



APPRAISAL REPORT

VACANT LAND

State Highway 78,
Lavon, Collin County, Texas 75166



CLIENT

Collin County

February 16, 2024

Bill Burke
Collin County
Director of Construction
4600 Community Avenue
McKinney, Texas 75071

VACANT LAND

State Highway 78,
Lavon, Collin County, Texas 75166



In accordance with your request and authorization, we have completed an Appraisal Report of the captioned property for the purpose of developing an opinion of the market value of the subject property. It is our intent to comply with 12 CFR, Subpart C - Subsection 34.42(g), Department of the Treasury, Office of the Comptroller of the Currency, as well as the Uniform Standards of Professional Appraisal Practice (USPAP).

It should be noted that the undersigned have experience in appraising properties considered similar to the subject, in the subject market area, and therefore comply with the Competency Rule as outlined in USPAP.

The following report, plus the Addenda, sets forth our findings and conclusions. Maps, plats and photographs that are considered essential to explain the reasoning followed in making the appraisal have been included and the conclusions are expressed therein. Also, no hazardous materials or waste were noted upon inspection of the subject property. Please refer to the Basic Assumptions and Limiting Conditions section of this report.

USPAP Standards Rule 1-2(h) states that an appraiser must identify the scope of work necessary to complete an assignment. The scope of work is acceptable when it is consistent with: (1) the expectations of participants in the market for the same or similar appraisal services; and (2) what the appraiser's peers' actions would be in performing the same or similar assignment in compliance with USPAP. In the case of the subject property, both of these USPAP criteria have been met.

NOTEWORTHY POINTS

- Per plat records, the subject is a 1.000-acre (43,561-SF) tract of vacant land.
- The subject is not under contract nor listed for sale.
- The Sales Approach was fully developed herein. The omission of the Income Approach and Cost Approach to value is not considered to, in any way, reduce the reliability of the value conclusions herein. The Cost Approach was not considered to be applicable due to the lack of improvements located on the subject site. The Income Approach was not considered to be applicable due to the subject as a non-income producing piece of land.
- **Reader is referred to the Hypothetical Condition in the Scope of Work section.**



The appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to develop the following opinion of value:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	February 13, 2024	\$760,000

Support and explanation for our value conclusion is explained in detail in the contents of the attached report. It has been a pleasure to assist you, and if we can be of service to you in the future, please let us know.

Lowery Property Advisors, LLC

Handwritten signature of Michael A. McClain in blue ink.

MICHAEL A. MCLAIN, MAI, R/W-AC
Texas State Certified General Real Estate Appraiser
Certificate No. TX1380290-G
andy@lowerypa.com

Handwritten signature of Robert W. Snider in blue ink.

ROBERT W. SNIDER, MAI, SR/WA, R/W-AC
Texas State Certified General Real Estate Appraiser
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SALIENT DATA

GENERAL

Date of Valuation	February 13, 2024 "As Is"
Date of Inspection	February 13, 2024
Property Rights	Fee Simple

SITE

Location	The subject property is located on the north side of State Highway 78, to the northwest of the State Highway 205 terminus. There is currently no physical address associated with the property.
Site Description	Per plat records, the subject site is comprised of 1.000 acre (43,561 SF) and is generally rectangular in shape with level topography. No flood plain is noted. Reader is referred to the <i>Site Description</i> section for additional details.
Legal Description	Lot 2, Block 1, Lavon JP Office Addition, situated in the W. H. Moore Survey, Abstract No. 638, City of Lavon, Collin County, Texas.
Zoning	"R" – Retail District

IMPROVEMENTS

General Description	The subject is currently vacant land.
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HIGHEST & BEST USE

As Vacant	Commercial development
As Improved	Not applicable





SUBJECT PHOTOS



Looking southwest toward the subject



Looking south toward the subject



Looking north toward the subject



Looking northwest toward the subject



Looking east along State Highway 78



Looking west along State Highway 78





INTRODUCTION

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report. Furthermore, as agreed upon with the client prior to the preparation of this appraisal, this is an appraisal as set forth by USPAP.

TYPE OF VALUE

The value definition employed in this report is *Market Value* as defined in 12 CFR - Part 34.42 (FIRREA), Department of the Treasury, Office of the Comptroller of the Currency.

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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- 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.

Intended Use	Internal decision-making purposes
Intended User	Collin County and/or affiliates and assigns.
Client	Collin County c/o Bill Burke
Interest Valued	Fee Simple
Date of Valuation	February 13, 2024 "As Is"
Date of Inspection	February 13, 2024
Date of Report	February 16, 2024





SCOPE OF WORK

The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied. In preparing this appraisal, the appraisers did the following:

- Inspected the subject property;
- Search the applicable market area for comparable market data. We utilized multiple sources including but not limited to: *Costar*, *Loopnet*, area brokers, local MLS, as well as our proprietary database.
- Interviewed landowners and local brokers familiar with the subject area and considered their insight of the current market and transactions;
- Obtained information from surrounding counties and area jurisdictions regarding zoning, taxes, property history, flood plain, utilities, etc.
- Developed an opinion of the market value via the Sales Approach. The omission of the Income Approach and Cost Approach to value is not considered to, in any way, reduce the reliability of the value conclusions herein. The Cost Approach was not considered to be applicable due to the lack of improvements located on the subject site. The Income Approach was not considered to be applicable due to the subject as a non-income producing piece of land. The inclusion or exclusion of approaches to value was determined by LPA and not our client.
- To develop the opinion of value, the appraiser performed an appraisal process, as defined by the Uniform Professional Standards of Appraisal Practice.

Extraordinary Assumptions & Hypothetical Conditions

It is emphasized that per USPAP, “*the use of extraordinary assumptions and or hypothetical conditions may have affected assignment results.*” These terms are defined as follows:

Extraordinary Assumption, “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” This report is made with the following extraordinary assumption(s):

- **None**

Hypothetical Condition, “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” This report is made with the following hypothetical condition(s):

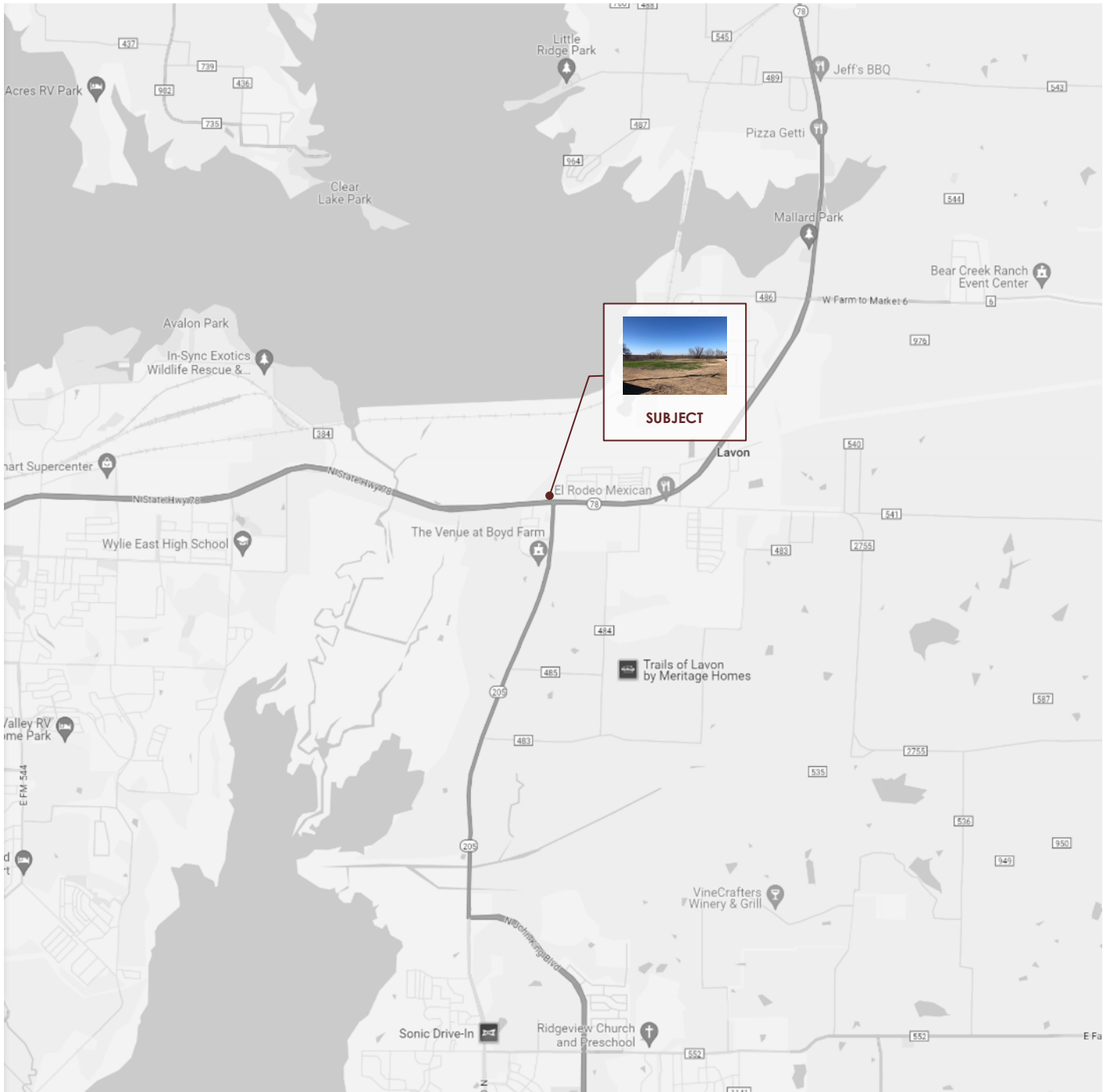
- **None**





NEIGHBORHOOD

A neighborhood is typically a segment of a community, city or town which is a homogeneous grouping of individuals, buildings or business enterprises within the larger community. A neighborhood has three stages of life and possibly a fourth. They are (1) integration (the development stage), (2) equilibrium (the static stage), (3) disintegration (the declining or decaying stage), and possibly (4) a redevelopment or rejuvenation state or period and continuance of the neighborhood life cycle.





LOCATION

The subject property is located outside of Lavon in unincorporated Collin County, Texas. The subject neighborhood is generally defined by use patterns, as well as the location of major thoroughfares.

ACCESS

Access to the subject neighborhood is considered good due to the presence of the Dallas/Fort Worth freeway system. State Highway 78 provides high speed transportation southwest to the President George Bush Turnpike. President George Bush Turnpike (State Highway 161) provides quick transportation around the outer circumference of the north eastern quadrant of the Metroplex. Furthermore, other primary thoroughfares, including Lavon Drive, West Farm to Market 544, State Highway 200, Interstate 30, and the North Central Expressway (75) service the general neighborhood.

UTILITIES

The subject neighborhood is adequately served by all the typical utilities, including water, sewer, electric service, natural gas, private well and septic and public telephone. No shortages of utility service in the developed portions of the neighborhood were reported and lack of utilities has not been detrimental in the development of the area. Major utility companies servicing the neighborhood include the city of Lavon, Atmos Gas Company, and TXU Electric Company.

NUISANCES & HAZARDS

Nuisances and hazards are limited in the subject neighborhood. Vibration, smoke, smog, odors and intense noise are basically related to vehicular traffic along the major thoroughfares. As in any area, traffic density poses problems ranging from congestion to noise. These problems are not severe and are a natural part of most communities.



LIFE CYCLE

Each neighborhood has a unique and dynamic quality all its own, given man's unique imagination, design and development of an area. This quality is described as a "life cycle," which is identified in *The Appraisal of Real Estate* as evolving through the following four stages.

Growth	Neighborhood gains public favor and acceptance
Stability	Equilibrium without marked gains or losses
Decline	Diminishing demand
Revitalization	Renewal, modernization and increasing demand

The subject neighborhood appears to be in the **growth** period of its life cycle. The immediate area is a well-established area within the subject's region and is considered to be approximately 70% developed. Properties appear to range in age from new to over 30 years.

CONCLUSION

The subject neighborhood is located in Collin County, Texas. Demand for virtually all types of real estate in this area has been mostly stable in recent years. The subject property displays good locational attributes in the defined neighborhood and should benefit from any positive economic conditions experienced by the immediate area.





DEMOGRAPHICS

The following pages summarize data generated by the STDB.



Site Map

971-1061 TX-78 S
971-1061 TX-78 S, Lavon, Texas, 75166
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.02273
Longitude: -96.45735





Demographic and Income Profile

971-1061 TX-78 S
971-1061 TX-78 S, Lavon, Texas, 75166
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.02273
Longitude: -96.45735

Summary	Census 2010	Census 2020	2023	2028
Population	5,372	9,226	11,859	13,292
Households	1,785	2,924	3,823	4,320
Families	1,504	2,491	3,146	3,525
Average Household Size	3.01	3.16	3.10	3.08
Owner Occupied Housing Units	1,621	2,583	3,338	3,835
Renter Occupied Housing Units	165	341	485	485
Median Age	33.5	34.7	36.6	35.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	2.31%	0.97%	0.30%
Households	2.47%	1.15%	0.49%
Families	2.30%	1.16%	0.44%
Owner HHs	2.81%	1.38%	0.66%
Median Household Income	1.87%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	81	2.1%	75	1.7%
\$15,000 - \$24,999	150	3.9%	120	2.8%
\$25,000 - \$34,999	114	3.0%	88	2.0%
\$35,000 - \$49,999	306	8.0%	247	5.7%
\$50,000 - \$74,999	607	15.9%	541	12.5%
\$75,000 - \$99,999	601	15.7%	672	15.6%
\$100,000 - \$149,999	1,004	26.3%	1,252	29.0%
\$150,000 - \$199,999	469	12.3%	710	16.4%
\$200,000+	490	12.8%	616	14.3%

Median Household Income	\$101,531	\$111,377
Average Household Income	\$127,871	\$144,723
Per Capita Income	\$40,054	\$45,756

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	442	8.2%	712	7.7%	810	6.8%	942	7.1%
5 - 9	495	9.2%	782	8.5%	856	7.2%	960	7.2%
10 - 14	455	8.5%	758	8.2%	876	7.4%	988	7.4%
15 - 19	398	7.4%	709	7.7%	797	6.7%	858	6.5%
20 - 24	232	4.3%	448	4.9%	674	5.7%	713	5.4%
25 - 34	792	14.7%	1,243	13.5%	1,639	13.8%	1,994	15.0%
35 - 44	900	16.8%	1,461	15.8%	1,736	14.6%	1,916	14.4%
45 - 54	778	14.5%	1,222	13.2%	1,547	13.0%	1,689	12.7%
55 - 64	516	9.6%	1,040	11.3%	1,420	12.0%	1,376	10.4%
65 - 74	247	4.6%	570	6.2%	1,016	8.6%	1,154	8.7%
75 - 84	94	1.7%	203	2.2%	405	3.4%	585	4.4%
85+	22	0.4%	76	0.8%	84	0.7%	117	0.9%



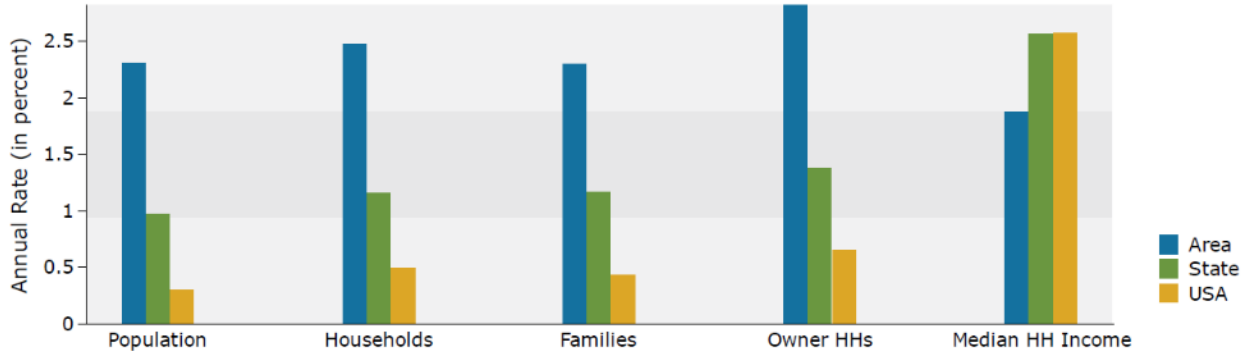


Demographic and Income Profile

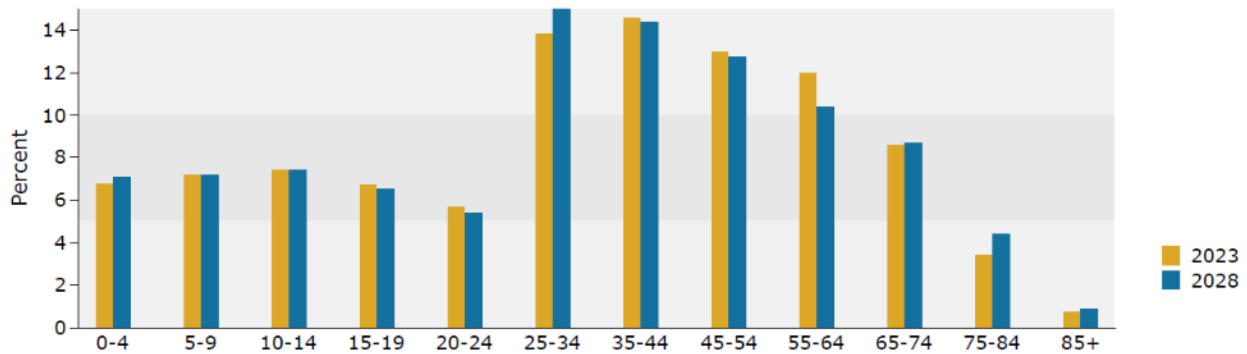
971-1061 TX-78 S
971-1061 TX-78 S, Lavon, Texas, 75166
Ring: 3 mile radius

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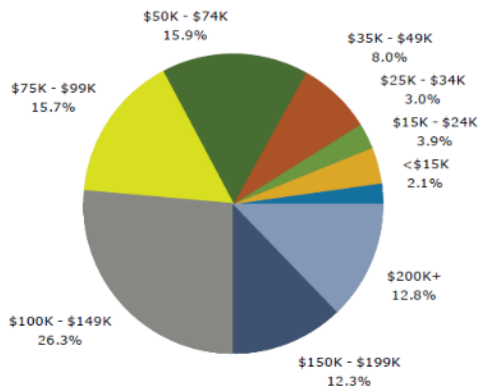
Trends 2023-2028



Population by Age



2023 Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.





ECONOMIC UPDATE

LPA is committed to monitoring the current economic environment. The following section analyzes several current economic factors such as the lingering effects of COVID-19, inflation, gas prices, supply chain issues, unemployment, etc. and the effects on commercial real estate.

COVID-19

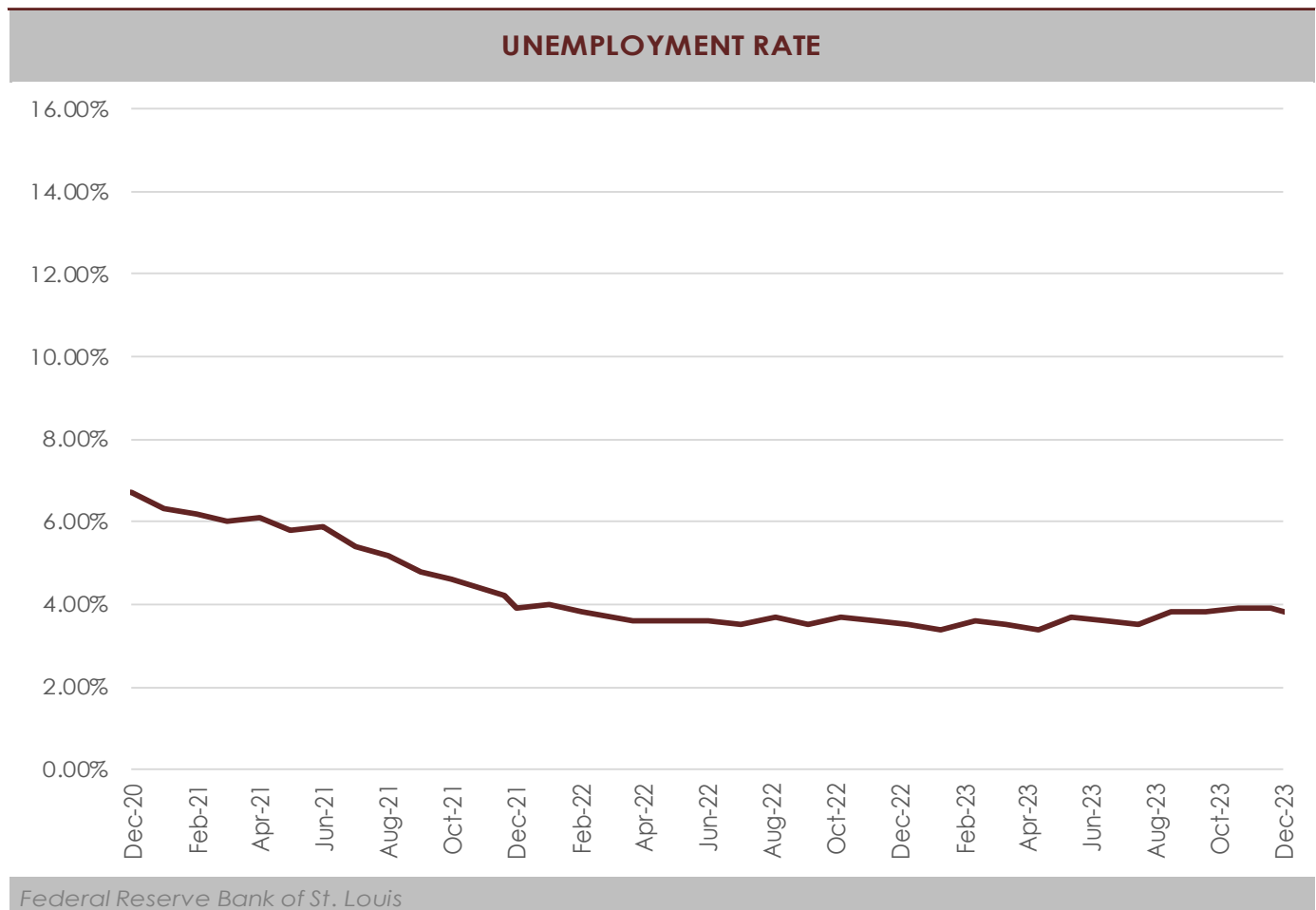
As COVID-19 began in 2020, unemployment reached a high of 14.7%. GDP declined 34% in Q2 2020, The CARES Act, enacted shortly after the beginning of COVID, was a shot in the arm of the U.S. economy. Throughout 2020 and as we entered 2021, the economy began to ease slightly. In 2021 the U.S. began offering four vaccines: Johnson & Johnson, Pfizer, Moderna, and Novavax. Although riddled with supply chain problems and closing businesses, the unemployment rate continuously decreased to 3.5% where it stands as of July 2023. GDP has increased since Q2 2020. The U.S. government has enacted various monetary and fiscal policies to assist the economy, such as \$377 billion in emergency grants and loans for small businesses and decreasing the federal fund rate. Although the economy is recovering from COVID-19, these are still unpredictable times.





UNEMPLOYMENT

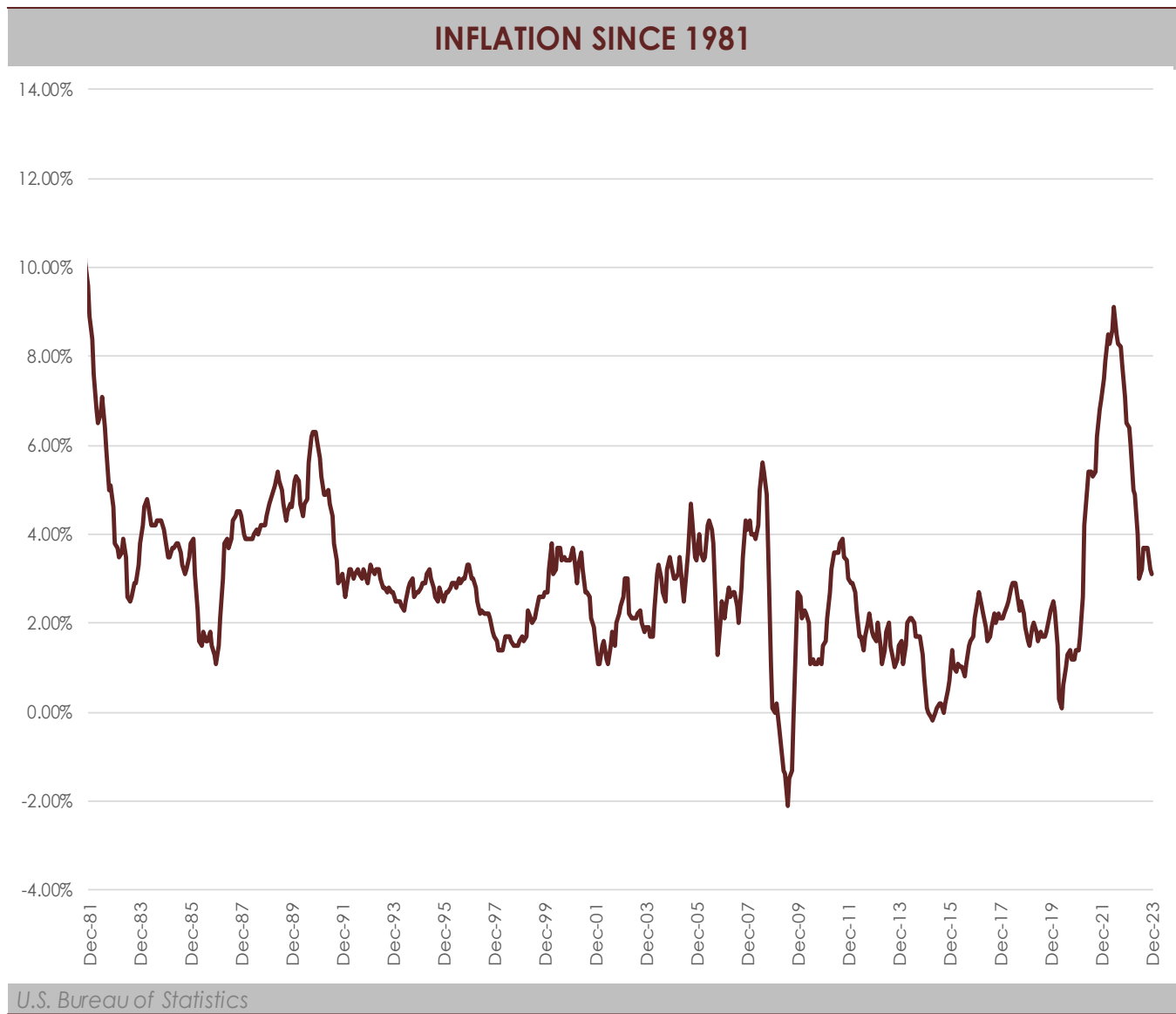
The COVID-19 pandemic accelerated already emerging trends in slow labor force growth and higher demand for skilled labor. The number of jobless claims skyrocketed in March 2020, when the pandemic officially began, with official unemployment numbers reaching 23.1 million or 14.7%. Unemployment has steadily declined over the following months, with the unemployment rate as of July 2023 recorded at 3.5%, which is back to pre-pandemic levels. In 2022, US employers added a total of 4.5 million new jobs, which is the second strongest year in the past 40 years after 2021. The majority of the new jobs were led by the leisure and hospitality industry as well as professional and business services. Despite the low unemployment rate and job creations, industries are still having problems being understaffed as people used COVID-19 to change jobs and careers, leaving holes in the industries they've left behind. Career changes and the need to work remotely have led to a worker shortage, especially in the food service and hospitality industries. The chart below shows the monthly unemployment rate since December 2020.





INFLATION

Inflation has hit the United States hard since the beginning of 2021. Inflation is the rate of increase in prices over a given period of time. The most common form of measurement is the Consumer Price Index (CPI). This measures the percentage change in price over a “basket” of goods and services in households. According to the U.S Bureau of Labor Statistics, the annual inflation rate in the U.S. has slowed more than expected to 3.2% in July 2023 from an over 40-year high of 9.1% in June 2022. The below chart using data from the U.S. Bureau of Statistics shows the inflation rate over the last 40 years and the increase of inflation in the U.S. since April 2020, and the start of the COVID-19 pandemic.



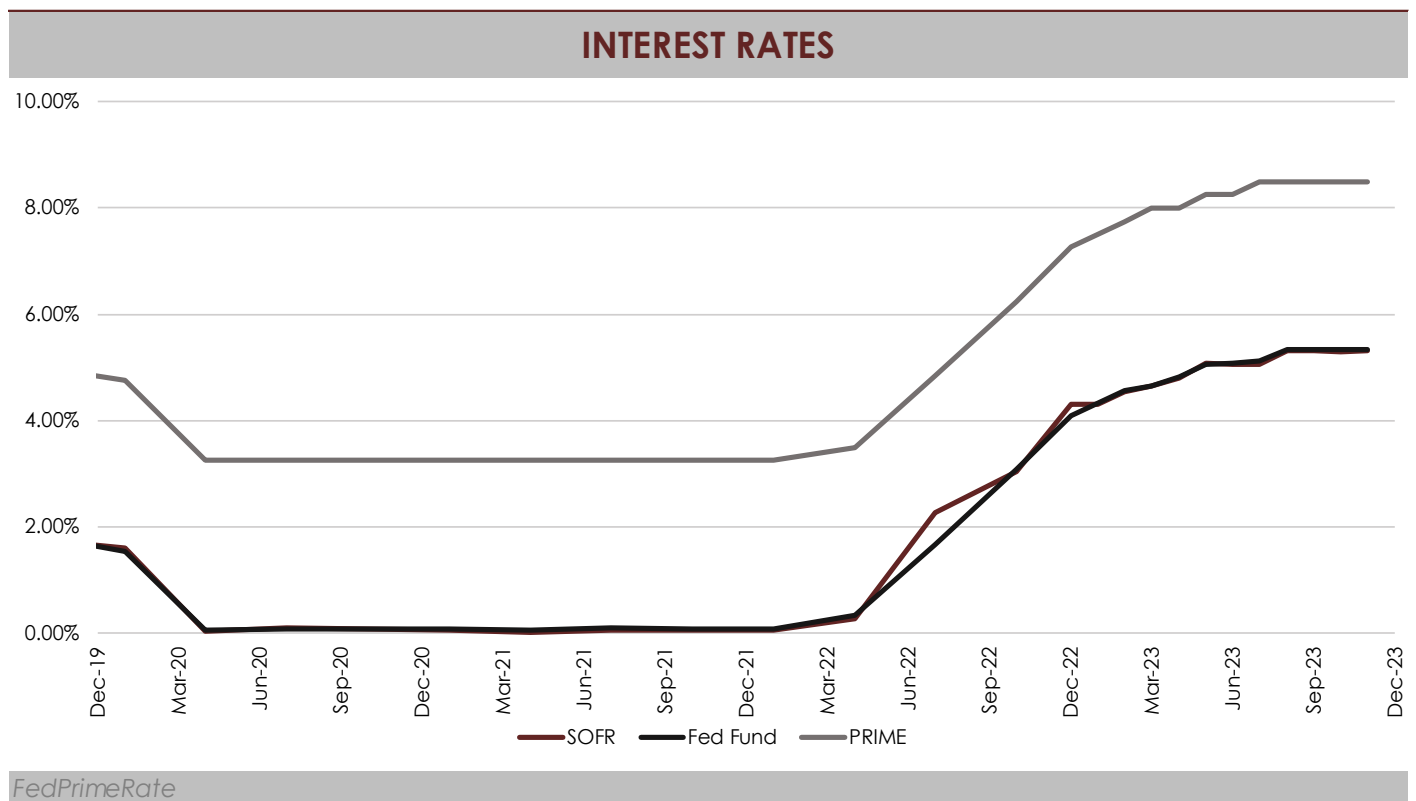


INTEREST RATES

Prime Rate is individually determined by banks and often used as a reference rate (also known as the base rate) for several types of loans. Examples of the types of loans using this rate include credit card loans and small business loans. The prime rate is used by banks to lend to consumers and are fixed and typically do not change over extended periods of time.

Secured Overnight Financing Rate is a benchmark interest rate that institutions utilize for business and consumer loans. The Secured Overnight Financing Rate (SOFR) is the dominant benchmark rate after the US LIBOR panels ended on June 30, 2023. Unlike its predecessor, SOFR incorporates actual lending transaction data amongst institutions making it a more reliable source.

Federal Funds Rate is set by the Federal Open Market Committee (FOMC). This rate is the target at which excess reserves are lent and borrowed amongst commercial banks overnight. This rate influences short-term rates on credit cards and consumer loans as well as piquing investors' interest by impacting the stock market.



To combat higher than average inflation, rates began increasing in early 2022. Interest rates and capitalization rates generally move in tandem. Increased cost of capital commonly results in upward pressure on capitalization rates which can, but does not always, cause softening in the market. LPA is committed to monitoring and analyzing the impact of increasing interest rates.





SUPPLY CHAIN

As businesses re-opened due to the slowing of COVID-19, e-commerce accelerated the demand for products, which quickly outpaced the capacity of manufacturing plants. Businesses have begun to focus on near-sourcing materials closer to their manufacturing plants and ultimately closer to the end users. The need to decrease the demand and delays at ports and other entry points was a major reason for companies to focus more on manufacturing from home and less on importing goods and materials. The supply chain issues began in 2020 after computer processor chip manufacturers began slowing and shutting down operations due to the COVID pandemic, resulting in manufacturers not being able to keep up with the increased demand of computer electronics due to a large number of companies moving towards work from home policies.

CONCLUSION

The current economic environment is ever changing. As mentioned previously, LPA is working diligently to capture and analyze current market data to reliably quantify impacts on real property values, national and regional. As the situation evolves, LPA is committed to monitoring current events and how they impact the commercial real estate market.





SITE DESCRIPTION

PHYSICAL

Location

The subject property is located on the north side of State Highway 78, to the northwest of the State Highway 205 terminus. There is currently no physical address associated with the property.

Legal Description

Lot 2, Block 1, Lavon JP Office Addition, situated in the W. H. Moore Survey, Abstract No. 638, City of Lavon, Collin County, Texas.

Size / Configuration / Flood Zone

Per plat records, the subject site is comprised of 1.000 acre (43,561 SF) and is generally rectangular in shape with level topography. No flood plain is noted.

Frontage / Accessibility

The subject's site displays adequate frontage to support any future improvements. The subject site is considered to possess ample access to the subject's traffic carrier which is a primary traffic carrier in good overall condition.

Utilities

Public water and sewer are currently available to the subject, which are sufficient for the development in the area. In addition, the city provides fire and police protection along with garbage pick-up. Electrical and natural gas are provided by the region's typical providers. At the present time, all utilities appear to be sufficient for area development patterns.





LEGAL

Zoning / Restrictions

The subject property is zoned "R" – Retail District by the City of Lavon. The Retail District is predominantly intended for retail, business and personal service enterprises, as summarized below.

§ 9.03.131 **Retail district (R).**

(a) Purpose. The retail district (R) is to establish business areas for sales tax generating retail, business and personal service enterprises. Site planning controls shall limit sales and services to the interior of building and structures. Where exterior sales and services are necessary, buffering and landscaping shall be required adjacent to residential uses and zones.

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building. A permitted use does not include a use when it is identified as a conditional use herein.

- (1) Business, professional and technical service and sales
- (2) Financial institution, insurance, real estate
- (3) Medical, pharmacy and state licensed health services
- (4) Personal service, and service for home and residence
- (5) Retail sales in individual buildings or in planned centers of retail users
- (6) Restaurant
- (7) Privately owned educational and day-care facility
- (8) Federal, state or local governmental use
- (9) Alcohol: mixed beverage sales (on-premises consumption)*
- (10) Alcohol: wine and malt beverage sales (on-premises consumption)*

* Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

Easements / Encroachments

We were not provided a current title report to review. Per the plat of record, the subject site is encumbered by typical utility easements with the exception of a detention pond easement on the northern portion of the site, and a 24-foot mutual access easement along the eastern boundary. Due to the general location of these easements, they are not considered detrimental toward development and/or the site's overall marketability. No other detrimental easements and/or encroachments were noted upon physical inspection of the subject tract. It should be noted, however, that if a current survey map determines that adverse easements exist, these factors might impact the market value and/or the marketability of the subject property.

CONCLUSION

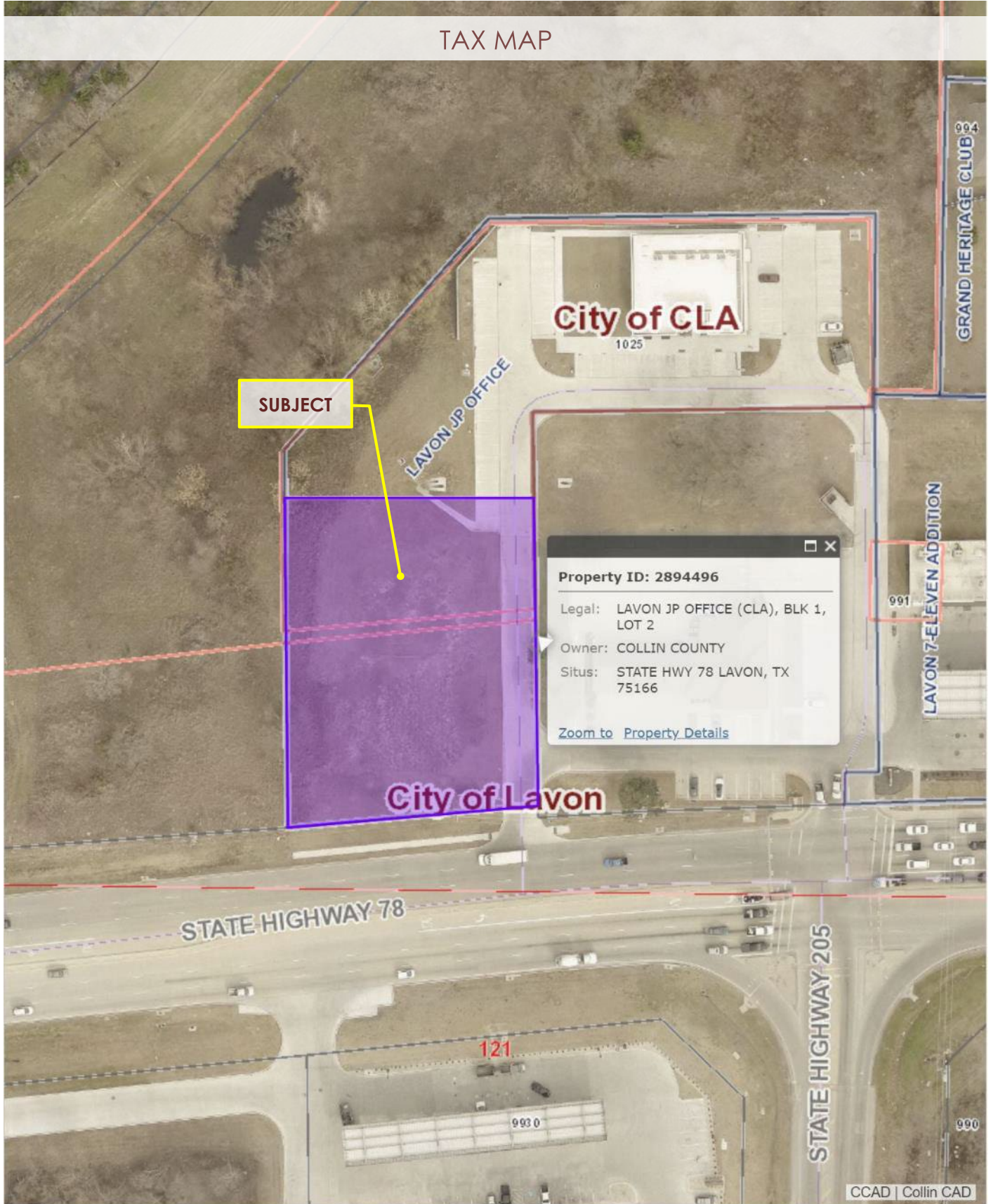
Given the physical and legal characteristics, the subject site is capable of being developed with a variety of uses.

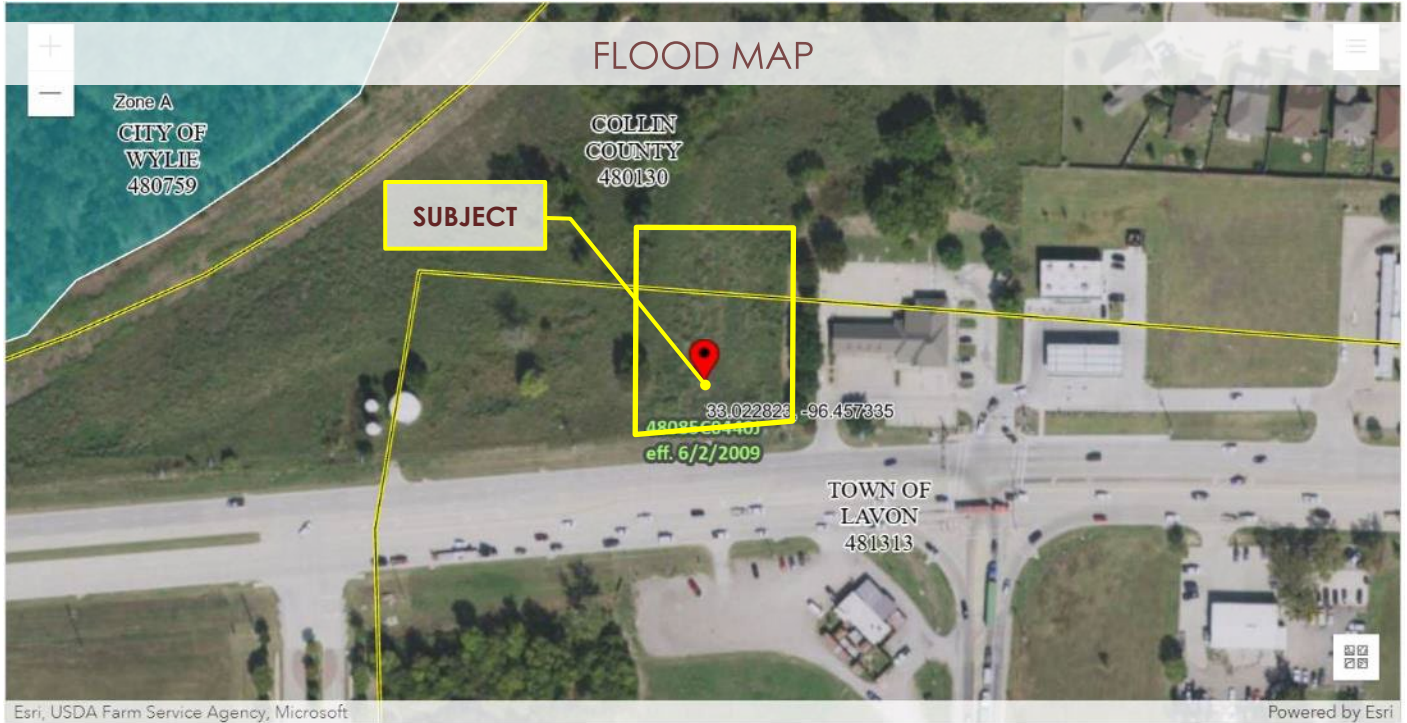




AERIAL







Esri, USDA Farm Service Agency, Microsoft

Powered by Esri

- PIN**
 - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
 - Selected Floodmap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- Cross Sections with 1% Annual Chance Water Surface Elevation**
 - 20.3
 - 17.8
- OTHER FEATURES**
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

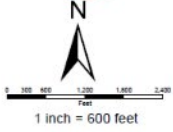




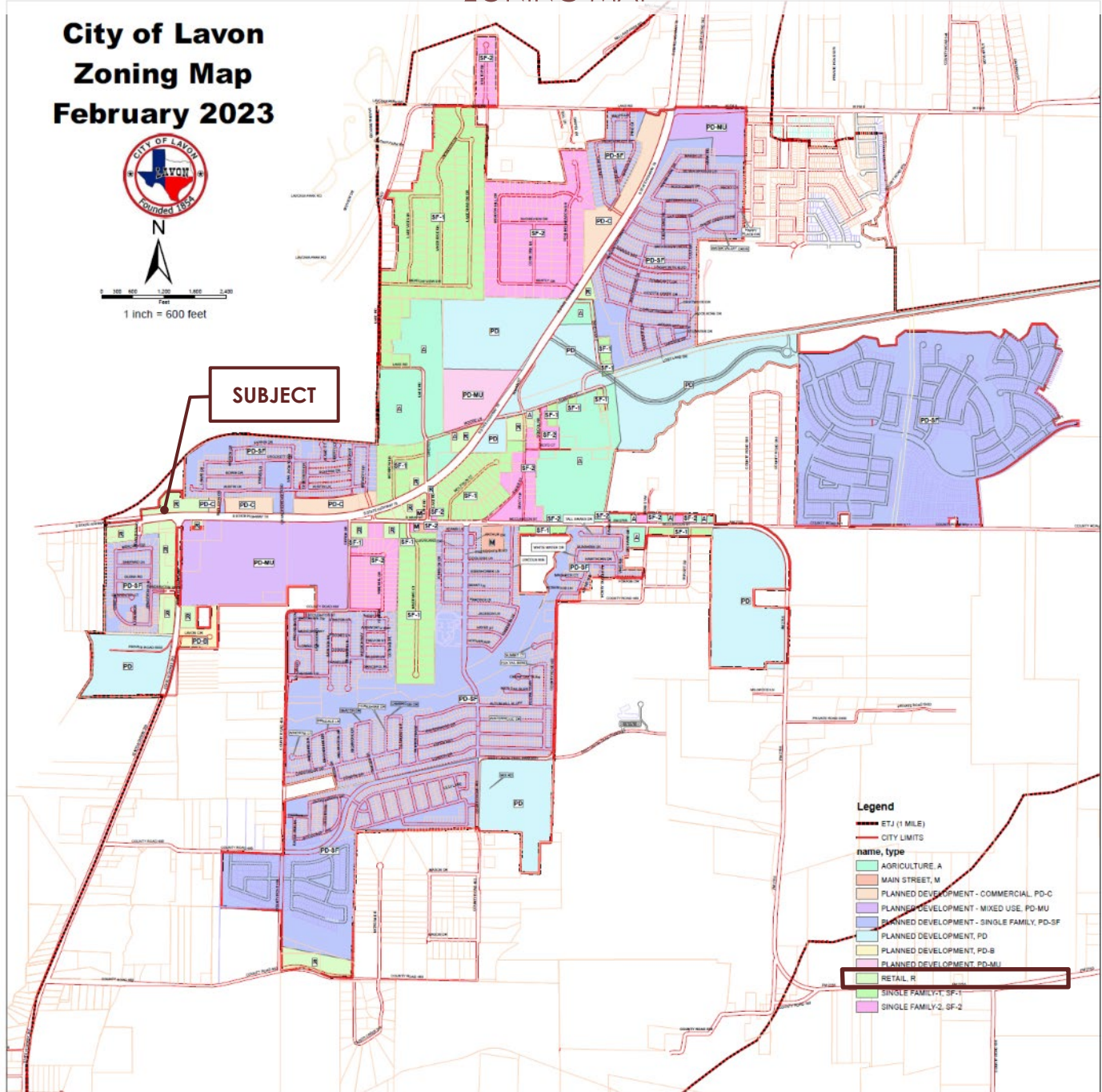


ZONING MAP

City of Lavon Zoning Map February 2023



SUBJECT



- Legend**
- ETJ (1 MILE)
 - CITY LIMITS
 - name, type**
 - AGRICULTURE, A
 - MAIN STREET, M
 - PLANNED DEVELOPMENT - COMMERCIAL, PD-C
 - PLANNED DEVELOPMENT - MIXED USE, PD-MU
 - PLANNED DEVELOPMENT - SINGLE FAMILY, PD-SF
 - PLANNED DEVELOPMENT, PD
 - PLANNED DEVELOPMENT, PD-B
 - PLANNED DEVELOPMENT, PD-MU
 - RETAIL, R
 - SINGLE FAMILY-1, SF-1
 - SINGLE FAMILY-2, SF-2





PROPERTY HISTORY

Ownership of the subject property is currently vested in *Collin County* as evidenced by the county deed records. No real property sales transactions have occurred in the three years prior to the date of this report. The subject is not under contract nor listed for sale.

No further history was provided.

General Information	
Property ID	2894496
Property Status	Active
Geographic ID	R-13091-001-0020-1
Property Type	Real
Property Address	State Hwy 78 Lavon, TX 75166
Total Land Area	43,560 sq. ft.
Total Improvement Main Area	n/a
Abstract/Subdivision	Lavon Jp Office
Primary State Code	F1 (Govt Owned - County)
Legal Description	LAVON JP OFFICE, BLK 1, LOT 2
Maps	Interactive Property Map Interactive Subdivision Map Download a plat map
Owner Information	
Owner ID	102673
Owner Name(s)	Collin County
Exemptions	EX-XV (Other Exemptions (Public, Religious, Charitable, And Other Property Not Reported Elsewhere))
Percent Ownership	100.00%
Mailing Address	2300 Bloomdale Rd McKinney, TX 75071-8517





REAL ESTATE TAXES

The subject property is located in the City of Lavon, Collin County, Texas and is taxed based on values established by the county tax assessors. The tax rates are applied to the assessed value of the subject property, and the taxes for the subject property are then estimated. The taxes are estimated per \$100 of assessed value. This property is subject to taxes for the City of Lavon, the Community Independent School District, and Collin County.

The subject is a government-owned site that is fully tax exempt; therefore, it displays no assessed value.





HIGHEST & BEST USE

The Appraisal Institute defines highest and best use as follows: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The four criteria the highest and best use must meet are:

PHYSICALLY POSSIBLE		LEGALLY PERMISSIBLE	
1	What uses of the site in question are physically possible?	2	What uses are permitted by zoning and deed restrictions?
FINANCIALLY FEASIBLE		MAXIMALLY PRODUCTIVE	
3	Which possible and permissible uses will produce a net return to the owner of the site?	4	Among the financially feasible uses that are physically possible and legally permissible, which use will produce the highest net return or the highest present worth?

There are two types of highest and best use studies. The first is the highest and best use of the land or site as though vacant. The second is the highest and best use of the property as improved. The highest and best use of land or a site as though vacant assumes that the parcel is vacant or can be made vacant by demolishing any improvements. The question to be answered in this analysis is: If the land is, or were vacant, what use should be made of it?

The highest and best use of a property as improved pertains to the use that should be made of an improved property in light of its improvements. Should it be maintained as it is, or be renovated, expanded, demolished, or partly demolished? Should it be replaced with a different type or intensity of use, or should it be held as an interim use? The improvements should be retained as long as they have some value and the return from the property exceeds the return that would be realized by a new use, after deducting the costs of demolishing the old building and constructing a new one.





AS IF VACANT

Physically Possible

Per plat records, the subject site is comprised of 1.000 acre (43,561 SF) and is generally rectangular in shape with level topography. No flood plain is noted. The subject property is located on the north side of State Highway 78, to the northwest of the State Highway 205 terminus. There is currently no physical address associated with the property. Access to the subject's neighborhood is considered good due to its location along and near primary traffic carriers.

The site is primarily surrounded by sparse commercial uses to the immediate east, south, and southeast, residential uses to the northeast and southwest, and a government use to the immediate northeast. The principle of conformity is an important consideration in determining the physically possible uses of a site. Conformity is the appraisal principle that holds that real property value is created and sustained when the characteristics of a property conform to the demands of its market. The styles and uses of the properties in an area may conform for several reasons, including economic pressures; the shared preferences of owners for certain types of structures, amenities, services; and the enforcement of uniform standards by zoning ordinances. Based on the subject's physical characteristics and the principle of conformity, the subject site lends itself to a variety of uses, as the site is not significantly limited with regard to its physical characteristics.

Legally Permissible

As mentioned previously, the subject property is zoned "R" – Retail District. The Retail District is predominantly intended for retail, business and personal service enterprises.

No private deed restrictions were uncovered during a normal investigation which would further limit the potential uses of the subject site. Nonetheless, a title policy is strongly suggested in order to guarantee the absence of adverse restrictions. No other legal restrictions or covenants were found to be imposed on the subject property at the time of the appraisal, which would further restrict its development. Based on the subject's zoning, the subject site is intended for commercial uses.

Financially Feasible & Maximally Productive

The prior consideration of physically possible uses and legally permissible does not significantly narrow the use of the subject property. Based on market data presented in this report, it appears that commercial development is likely feasible.

After considering legal, physical and financial alternatives, it is our opinion that the highest and best use of the site, as if vacant, is for commercial development.





AS IMPROVED

The subject is currently vacant land. As such, an analysis of the highest and best use – as improved is outside the scope of this analysis.



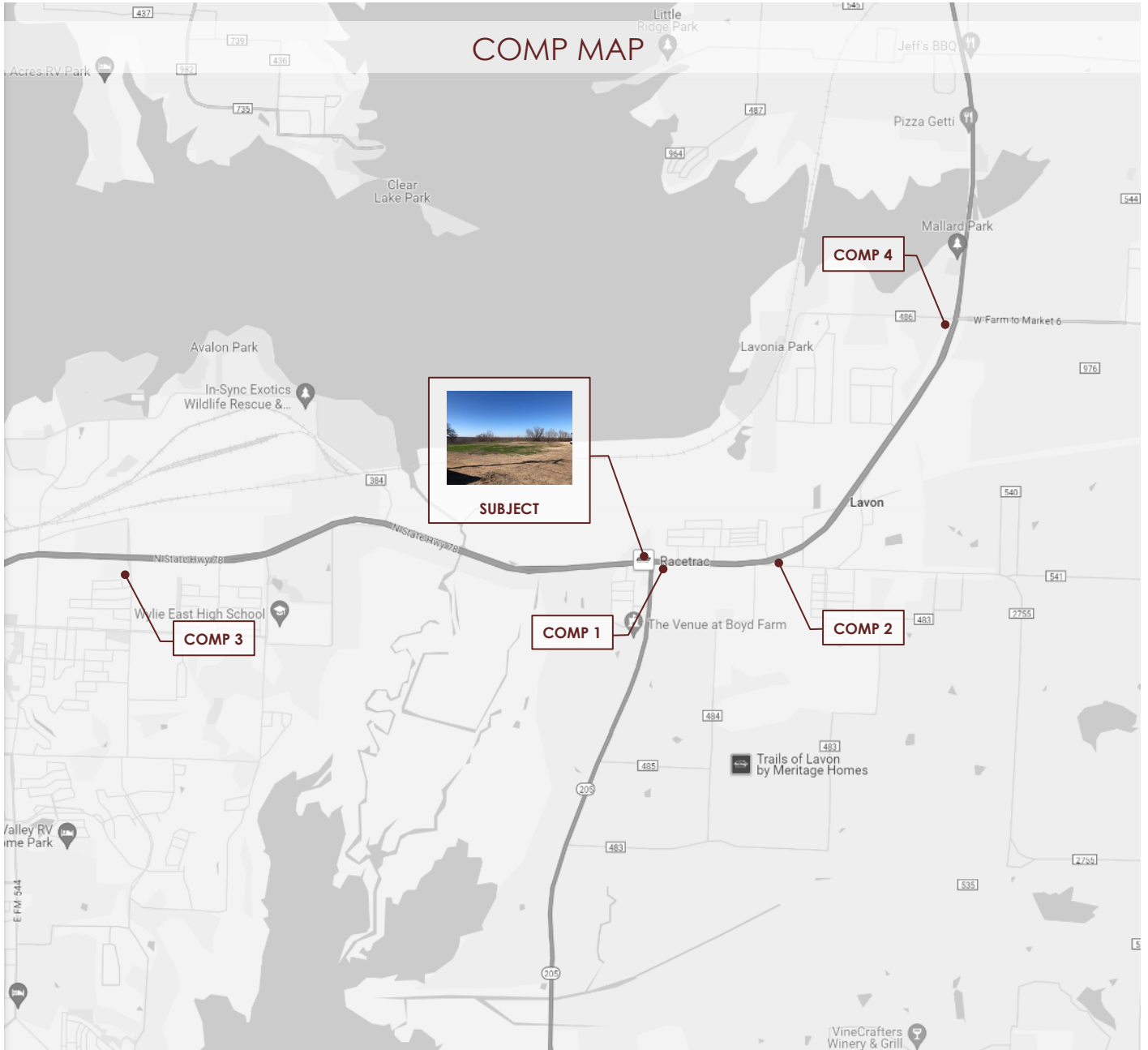


LAND VALUATION

The principles of real estate appraisal are basic to the sales comparison approach; however, one of the most important is the principle of substitution. "As applied to the sales comparison approach, the principle of substitution holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability."

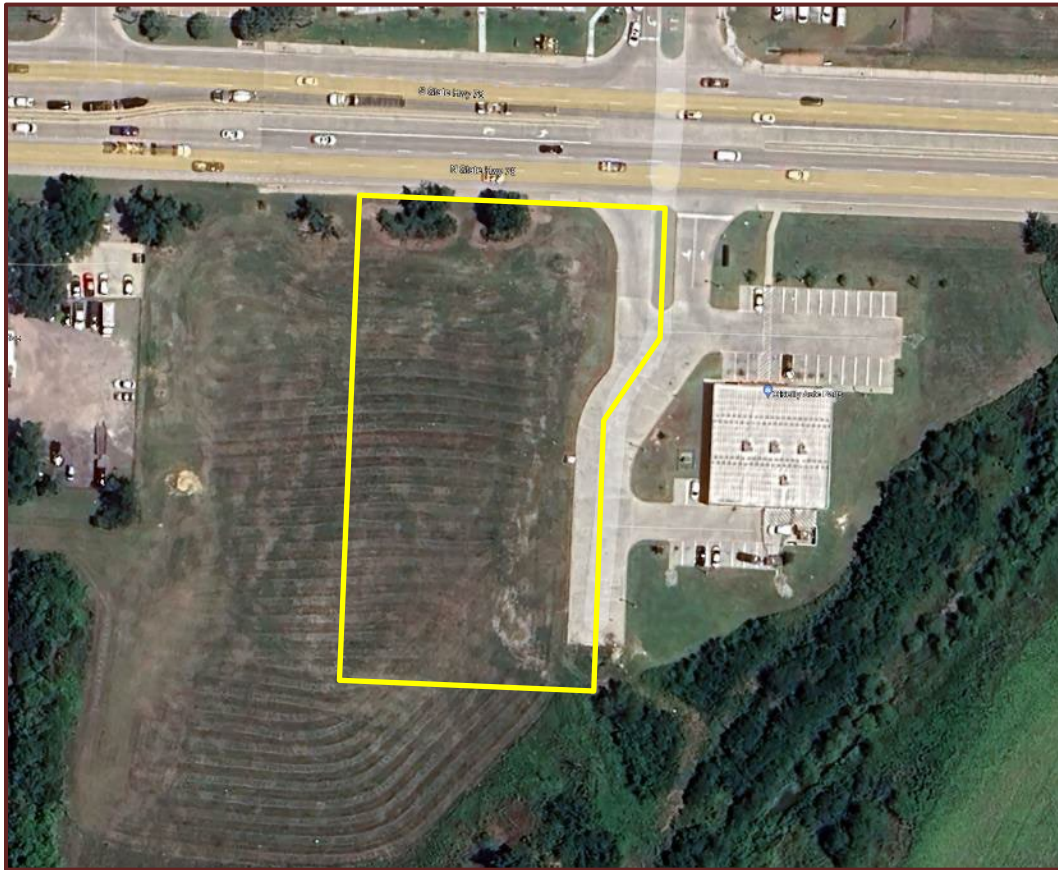
The sales comparison approach is a method of estimating market value whereby a subject property is compared with comparable properties that have sold recently. One premise of the sales comparison approach is that the market will determine a price for the property being appraised in the same manner that it determines the prices of comparable, competitive properties. Essentially, the sales comparison approach is a systematic procedure for carrying out comparative shopping. As applied to real estate, the comparison is applied to the unique characteristics of the economic good that cause real estate prices to vary.







COMPARABLE 1



LOCATION

Address / Location South side of State Highway 78, Lavon, Texas

SALES DATA

Date of Sale November 9, 2023
Sale Price \$1,160,000
Price Per Acre \$744,067
Price Per SF \$17.08

PHYSICAL DATA

Size (acres) 1.559
Size (SF) 67,930
Zoning "R" - Retail
Shape Irregular
Topography Generally Level
Utilities All Available

Grantor Bear Creek Commercial Properties, LP
Grantee Lavon Freckles, LLC
Recording 2023000130204
Confirmation Contract of Sale

COMMENTS

Property is located on the southwest corner of State Highway 78 and Atlantis Boulevard, to the east of State Highway 205. No flood plain is noted.





COMPARABLE 2



LOCATION		SALES DATA	
Address / Location	TBD Highway 78 Lavon, Texas	Date of Sale	July 11, 2023
		Sale Price	\$780,000
		Price Per Acre	\$722,222
		Price Per SF	\$16.58
PHYSICAL DATA		Grantor	E & W Enterprise LLC
Size (acres)	1.08	Grantee	Lavon 78 Real Estate LLC
Size (SF)	47,045	Recording	2023000077544
Zoning	"R" - Retail	Confirmation	Broker
Shape	Irregular		
Topography	Generally level		
Utilities	All Available		
COMMENTS			

Property is located on the south side of South State Highway 78, and the north side of Main Street. No flood plain is noted.
Broker: Tony Todora 214.478.2307





COMPARABLE 3



LOCATION

Address / Location 2045 North State Highway 78,
Wylie, Texas

SALES DATA

Date of Sale	June 1, 2022
Sale Price	\$1,368,038
Price Per Acre	\$527,182
Price Per SF	\$12.10

PHYSICAL DATA

Size (acres) 2.595
Size (SF) 113,039
Zoning "CC" - Commercial Corridor
Shape Irregular Rectangle
Topography Generally Level
Utilities All Available

Grantor	Benbrooke Wylie Partners LLC
Grantee	78 Wylie Realty LLC
Recording	2022000088016
Confirmation	Broker

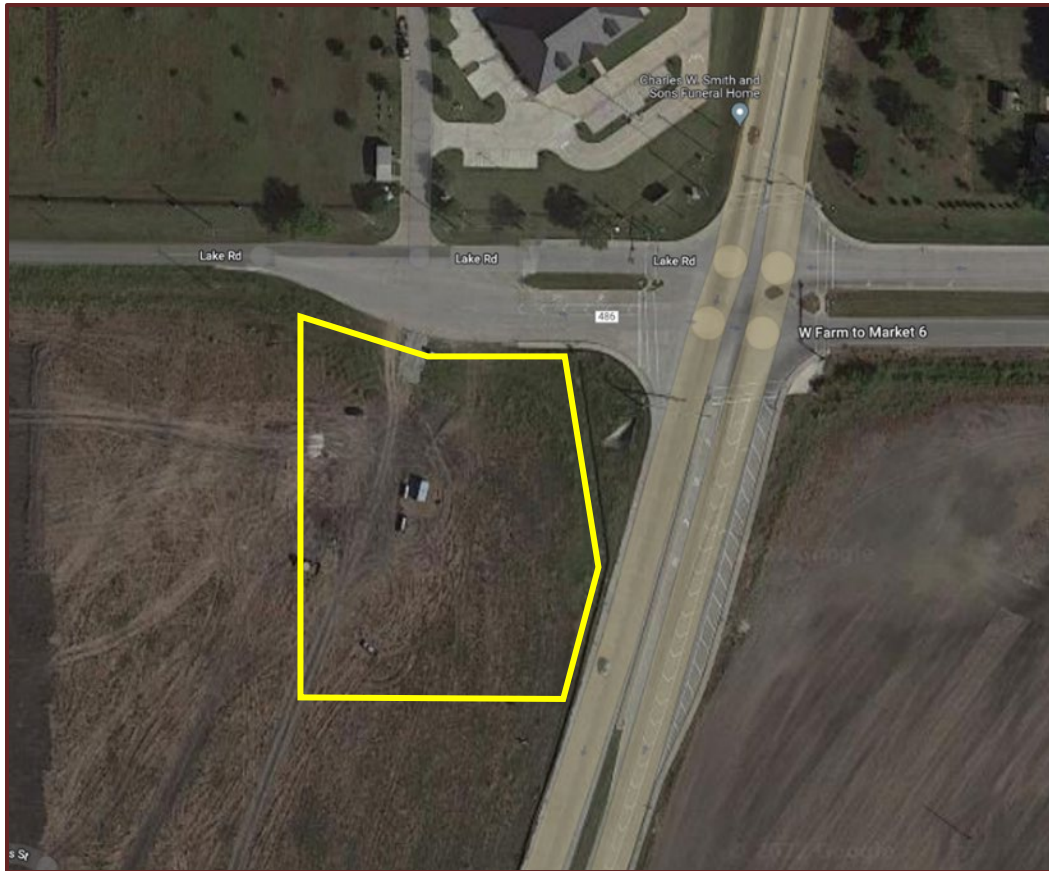
COMMENTS

Property is located south of North State Highway 78, along the west side of North Kreymer Lane, and north of Wyndham Drive. No flood plain is noted.
 Broker: David English (972) 961-8532





COMPARABLE 4



LOCATION

Address / Location TBD Farm to Market 6, Lavon, Texas

PHYSICAL DATA

Size (acres) 1.999
Size (SF) 87,085
Zoning PD-C
Shape Irregular
Topography Generally Level
Utilities All A available

SALES DATA

Date of Sale April 12, 2021
Sale Price \$1,400,000
Price Per Acre **\$700,281**
Price Per SF **\$16.08**

Grantor Lavon 678 Development LLC
Grantee Singh Kiranpal
Recording 2021-0611001188300
Confirmation Grantee

COMMENTS

Property is located on the southwest corner of Farm to Marker 6 and North State Highway 78, just south of Lake Road. No floodplain is noted.





LAND SALES SUMMARY

The market data utilized for the basis of this analysis is considered the best available and indicative of current market trends for undeveloped land in the subject market area. Components that affect the sale price of vacant land are numerous, but the most prominent are property rights conveyed, terms, conditions of sale, market conditions, size, location, physical features, zoning and public utility availability.

Property Rights

The adjustment for property rights conveyed recognizes that differences in legal interest or estate between the subject and the comparable properties may occur. In this analysis, all the sales occurred in fee simple title and therefore, no adjustments were made.

Financing Terms

The adjustment for cash equivalency takes into account the fact that the transaction price of the comparable property may not be equal to its cash equivalent price. All the sales utilized in this analysis were cash to seller transactions or transactions involving market financing, and no adjustment for cash equivalency was necessary.

Conditions of Sale

Adjustments for conditions of sale are intended to recognize motivations of the buyer and the seller that are unique to ordinary market conditions. All of the comparable market data utilized herein were arm's length transactions. With respect to this factor, no adjustments are indicated.

Market Conditions

Each of the previous sales have been given consideration for the lapse of time between the date of sale and the effective date of this appraisal. With respect to market conditions, Comparables 2-4 indicate upward adjustments to account for appreciating market conditions since the respective sale dates.

Location

Differences in value occur due to varying degrees of accessibility, exposure and surrounding development to a site. Access is often determined by corner locations, natural barriers, ease of entrance on and off of major thoroughfares, etc. Surrounding development also plays an important part of locational influences for a property. With respect to this factor, Comparable 3 indicates an upward adjustment due to its inferior frontage in comparison to the subject. Comparable 4 indicates a downward adjustment for its location on a hard corner in comparison to the subject.





Size

Size is a factor that must be considered when comparing vacant land sales. Typically, but not always, larger tracts sell for a lower unit value. Therefore, when making comparisons on a per unit basis, such as price per unit, the larger tracts tend to be adjusted upward and the smaller tracts tend to be adjusted downward to accurately reflect the differences. With respect to this factor, materially larger tracts of land were adjusted upward accordingly, and materially smaller tracts of land were adjusted downward accordingly.

Physical Features

The overall site characteristics of each sale have been compared to the subject site. These include traits such as drainage, site preparation expense, topography, and configuration. Configuration, if irregular, may limit development. With respect to this factor, no adjustments were indicated.

Utilities

The availability of public utilities such as water, electric power and sanitary sewer service have an impact on property values since the non-availability of such utilities could restrict the overall development and/or potential use of an individual site. Therefore, when analyzing vacant land, it is important to determine whether or not public utilities are available. If they are not available, the appraiser must examine to what extreme a potential developer would have to go in gaining access to such services. With respect to this factor, no adjustments are indicated.

Zoning

Adjustments for zoning typically recognize the different densities and restrictions of different zoning classifications, as well as use potential, and directly relates these differences between the comparable sales and the subject property. The zoning classifications and/or use potential for the sales utilized are deemed similar to that of the subject. With respect to this factor, no adjustments are indicated.





CONCLUSION – “AS IS”

The following is the adjustment table with the concluded value of the Sales Approach.

	SUBJECT	1	2	3	4
Date	Current	Nov-23	Jul-23	Jun-22	Apr-21
Sale Price		\$1,160,000	\$780,000	\$1,368,038	\$1,400,000
SIZE - SF	43,561	67,930	47,045	113,039	87,085
Unit Price (\$ / SF)		\$17.08	\$16.58	\$12.10	\$16.08

TRANSACTION ADJUSTMENTS

Property Rights	Fee Simple	Similar 0% \$17.08	Similar 0% \$16.58	Similar 0% \$12.10	Similar 0% \$16.08
Financing Terms	Cash	Similar 0% \$17.08	Similar 0% \$16.58	Similar 0% \$12.10	Similar 0% \$16.08
Conditions of Sale	Arm's Length	Similar 0% \$17.08	Similar 0% \$16.58	Similar 0% \$12.10	Similar 0% \$16.08
Market Conditions	Current	Nov-23 0% \$17.08	Jul-23 3% \$17.08	Jun-22 6% \$12.83	Apr-21 12% \$18.01

PROPERTY ADJUSTMENTS

Location	Average	Similar 0%	Similar 0%	Inferior 10%	Superior -5%
Size - SF	43,561	67,930 5%	47,045 0%	113,039 15%	87,085 10%
Physical Features	Average	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Utilities	All Available	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Zoning	Retail	Similar 0%	Similar 0%	Similar 0%	Similar 0%
<i>Total Adjustment</i>		5%	0%	25%	5%
Adjusted \$ / SF		\$17.93	\$17.08	\$16.04	\$18.91
Adjusted Mean \$ / SF					\$17.49

A value generally in-line with the mean is well supported. Concluded Value **\$17.50**

Land Size (SF)	43,561
Value Indicated by the Land Valuation	\$762,318
Concluded Value	\$760,000





MARKETING / EXPOSURE TIME

Consideration has been given to a reasonable estimated exposure and marketing period estimate for the subject property.

Exposure Time as it relates to the subject is utilized in establishing market value. The Comment to Standards Rule 1-2 (c) of USPAP states that when estimating market value, the appraiser should be specific as to the estimate of exposure time linked to the value estimate.

Reasonable exposure time is one of a series of conditions in most market value definitions. Exposure time is always presumed to precede the effective date of the appraisal. Exposure time may be defined as follows: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Marketing Time is a function of various factors including, prevailing market conditions, the price of the product being marketed, the competitive position of the property in the market, and the amount and quality of marketing effort allocated to the property. It is strongly emphasized that the appraisers have no control of the aforementioned factors, nor can the appraisers anticipate or predict any of them. Therefore, it assumed that the property will receive an adequate marketing effort.

Therefore, an estimated marketing time of +/- **12 months** and the estimated exposure time of +/- **12 months** is considered reasonable.





ASSUMPTIONS & LIMITING CONDITIONS

"Report" signifies the appraisal or consulting report and its conclusions, to which these Assumptions and Limiting Conditions are annexed.

"Property" signifies the subject of the Report.

"LPA" means Lowery Property Advisors, LLC, or its subsidiary that issued the Report.

"Appraiser(s)" means the employee(s) of LPA who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

- Unless otherwise specifically noted in the body of the report, it is assumed that the title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. LPA is not aware of any title defects nor has it been advised of any representations relative to the condition of the title. LPA has not reviewed any documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of the title. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a reputable title company which specializes in real property.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. LPA has no knowledge of the existence of such materials on or in the property. LPA, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would constitute a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. LPA has inspected as thoroughly as possible by observation. However, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specially considered in the appraisal.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable. However, LPA gives no warranty for its accuracy.
- LPA assumes that all engineering is correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- If provided, the estimated insurable value is included at the request of the client and has not been performed by a qualified insurance agent or risk management underwriter. The cost estimate should not be solely relied upon for insurable value purposes. The appraisers are not familiar with the definition of insurable value from the actual insurance provider, the local government underwriting regulations, or the types of insurance coverage available. LPA has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshall Valuation Service handbook. Actual construction costs can vary greatly from this estimate. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The appraisers are not cost experts in cost estimating for insurance purposes.
- LPA assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the Appraisal Report.
- All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless a nonconformity has been stated, defined, and considered in the Appraisal Report.
- Required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization are assumed to have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.





- The utilization of the land and improvements is assumed to be within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- All information, comments and conclusions pertaining to subject and other properties described represent the opinion of the appraiser formed after a personal examination of each.
- The appraiser has no interest, present or prospective, in the subject property.
- Sketches in this report are included to assist the reader in visualizing the property.
- LPA assumes that there are no hidden or unapparent conditions of the appraised property, which would render it more or less valuable. Furthermore, the appraisers assume that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near soil, subsoil, or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminant which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent.
- No responsibility is assumed by the appraisers for these conditions. In addition, no responsibility is assumed by LPA for the cost of engineering and/or laboratory studies which might be required to discover such materials or contaminants. And no such engineering or laboratory studies have been ordered for the appraised property.
- Disclosure by the appraiser of the contents of this Appraisal Report is subject to review in accordance with the by-laws and regulations of The Appraisal Institute.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the right of publication, unless prior arrangements have been made.
- The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
- This appraisal was made in accordance with the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Appraisal Institute.
- Acceptance of and/or use of this report constitutes acceptance of all assumptions and limiting conditions stipulated.
- The *Americans with Disabilities Act* ("ADA") became effective July 26, 1990. LPA has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this Appraisal Report. Unless otherwise stated, it is also assumed that there are no air or developments rights of value that may be transferred.
- By use of this Appraisal Report, each party that uses this Appraisal Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.





CERTIFICATION

We certify to the best of our 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 is our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the State of Texas.
- Robert W. Snider, MAI, SR/WA, R/W-AC made a personal inspection of the property that is the subject of this report. Michael A. McLain, MAI, R/W-AC did not make a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- As of the date of this report, Michael A. McLain, MAI, R/W-AC and Robert W. Snider, MAI, SR/WA, R/W-AC have completed the continuing education program for Designated Members of the Appraisal Institute. Moreover, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Michael A. McLain, MAI, R/W-AC and Robert W. Snider, MAI, SR/WA, R/W-AC **have not** provided any services, as an appraiser or in any other capacity regarding the property that is the subject of this report within a three-year period immediately preceding acceptance of this assignment.

MICHAEL A. MCLAIN, MAI, R/W-AC
Certificate No. TX1380290-G

ROBERT W. SNIDER, MAI, SR/WA, R/W-AC
Certificate No. TX1380713-G





ADDENDUM

MICHAEL A. MCLAIN, MAI, R/W-AC

FORT WORTH OFFICE

1200 Summit Ave #750
Fort Worth, Texas 76102

direct 817.439.6197
office 682.286.1520 x 801
andy@lowerypa.com

EXPERIENCE

October 2015 to Present; Senior Managing Director at Lowery Property Advisors, LLC

May 2009 to September 2015; Senior Associate at Todd Property Advisors, Inc.

Types of properties appraised include: office, retail, industrial, agricultural, mixed-use developments, restaurants, hotels, marinas, day cares, subdivisions, apartments, car washes, land, and other types of special use commercial properties, partial acquisitions and eminent domain/condemnation related appraisals.

EDUCATION

BS – Texas A&M University – Ag Economics (Finance/Real Estate Option), 2009

Coursework for MAI designation

Coursework for R/W-AC designation

Successfully completed the following courses offered by The Appraisal Institute, the International Right-of-Way Association (IRWA) and McKissock:

- Appraising Convenience Stores
- Eminent Domain and Condemnation
- Problems in the Valuation of Partial Acquisitions
- The Valuation of Partial Acquisitions
- Standards of Practice of the Right of Way Professional
- The Basics of Expert Witness for Commercial Appraisers
- Appraisal of Fast-Food Facilities
- Appraisal of Land Subject to Ground Leases
- Introduction to Commercial Appraisal Review
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Market Disturbances – Appraisals in Atypical Markets and Cycles

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute – MAI Designated Member, Central TX Chapter President 2023
- IRWA – Credentialed Member (R/W-AC)
- Real Estate Council of Greater Fort Worth – Full Member

LICENSES

Texas General Appraiser
1380290-G

Oklahoma General Appraiser
13347CGA

Louisiana General Appraiser
APR.04401-CGA



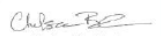
Appraiser: **MICHAEL ANDREW MCLAIN**
License #: **TX 1380290 G**

**Certified General
Real Estate Appraiser**

License Expires: **01/31/2026**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director

ROBERT W. SNIDER, MAI, SR/WA, R/W-AC

FORT WORTH OFFICE

1200 Summit Ave #750
Fort Worth, Texas 76102

direct 817.928.5289
office 682.286.1520 x 803
wsnider@lowerypa.com

EXPERIENCE

June 2021 to Present; Director at Lowery Property Advisors, LLC

December 2016 to May 2021; Senior Vice President at JLL Valuation Advisory, LLC

January 2014 to December 2016; Integra Realty Resources DFW, LLC

Types of properties appraised include, but is not limited to, office, retail, industrial, agricultural, mixed-use developments, restaurants, hotel / motel, apartments, land and other types of special use commercial properties, partial acquisitions and eminent domain/condemnation appraisals.

EDUCATION

MS Real Estate – Texas A&M University

BS Finance – Texas A&M University

Coursework for MAI designation

Coursework for SR/WA designation

Coursework for R/W-AC designation

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute – MAI Designated Member
 - Board of Directors 2019-Present, Central Texas Chapter
- International Right-of-Way Association – SR/WA, R/W-AC Designated Member
 - President 2023-Present, North Texas
 - Vice President 2022-2023, North Texas
 - Treasurer 2021-2022, North Texas
 - Secretary 2020-2021, North Texas
 - Education Chair 2019-2020, North Texas
 - Education Committee 2017-2019, North Texas
 - Young Professionals Chair 2016-2017, North Texas
- Real Estate Council of Greater Fort Worth – Full Member
 - Young Leaders Council 2015 – Present
- Society of Texas A&M Real Estate Professionals

LICENSES

Texas General Appraiser
1380713-G

New Mexico General Appr.
03619-G



Appraiser: **Robert William Snider**
License #: **TX 1380713 G**

**Certified General
Real Estate Appraiser**

License Expires: **05/31/2025**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner