimated Cost to Cure was used in the Condition line.

In the opinion of this Appraiser, even after repairs have been done to this subject property, one might expect this property to sell on the lower end of the range when compared to other properties of similar size due to the fact that extensive repairs had to be made to the foundation. Also affecting resale will be the configuration as a group home and not a single family residence. A negative 10% adjustment was applied to estimate the market's reaction to the floor plan/layout of the home in the Functional Utility line. No other group homes were found in the extended market area.

A weighted average was used to arrive at the opinion of market value via the Market Approach to Value. Comparable 1 was weighted at 50%, Comparable 2 @ 30% and Comparable 3 @ 20%, the resultant \$100,346 value was rounded to \$100,000.

Indicated Value by Sales Comparison Approach \$ 100,000

RESIDENTIAL APPRAISAL REPORT

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.
 Provide adequate information for replication of the following cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Site value is based on sales of similar tracts in the area.

ESTIMATED	REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	35,000
Source of cost data: M&S Cost/Local Bids	DWELLING	2,628 Sq.Ft. @ \$	91.80	= \$	241,250
Quality rating from cost service: Class D Effective date of cost data: 2014		Sq.Ft. @ \$		= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$		= \$	
Cost estimates obtained from the Marshall & Swift Residential Cost		Sq.Ft. @ \$		= \$	
Service are adjusted to local conditions. Subject has been damaged by subsidence and slab failure. Cost to Cure from Page 1 was used as		Sq.Ft. @ \$		= \$	
Functional Depreciation. Physical depreciation was based on the	Garage/Carport	481 Sq.Ft. @ \$	32.05	= \$	15,416
Age/Life method. As is value of Site Improvements is the driveway.	Total Estimate of Cost-New			= \$	256,666
However, the driveway is badly damaged and any value added to the site would be diminished equally by the significant repairs needed, therefore, no site value was added for the driveway.	Less Physical	146,300	60,000	= \$(206,300)
	Functional			= \$	
	External			= \$	
	Depreciated Cost of Improvements			= \$	50,366
	"As-Is" Value of Site Improvements			= \$	0
				= \$	
				= \$	85,366
Estimated Remaining Economic Life (if required): 19 Years	INDICATED VALUE BY COST APPROACH			= \$	85,366

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.
 Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM): This approach is not considered necessary to the development of an opinion of current market value and was not requested by the client/lender.

PROJECT INFORMATION FOR PUDS (if applicable) The Subject is part of a Planned Unit Development.
 Legal Name of Project:
 Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ 100,000 Cost Approach (if developed) \$ 85,366 Income Approach (if developed) \$ NA
 Final Reconciliation The most emphasis is placed on the Sales Comparison Approach, as it reflects the buyers and sellers actions. The Cost Approach does not lend support to the final estimated value due to the estimated depreciation which is extremely difficult to estimate in all but newer or recently built homes. The cost for demolition is covered in the Supplemental Addendum. The subject improvements are considered to have a contributory value even though there is significant damage to the foundation, drywall, brick veneer and possibly plumbing.
 This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:
 This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
 Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 100,000, as of: 09/08/2014, which is the effective date of this appraisal.
 If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.
 A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:
 Scope of Work Limiting Cond./Certifications Narrative Addendum Photograph Addenda Sketch Addendum
 Map Addenda Additional Sales Cost Addendum Flood Addendum
 Hypothetical Conditions Extraordinary Assumptions

Client Contact: Ralph McBroom Client Name: Johnson County
 E-Mail: ramcbroom@johnsoncountytx.org Address: 1102 E Kilpatrick, Ste B, Cleburne, TX 76031

APPRAISER
Dona L. Buie
 Appraiser Name: Dona L. Buie, ATA-G
 Company: Appraisal Associates, LLC
 Phone: (817) 279-8689 Fax: (817) 579-5096
 E-Mail: dona@appraisertexas.com
 Date of Report (Signature): December 18, 2014
 License or Certification #: TX-1327327-G State: TX
 Designation: ATA-G
 Expiration Date of License or Certification: 04/30/2015
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 09/08/2014

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date of Report (Signature): _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____



Supplemental Addendum

File No. 1408-08

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County	Johnson
		State	TX
Client	Johnson County	Zip Code	76028

APPRAISER'S CERTIFICATION Continued

Per 2014-2015 Uniform Standards of Professional Appraisal Practice (USPAP), there are additional items required to be placed in the Appraiser's Certification. This software does not provide the capability to enter additional items to the pre-printed Appraiser's Certification. The additional items entered below are required certifications by USPAP. It is my intent for this page to be a continuation of the pre-printed form herein.

In accordance with USPAP, the requirement of work history for the subject property over a three year period must be disclosed prior to acceptance of the assignment (or if discovered after acceptance during the research in the assignment). I have/have not performed any service, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding acceptance of this assignment.

I recognize that significant appraisal assistance was provided by the county appraisal district and tax assessment office. In calculating and rendering an opinion of site value for the subject, I relied upon assessed values of surrounding properties rendered by the county. These values were applied to an allocation/ratio method to obtain an opinion of site value for the subject.

SCOPE OF WORK: The Scope of Work is a preliminary decision made by the appraiser in communication with the client in terms of how the appraisal should be conducted, the type and extent of research and analyses in an assignment. It requires an identification of the intended users and the function of the appraisal and how it is to be used (i.e. HUD/FHA, Fannie Mae, VA, Cash transaction, market analysis), in accordance with USPAP so that sufficient analysis, methodology, and communication can be made to those who rely on the appraisal to make lending, financing, or purchasing decisions. Included in the Scope of Work decision and communication is the need of sufficient information gathered and analyzed to develop and report a credible opinion of value. Conclusions reported herein, were based on data gathered, analyzed and considered reasonably available. The steps necessary to obtain a logically supported market value conclusion pertaining to the subject property are noted herein. In the preparation of the appraisal, I made a physical examination of the subject site and improvements, taking sufficient photographs to adequately characterize the property being appraised. The subject and comparable sales' respective neighborhoods were analyzed, and researched. A visual examination of the comparable sales from the street view was performed. Extent of research into physical and economic factors that could affect the subject property include, but are not limited to, flood maps, plat maps, zoning ordinances, and local lender's rates and trends. The extent of data research may have included, but not limited to, the local Multiple Listing Service (MLS), appraiser's work files, local appraisal districts, tax office records, verification of sales, interviews with real estate agents/Realtors and others who are experienced or knowledgeable regarding value influences within the subject's market area, the Marshall & Swift Residential Cost Handbook, and local builder's. The sources and data are considered reliable. The subject's history was researched for the past three years from the effective date of the appraisal and the findings were reported herein. Furthermore, I researched the sales history and/or transfers of the comparable sales for the year prior to the date of sale of that comparable. The type and extent of analysis applied to arrive at opinions or conclusions include a Sales Comparison Approach, Cost Approach, Income Approach, Market Conditions Analysis, and Highest and Best Use unless otherwise noted that an analysis was not applicable. Certain approaches were given more weight than others and certain approaches to value were considered not applicable due to the lack of data available for the particular analysis or that the approach was not applicable. If so warranted, I have indicated the approach(es) not utilized in the final value analysis on page 2 of the URAR. This is an Appraisal Report (formerly Summary Appraisal Report); a written report prepared under Standards Rule 2-2(a) of USPAP. If present, functional and external factors are specifically addressed in the appraisal report.

2013 ANSI manual: "Below 'grade' is defined as space on any level, which has living area (finished, partially finished, unfinished, garage, etc), is accessible by interior stairs, and has earth adjacent to any exterior wall. If earth is adjacent or any portion of any wall, the entire level is considered as below grade. Such space may be of similar construction/materials and considered comparable (in finish, use, and/or value) to that of gross living area of GLA. However, the separation of all above and below grade space is consistent within most residential measurement guidelines."

Market Conditions (Including support for the above conclusions) Interest rates remain in the single digits and 30 year fixed mortgages are readily available to qualified buyers. Property values seem to be stable with a marketing time under 3 months. The subject falls below the range of sales for this neighborhood and is not considered an appropriate improvement for this area.

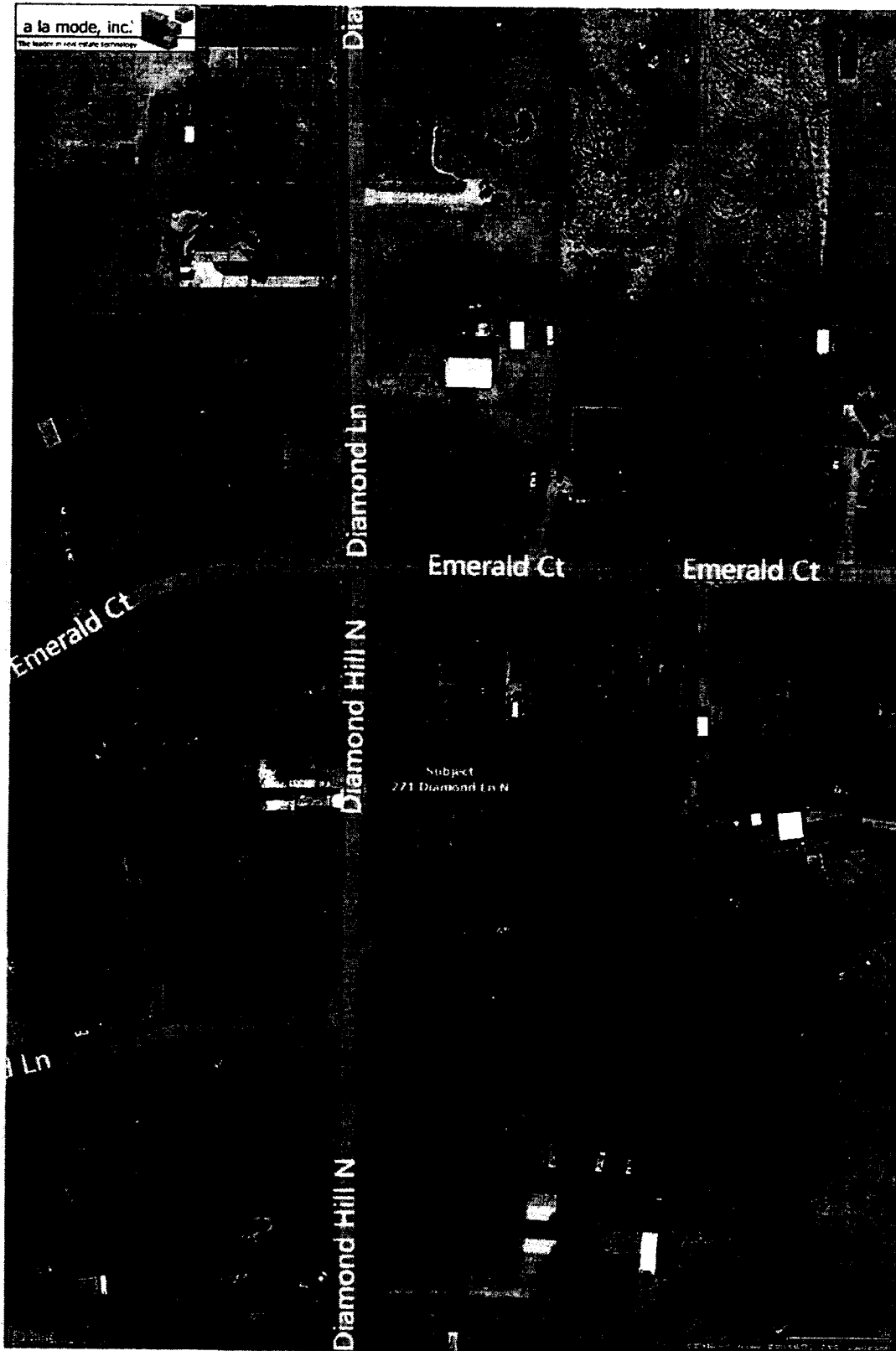
PREDOMINANT VALUE: The subject neighborhood is not homogeneous, and contains a very wide variety of properties. All of which sell at multiple price points. The predominant price shown on page one indicates the "mode", a statistical term referring to the most frequently occurring variant in a data set, for the neighborhood. This typically has nothing to do with the subject's relationship within the neighborhood, and should not be considered a benchmark for an over or under improvement. In this case, however, the subject's estimate of market value is *not within* the low to high price range for this area, and is not considered an appropriate improvement due to functionality of the group home design and the significantly damaged foundation.

It should be noted that the Subject has been significantly damaged by ground subsidence and slab failure.

The cost for demolition was obtained from the M&S Cost Service. Cost for demolition from M&S is about 5.30/sf or \$13,928; Site clearing/levelling is estimated at \$1,000 and Dumping is estimated at \$4,000; for a total of \$18,928. The estimate of lot value is based on sales of lots in the market area which indicated \$35,000. If the home were to be demolished and the debris removed, the resultant value of the remainder would be the lot value \$35,000 less the costs of demolition and debris removal \$18,928 for a remaining value of **\$16,072**. This remaining lot value was researched and reviewed in order to decide if it was financially feasible to repair the foundation, brick veneer, drywall & plumbing for a potential buyer. It was determined that the current improvements due have a contributory value in their "As Is" condition.

Aerial Map

Owner	Johnson County				
Property Address	271 Diamond Ln N				
City	Burleson	County	Johnson	State	TX Zip Code 76028
Client	Johnson County				

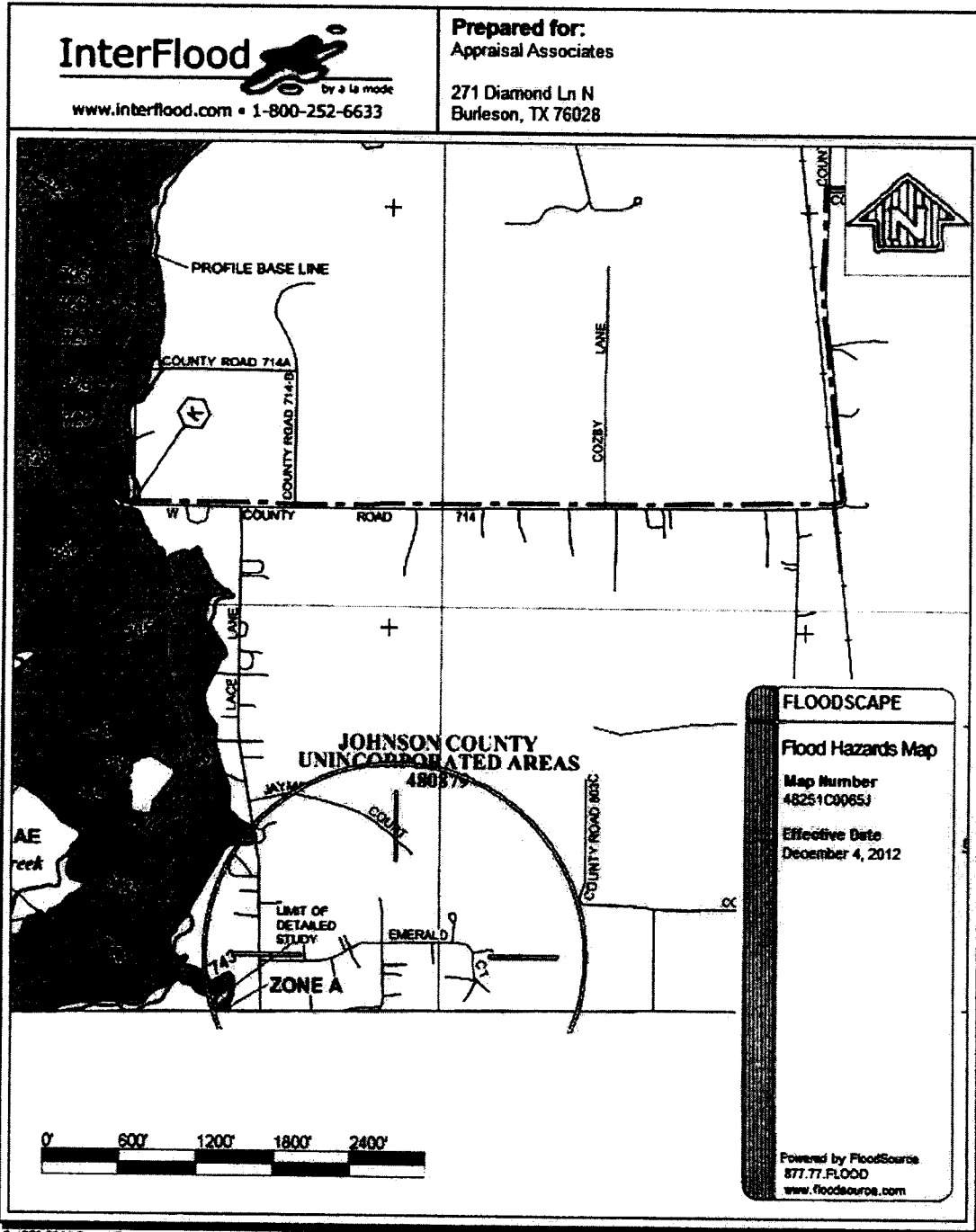


Flood Map

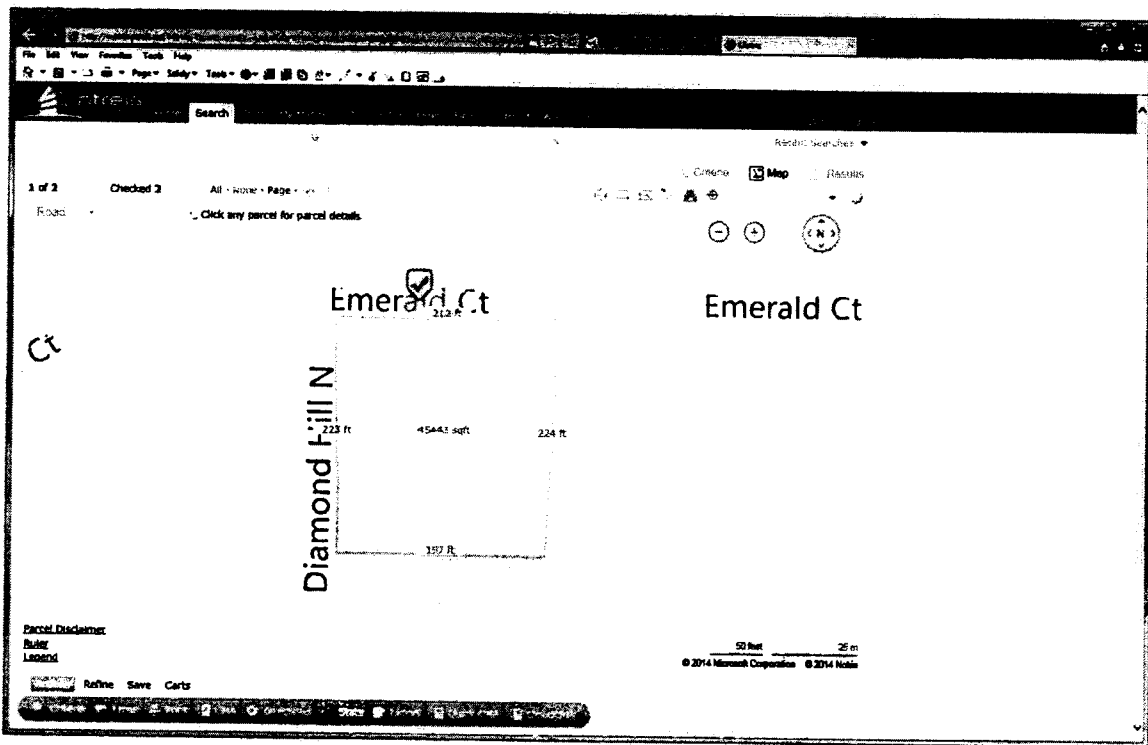
Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County	Johnson
		State	TX
Client	Johnson County	Zip Code	76028

For Illustration Purposes Only

According to this map, the subject property does not appear to be within a Flood Hazard Area, however a prudent buyer should rely on a survey done by a professional surveyor to determine the subject property's exact relationship to any flood hazard area.

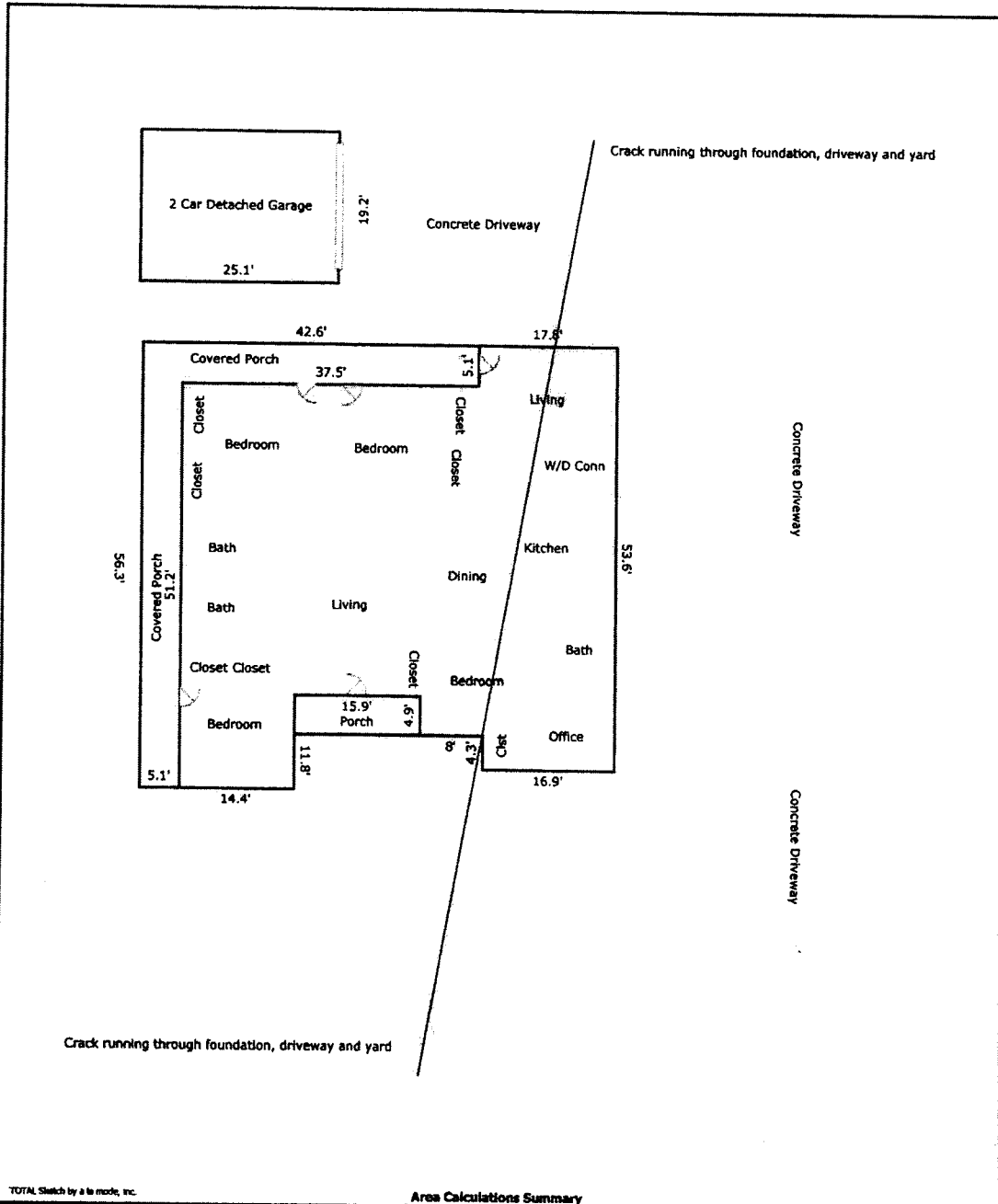


© 1999-2014 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For info: info@floodsource.com.



Building Sketch

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County	Johnson
		State	TX
		Zip Code	76028
Client	Johnson County		



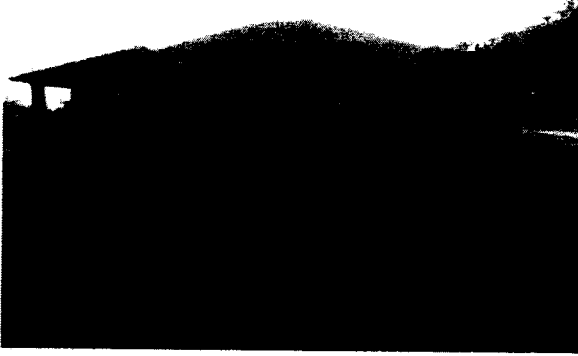
TOTAL Sketch by a la mode, inc.

Area Calculations Summary	
Living Area	
First Floor	2628.4 Sq ft
Total Living Area (Rounded):	2628 Sq ft
Non-living Area	
Open Porch	78.3 Sq ft
2 Car Detached	480.8 Sq ft
Open Porch	476.6 Sq ft

Subject Photo Page

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County	Johnson
		State	TX
Client	Johnson County	Zip Code	76028

Subject Front



271 Diamond Ln N
Sales Price N/A
Gross Living Area 2,628
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3
Location N;Res;
View Resi;CityStr
Site 38,115 sf
Quality BV
Age 26

Subject Rear

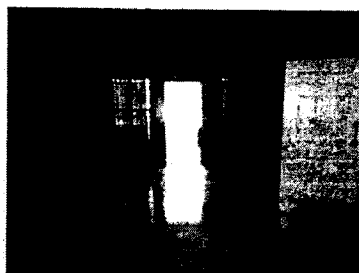


Subject Street



Photograph Addendum

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County Johnson	State TX Zip Code 76028
Client	Johnson County		



Entry



Living Area



2nd Living area



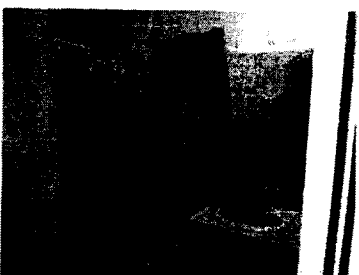
Kitchen/Dining



Bedroom 1



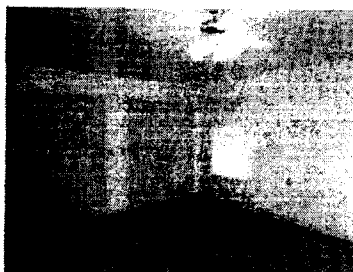
Office off caretaker bedroom



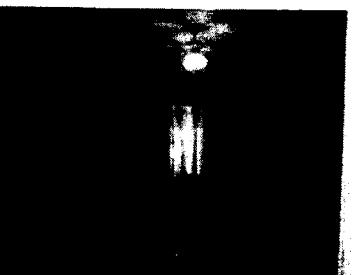
Bath 1



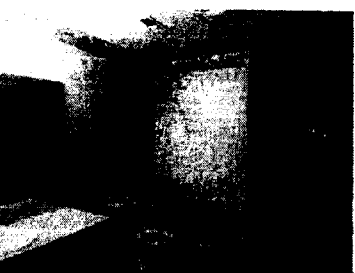
Bedroom 2



Bedroom 3



Bedroom 4



Bath 2, roll in shower



Bath 3 with therapy tub



Garage



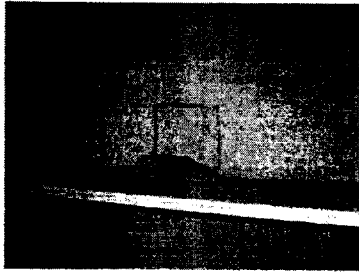
Garage Interior



Floor tile cracking

Photograph Addendum

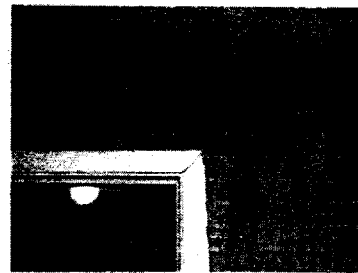
Owner	Johnson County				
Property Address	271 Diamond Ln N				
City	Burleson	County	Johnson	State	TX
Client	Johnson County				



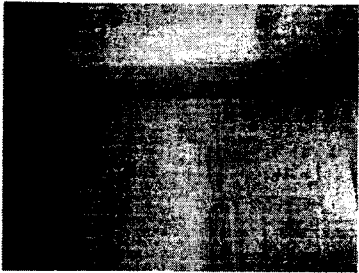
Drywall hole in closet



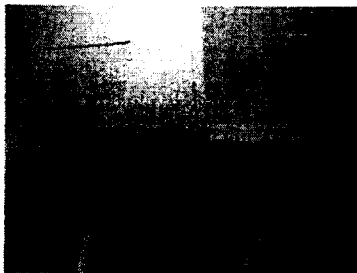
Drywall cracking



Drywall cracking



Drywall cracking



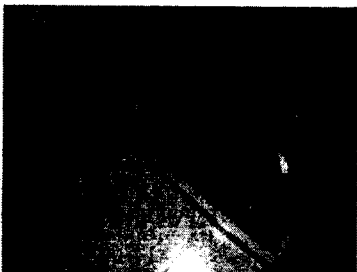
Drywall cracking



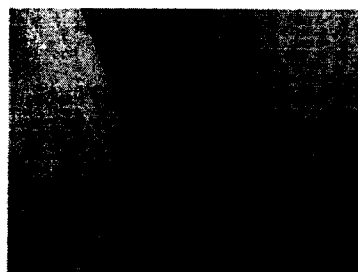
Drywall @ ceiling cracking



Displacement cracking in corne



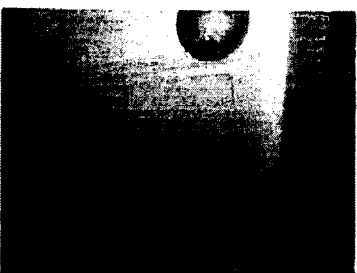
Damaged wood in cabinet



damaged floor tile



Cracked floor tiles



Attic scuttle



Drywall @ Washer conn



Poorly done repair @ bath1



Driveway



View of Driveway

Photograph Addendum

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County	Johnson
Client	Johnson County	State	TX
		Zip Code	76028



Septic system



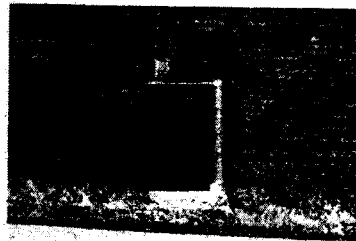
Side view



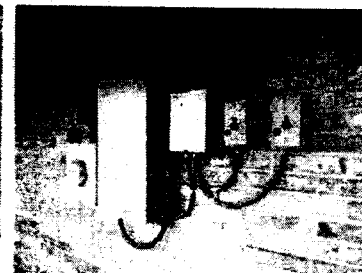
Rear entry view



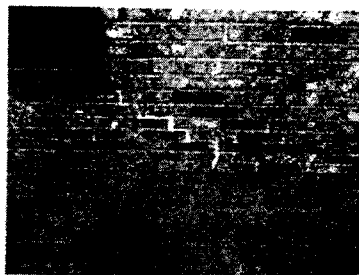
Security lighting



Exterior AC unit



Electric meter & panel



Brick/Mortar cracking



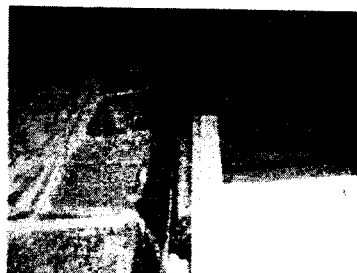
Brick/Mortar cracking



BV cracking @ door



Trim and mortar crack



BV pulling away @ window



Trim pulling away with BV



BV pulling away @ window



Seal/Mortar crack @ window



Brick/Mortar cracking

Photograph Addendum

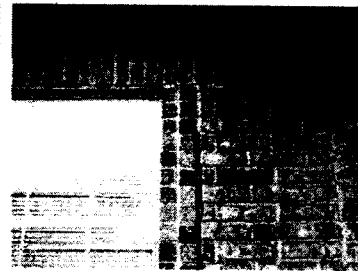
Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County Johnson	State TX Zip Code 76028
Client	Johnson County		



Brick/Mortar cracking



Brick/Mortar cracking



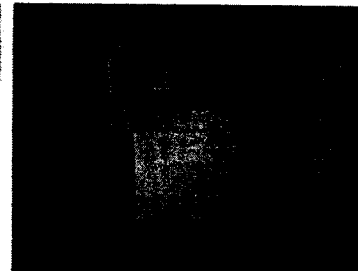
Brick/Mortar cracking



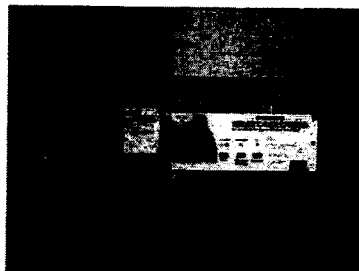
Brick/Mortar cracking



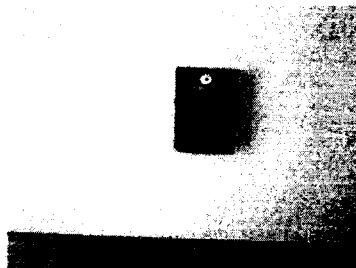
Brick/Mortar cracking



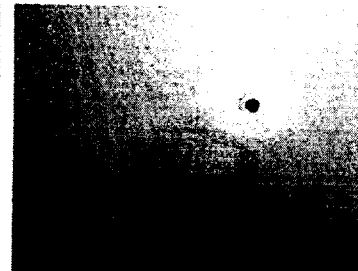
Water shutoff



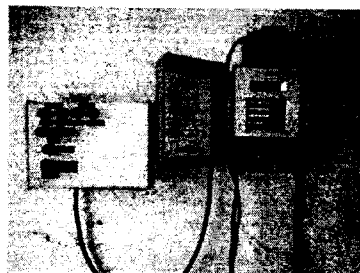
Alarm box



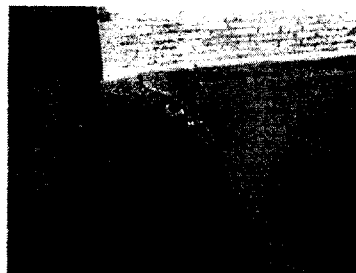
1 of several Fire alarms



Sprinkler system



Sprinkler system controls



Crack in sidewalk



Street, S along Diamond Ln



Street, E along Emerald Ct



Street, W along Emerald Ct



Floor tiles buckling

Comparable Photo Page

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County	Johnson
Client	Johnson County	State	TX
		Zip Code	76028

**Comparable 1**

321 Emerald Ct
 Prox. to Subject 0.07 miles NW
 Sale Price 188,500
 Gross Living Area 2,328
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2
 Location N;Res;
 View Resi;CityStr
 Site 44301 sf
 Quality BV
 Age 25

**Comparable 2**

2008 Trailwood
 Prox. to Subject 1.19 miles E
 Sale Price 174,900
 Gross Living Area 2,764
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3
 Location N;Res;
 View Resi;CityStr
 Site 38725 sf
 Quality BV
 Age 36

**Comparable 3**

2700 Oak Parkway Ct
 Prox. to Subject 0.94 miles SW
 Sale Price 166,000
 Gross Living Area 2,483
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2
 Location N;Res;
 View Resi;CityStr
 Site 33018 sf
 Quality BV
 Age 38

Owner	Johnson County	File No. 1408-08
Property Address	271 Diamond Ln N	
City	Burleson	County Johnson
Client	Johnson County	State TX Zip Code 76028

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Highest and Best Use: Appraiser concludes maximum productivity of the site "as improved" as residential. It is located in a residential use area, surrounded by other residential properties and optimally suited to a residential use.

Exposure Time: is considered to be 120 to 180 days under current market conditions.

Intended Use/User: The intended use is for refinancing purposes and the users will be the Client.

Prior History: The appraiser has no prior history with the subject property within the past three years.

Note: Appraiser reserves the right to change any, some or all parts of this appraisal if new information becomes available or is discovered; including, but not limited to, the opinion of market value.

APPRAISER:

Signature: *Dona L. Buie*
 Name: Dona L. Buie, ATA-G
 State Certified General Appraiser
 State Certification #: TX-1327327-G
 or State License #: _____
 State: TX Expiration Date of Certification or License: 04/30/2015
 Date of Signature and Report: December 18, 2014
 Effective Date of Appraisal: 09/08/2014
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 09/08/2014

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Assumptions, Limiting Conditions & Scope of Work

RFB 2014-415

File No.: 1408-08

Property Address: 271 Diamond Ln N	City: Burleson	State: TX	Zip Code: 76028
Client: Johnson County	Address: 1102 E Kilpatrick, Cleburne, TX 76031		
Appraiser: Dona L Buie, ATA-G	Address: PO Box 391, Granbury, TX 76048-0391		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):
Foundation repair bids were requested in order to estimate financial feasibility of any repairs.

It is an extraordinary assumption that the slab could be repaired for the amount in the bid and that the resultant plumbing repairs could be done for the amount estimated. If these assumptions are found to be false, it could impact the opinion of market value.

Certifications

Property Address: 271 Diamond Ln N	City: Burleson	State: TX	Zip Code: 76028
Client: Johnson County	Address: 1102 E Kilpatrick, Cleburne, TX 76031		
Appraiser: Dona L Buie, ATA-G	Address: PO Box 391, Granbury, TX 76048-0391		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Ralph McBroom	Client Name: Johnson County
E-Mail: ramcbroom@johnsoncountytx.org	Address: 1102 E Kilpatrick, Cleburne, TX 76031
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
<i>Dona L. Buie</i> Appraiser Name: Dona L Buie, ATA-G	Supervisory or Co-Appraiser Name: _____
Company: Appraisal Associates, LLC	Company: _____
Phone: (817) 279-8689 Fax: (817) 579-5096	Phone: _____ Fax: _____
E-Mail: dona@appraisaltetexas.com	E-Mail: _____
Date Report Signed: December 18, 2014	Date Report Signed: _____
License or Certification #: TX-1327327-G State: TX	License or Certification #: _____ State: _____
Designation: ATA-G	Designation: _____
Expiration Date of License or Certification: 04/30/2015	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 09/08/2014	Date of Inspection: _____



PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

Appraiser's License

Owner	Johnson County		
Property Address	271 Diamond Ln N		
City	Burleson	County Johnson	State TX Zip Code 76028
Client	Johnson County		

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate AppraiserNumber: **TX 1327327 G**Issued: **03/13/2013**Expires: **04/30/2015**Appraiser: **DONA LEE BUIE**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner