

RIO GRANDE

WR 780.

OFFICIAL FILE COPY

Date	Surname	Code
8/20	me OJ	425
8/20	Weimer	400
8/21	Sheldo	F.S.
8/21	Raetz	101
		100

AUG 21 1974

425

780.-

Memorandum

To: Project Superintendent, El Paso, Texas

From: <sup>ACTING</sup> Regional Director

Subject: Land Acquisition, Tract No. 8-5, W. G. Richards--  
Rio Grande Project, Texas

We have reviewed the appraisal report of subject property as submitted with your cover letter of August 13, 1974, and have approved it in the sum of \$6,500 for title to the 3.39 acres being acquired by the United States. A copy of the approved report is enclosed.

This approval is based on the understanding that you will make separate arrangements with Mr. W. G. Richards concerning crops and improvements located within the proposed right-of-way as listed by the appraiser on page 7 of his report.

While we have approved purchase of the 3.39 acres in fee simple title for the sum of \$6,500, it is mentioned that, in the event the acquisition requires completion through condemnation proceedings, the report will have to be revised to comply with Federal requirements in the exercise of eminent domain proceedings.

This letter is your authority to proceed with this acquisition as outlined above; and, if you need assistance in preparing an appropriate land purchase contract, we suggest you contact the Amarillo Field Solicitor accordingly.

Enclosure

cc: Field Solicitor, Amarillo, Texas  
(w/c of title binder only)

bcc: Division of Finance  
(w/original appraisal report)

TSDarrow/pb/8-20-74

LEGAL DESCRIPTION

A parcel of land situate, lying, and being in the County of El Paso, State of Texas, adjoining Tract No. 5, Block 8, San Elizario Grant, of the approved surveys of said County of El Paso, and more particularly described by metes and bounds as follows to wit:

Beginning at the southeast corner of the tract herein described, said corner being common to the east corner of Tract 5, Block 8, San Elizario Grant; whence monument 24 of State Highway 20 bears S 8° 52' 51" W 2744.21'; thence S 63° 45' W 50.9'; thence N 37° 10' W 2942.1'; thence N 39° 18' E 51.43'; whence monument 23 of State Highway 20 bears S 49° 47' 52" W 2219.03'; thence S 37° 10' E 2963.8' to the point of beginning and containing 3.39 acres, more or less.

Exhibit C

Number 2826 Type Property Acreage Locator Code 65  
 Address El Paso County, Texas  
 Date 6-73 Type \_\_\_\_\_ Recorded: Book 503 Page 646  
 Grantor Paul F. Thomas Grantee Paul M. Stern  
 Lessor \_\_\_\_\_ Lessee \_\_\_\_\_  
 Legal Description Tract 6C Block 9, San Elizario Grant

Consideration \$ 37,475 Terms Cash to seller  
 Confirmed: With Paul M. Stern Date 7-74 By D.M.S.  
 Motivation Comments \_\_\_\_\_

Land Description 18.7374 acres Zoning \_\_\_\_\_  
 Improvement Description None

Indicators: \$ \_\_\_\_\_ per S.F. Land \$ \_\_\_\_\_ per S.F. Improvement  
 \$ 2,000.00 per acre \$ \_\_\_\_\_ per \_\_\_\_\_

Income Data: Gross Annual \$ \_\_\_\_\_ = \$ \_\_\_\_\_ per \_\_\_\_\_ G.I.M. \_\_\_\_\_  
 Net Annual \$ \_\_\_\_\_ Exp. Ratio \_\_\_\_\_ Overall Cap. Rate \_\_\_\_\_

Remarks \_\_\_\_\_

Number 2833 Type Property Acreage Locator Code 63  
 Address El Paso County, Texas  
 Date 3-15-73 Type \_\_\_\_\_ Recorded: Book 441 Page 435  
 Grantor Ira E. Celum Grantee Joe Berrego  
 Lessor \_\_\_\_\_ Lessee \_\_\_\_\_  
 Legal Description Block 22, Tract 10C, San Elizario Grant

Consideration \$ 10,314 Terms \$3,500 down, balance 10 yrs. @ 7%  
 Confirmed: With Ira Celum Date 7-74 By D.M.S.  
 Motivation Comments \_\_\_\_\_

Land Description 3.438 acres Zoning \_\_\_\_\_  
 Improvement Description None

Indicators: \$ \_\_\_\_\_ per S.F. Land \$ \_\_\_\_\_ per S.F. Improvement  
 \$ 3,000.00 per acre \$ \_\_\_\_\_ per \_\_\_\_\_

Income Data: Gross Annual \$ \_\_\_\_\_ = \$ \_\_\_\_\_ per \_\_\_\_\_ G.I.M. \_\_\_\_\_  
 Net Annual \$ \_\_\_\_\_ Exp. Ratio \_\_\_\_\_ Overall Cap. Rate \_\_\_\_\_

Remarks \_\_\_\_\_

Number 2834 Type Property Acreage Locator Code 65  
Address El Paso County, Texas  
Date 6-73 Type Contract Recorded: Book \_\_\_\_\_ Page \_\_\_\_\_  
Grantor Leisure Valley, Inc. Grantee Willie Golphin  
Lessor \_\_\_\_\_ Lessee \_\_\_\_\_  
Legal Description Part of Tract 1F, Block 7, San Elizario Grant

Consideration \$ 11,940 Terms 10% down, balance paid by the month  
Confirmed: With Willie Golphin Date 7-74 By D.M.S.  
Motivation Comments \_\_\_\_\_

Land Description 5.97 acres Zoning \_\_\_\_\_  
Improvement Description \_\_\_\_\_

Indicators: \$ \_\_\_\_\_ per S.F. Land \$ \_\_\_\_\_ per S.F. Improvement  
\$ 2,000.00 per acre \$ \_\_\_\_\_ per \_\_\_\_\_

Income Data: Gross Annual \$ \_\_\_\_\_ = \$ \_\_\_\_\_ per \_\_\_\_\_ G.I.M. \_\_\_\_\_  
Net Annual \$ \_\_\_\_\_ Exp. Ratio \_\_\_\_\_ Overall Cap. Rate \_\_\_\_\_

Remarks \_\_\_\_\_

Number 2835 Type Property Acreage Locator Code 65  
Address El Paso County, Texas  
Date 6-73 Type Contract Recorded: Book \_\_\_\_\_ Page \_\_\_\_\_  
Grantor Leisure Valley, Inc. Grantee Alfonso Madrid  
Lessor \_\_\_\_\_ Lessee \_\_\_\_\_  
Legal Description Part of Tract 1F, Block 7, San Elizario Grant

Consideration \$ 9,986 Terms \$1,400 down, balance 10 yrs. @ 10%  
Confirmed: With Bobby Haley Date 7-74 By D.M.S.  
Motivation Comments \_\_\_\_\_

Land Description 4.993 Zoning \_\_\_\_\_  
Improvement Description \_\_\_\_\_

Indicators: \$ \_\_\_\_\_ per S.F. Land \$ \_\_\_\_\_ per S.F. Improvement  
\$ 2,000.00 per acre \$ \_\_\_\_\_ per \_\_\_\_\_

Income Data: Gross Annual \$ \_\_\_\_\_ = \$ \_\_\_\_\_ per \_\_\_\_\_ G.I.M. \_\_\_\_\_  
Net Annual \$ \_\_\_\_\_ Exp. Ratio \_\_\_\_\_ Overall Cap. Rate \_\_\_\_\_

Remarks \_\_\_\_\_



Number 2836 Type Property Acreage Locator Code 63  
Address El Paso County, Texas  
Date 10-3-73 Type \_\_\_\_\_ Recorded: Book 483 Page 432  
Grantor Paul & Rosalie's Farm Grantee Andres F. Reyes  
Lessor \_\_\_\_\_ Lessee \_\_\_\_\_  
Legal Description Tract 9B1, Block 10, San Elizario Grant

Consideration \$ 4,500 Terms Note \$3,000  
Confirmed: With Margaret Thomas Date 7-74 By D.M.S.  
Motivation Comments \_\_\_\_\_

Land Description 3.001 acres Zoning \_\_\_\_\_  
Improvement Description None. This land is bosque -- low -- and has no water right.

Indicators: \$ \_\_\_\_\_ per S.F. Land \$ \_\_\_\_\_ per S.F. Improvement  
\$ 1,500.00 per acre \$ \_\_\_\_\_ per \_\_\_\_\_

Income Data: Gross Annual \$ \_\_\_\_\_ = \$ \_\_\_\_\_ per \_\_\_\_\_ G.I.M. \_\_\_\_\_  
Net Annual \$ \_\_\_\_\_ Exp. Ratio \_\_\_\_\_ Overall Cap. Rate \_\_\_\_\_

Remarks \_\_\_\_\_

Number 2837 Type Property Acreage Locator Code 63  
Address El Paso County, Texas  
Date 3-20-74 Type \_\_\_\_\_ Recorded: Book 514 Page 662  
Grantor Ira E. Celum, et ux Grantee Robert T. Schwarzbach, Trustee  
Lessor \_\_\_\_\_ Lessee \_\_\_\_\_  
Legal Description Tract 7B, Block 10, San Elizario Grant

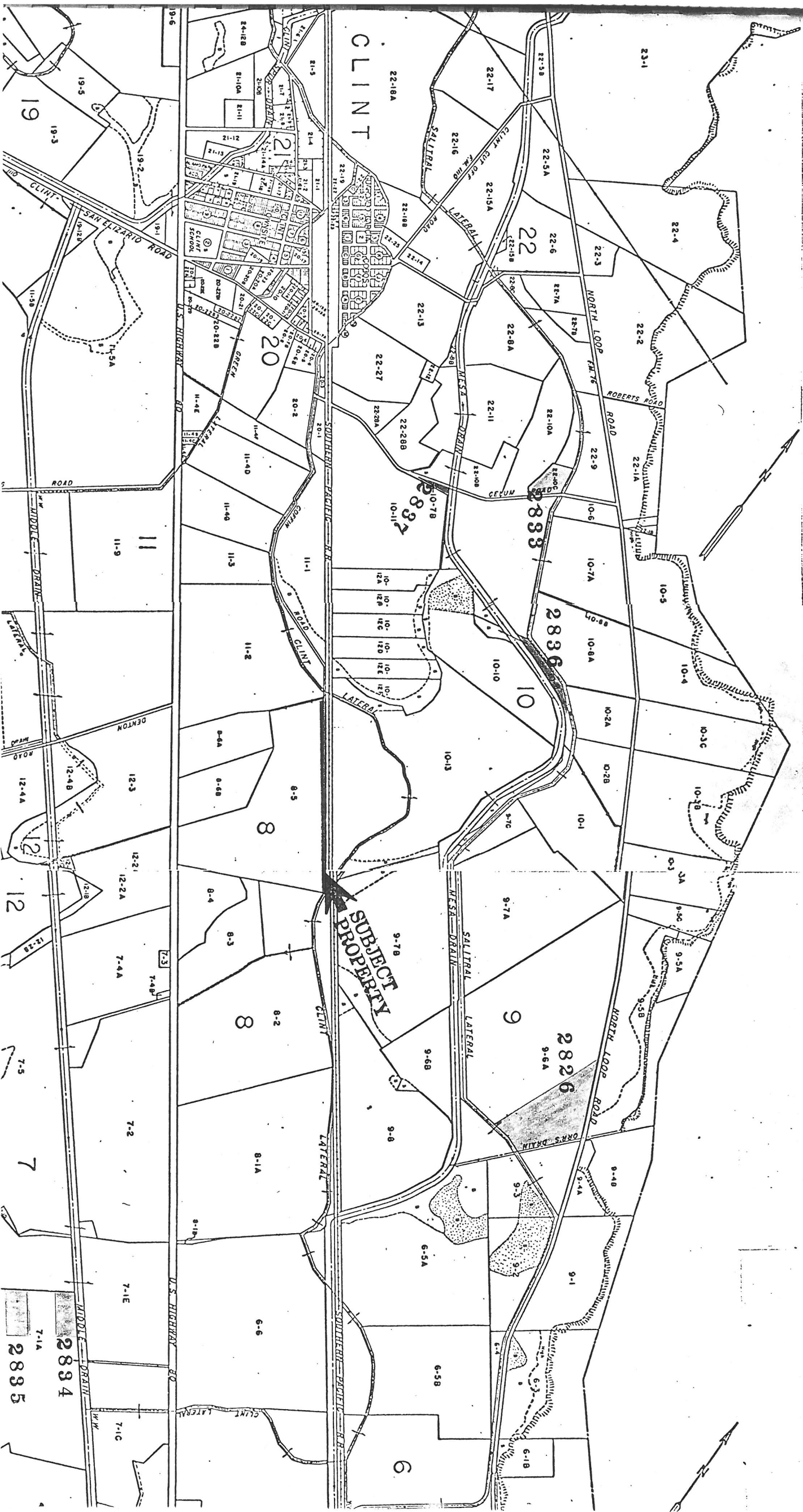
Consideration \$ 1,014 Terms Cash to seller  
Confirmed: With Ira Celum Date 7-74 By D.M.S.  
Motivation Comments \_\_\_\_\_

Land Description .39 acre Zoning \_\_\_\_\_  
Improvement Description None. This land is low and would have to be cleared to use.  
No water right.

Indicators: \$ \_\_\_\_\_ per S.F. Land \$ \_\_\_\_\_ per S.F. Improvement  
\$ 2,600.00 per acre \$ \_\_\_\_\_ per \_\_\_\_\_

Income Data: Gross Annual \$ \_\_\_\_\_ = \$ \_\_\_\_\_ per \_\_\_\_\_ G.I.M. \_\_\_\_\_  
Net Annual \$ \_\_\_\_\_ Exp. Ratio \_\_\_\_\_ Overall Cap. Rate \_\_\_\_\_

Remarks \_\_\_\_\_



CLINT

**SUBJECT PROPERTY**

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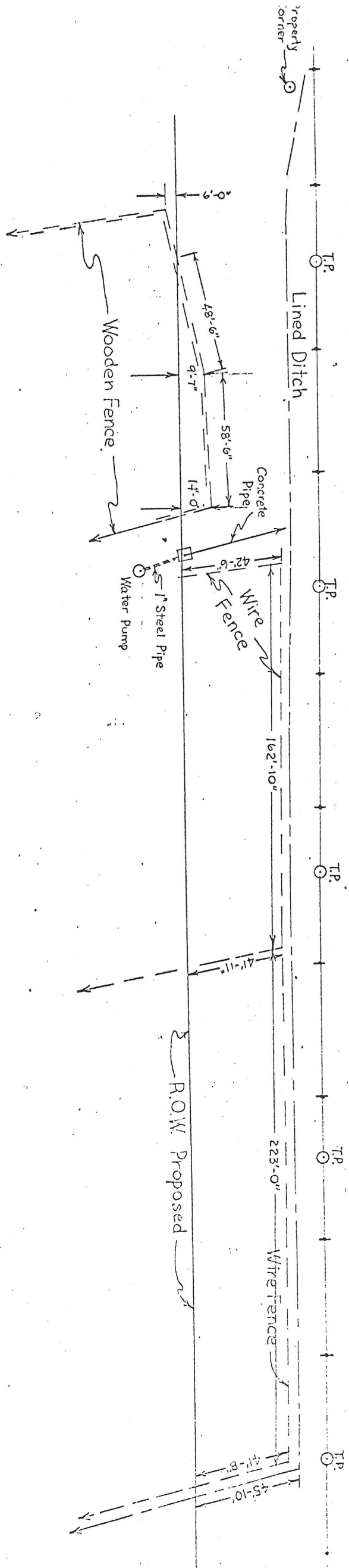
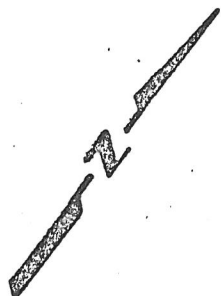
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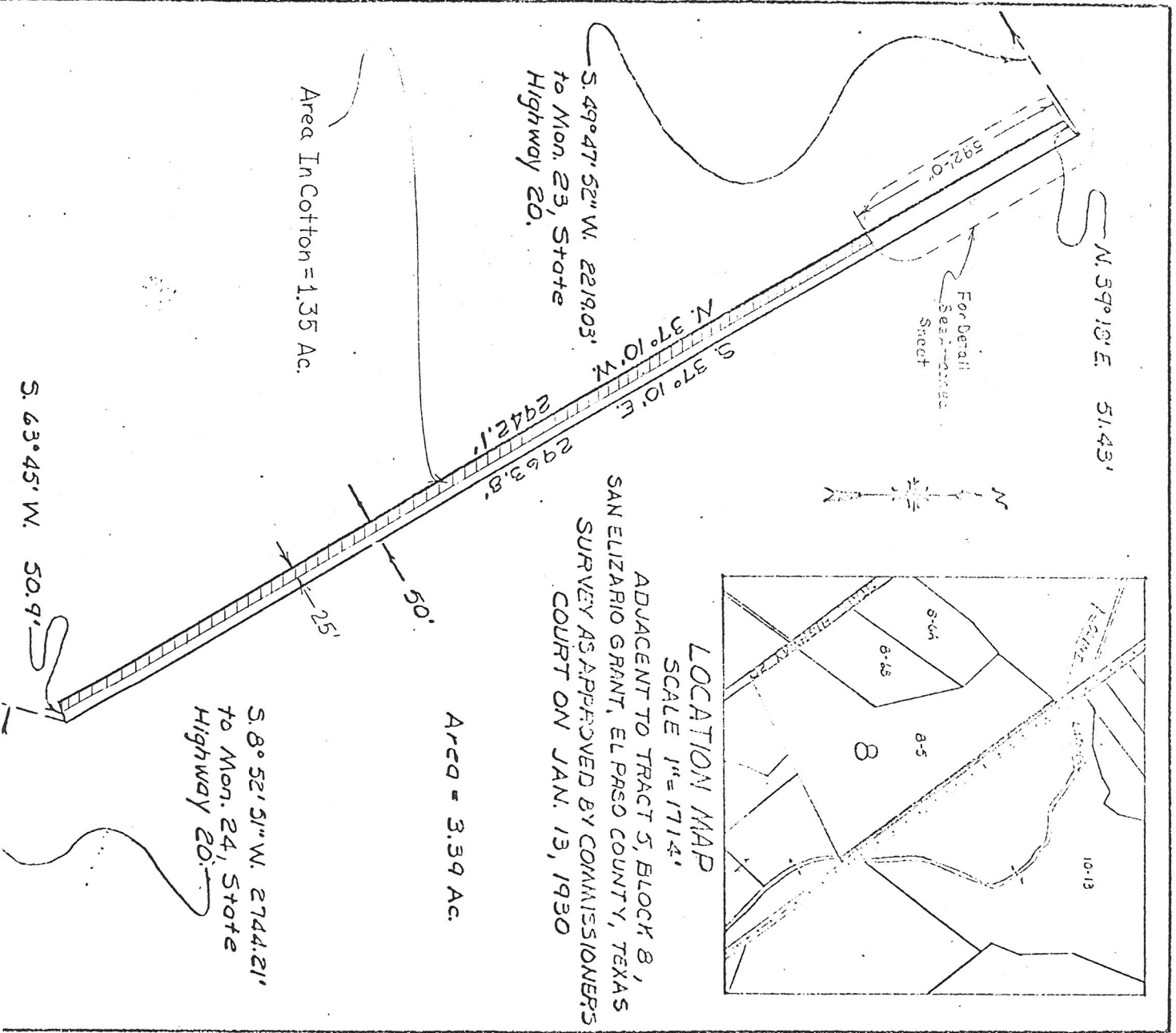
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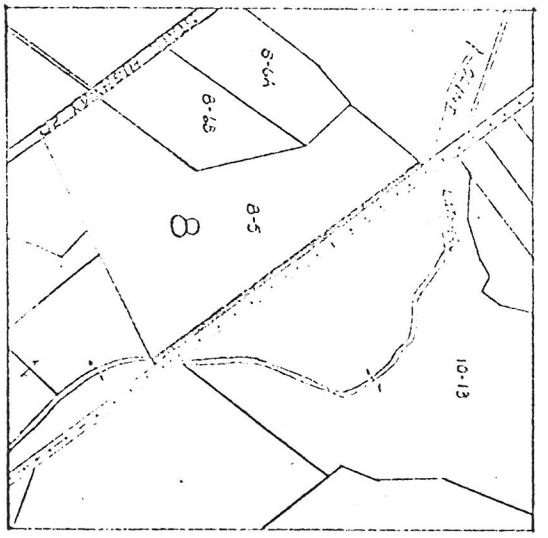
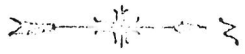
7-15F





N. 37° 10' E. 51.43'

For Detail See Attached Sheet



LOCATION MAP  
SCALE 1" = 171.4'

ADJACENT TO TRACT 5, BLOCK 8,  
SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS  
SURVEY AS APPROVED BY COMMISSIONERS  
COURT ON JAN. 13, 1930

S. 49° 47' 52" W. 2219.03'  
to Mon. 23, State  
Highway 20.

Area In Cotton = 1.35 Ac.

Area = 3.39 Ac.

S. 8° 52' 51" W. 2744.21'  
to Mon. 24, State  
Highway 20.

S. 63° 45' W. 50.9'

MARKET VALUE ESTIMATE  
Fee Simple Interest  
As of July 23, 1974

*Transmitted to  
by registered  
10/2/74*

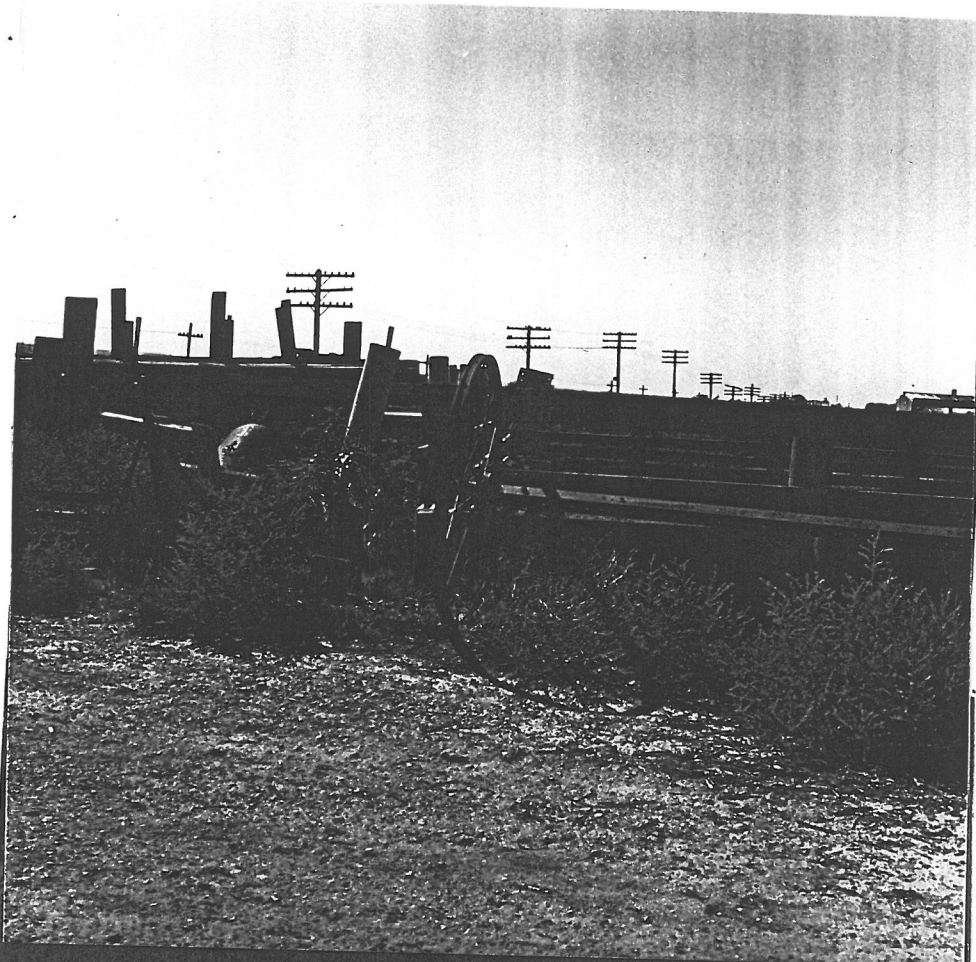
W.G. RICHARDS FARM  
Clint, El Paso County, Texas

For  
BUREAU OF RECLAMATION  
P.O. Drawer P  
El Paso, Texas 79952

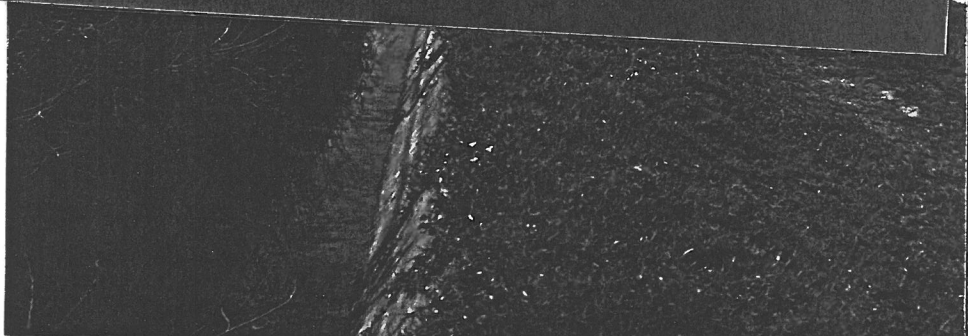
By  
Dale M. Sanders, M.A.I., A.R.A.  
P.O. Box 156  
El Paso, Texas 79942



PICTURES OF SUBJECT PROPERTY  
Taken July 23, 1974



Corral  
Looking Southeast

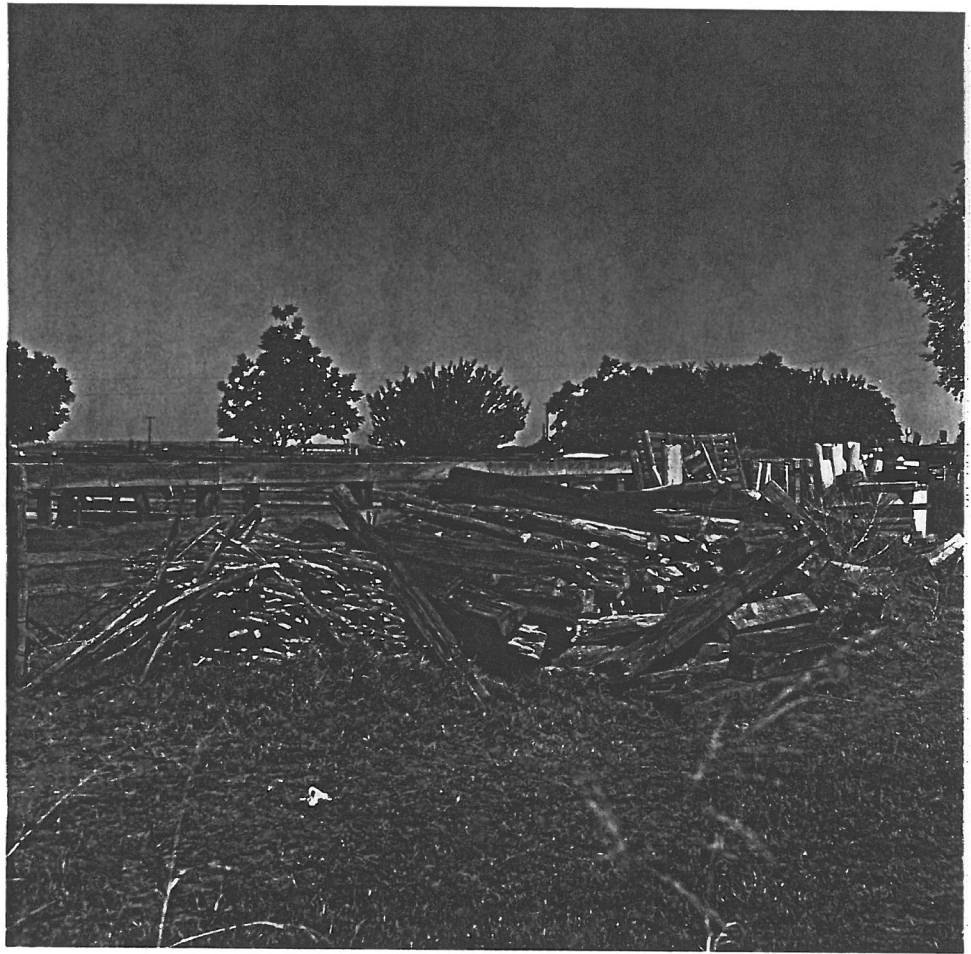


Corral  
Looking Northwest



Concrete Ditch  
Looking Southeast

Subject Property  
Looking Northwest





Corral  
Looking Southeast

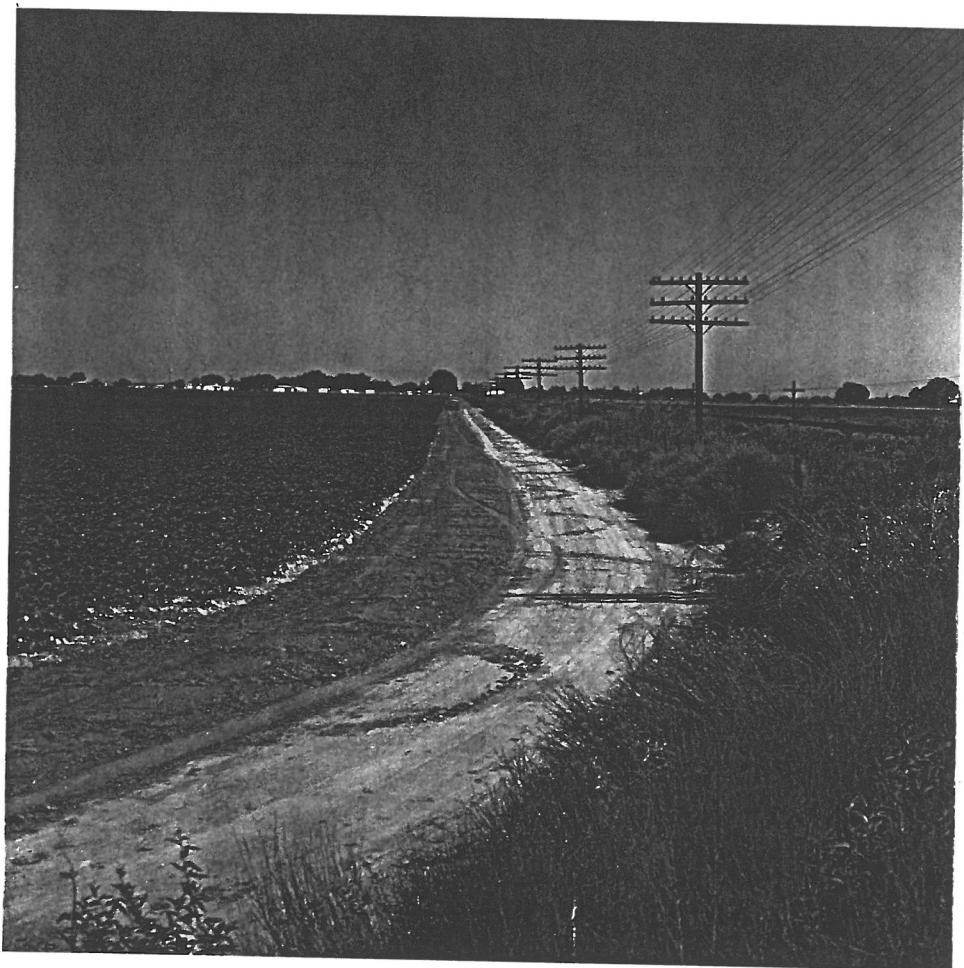
Corral  
Looking Northwest

Concrete Ditch  
Looking Southeast

Subject Property  
Looking Northwest



3



Corral  
Looking Southeast

Corral  
Looking Northwest

Concrete Ditch  
Looking Southeast

Subject Property  
Looking Northwest

b

DALE M. SANDERS

Real Estate Appraisals and Consultation

P. O. BOX 156

EL PASO, TEXAS 79942

PHONE (915) 544-6603

August 5, 1974

Mr. Guy B. O'Roark  
Bureau of Reclamation  
P.O. Drawer P  
El Paso, Texas 79952

PROPERTY: A 3.39 acre tract of land out of the W.G. Richards Farm  
located 1.5 miles southeast of Clint, Texas.

Dear Mr. O'Roark:

The purpose of this appraisal is to estimate the market value of the 3.39 acre tract of land described in this report. It is my understanding that this report will be used as an aid in purchasing the subject property.

After a personal inspection of the subject property, and based upon the facts and opinions expressed in the attached report, it is my opinion that the market value of the fee simple interest in the subject real property as of July 23, 1974, was:

NINE THOUSAND DOLLARS  
(\$9,000.00)

Market value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

Respectfully submitted,

*Dale M. Sanders*

Dale M. Sanders, M.A.I., A.R.A.

DMS:csg  
Attachments

*8/19/74 - Approved for \$6,500  
on basis of deleting items on  
Page 7 (Personalty items) -*

*J. Morrison  
Regional Realty Office*

c

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ADDENDA

Neighborhood Map	Exhibit A
Land Plats	Exhibit B
Legal Description	Exhibit C
Comparable Data	Exhibit D

## ASSUMPTIONS AND LIMITING CONDITIONS

The legal description of the subject property furnished by the Bureau of Reclamation is assumed to be correct.

No responsibility is assumed for matters which are legal in nature nor is any opinion of title rendered. The title is assumed to be marketable.

Existing liens and encumbrances, if any, have been disregarded, and the property appraised as though free and clear, under responsible ownership and competent management.

Reflection of damages to the remainder property is not shown in this appraisal.

No responsibility is assumed for the accuracy of any diagrams or drawings included in this report to assist the reader.

The information furnished by others and contained in this report is believed to be reliable but no responsibility is assumed for its accuracy.

No member of this appraisal firm is required to give testimony or appear in court by reason of this appraisal with reference to the subject property, unless previous arrangements have been made for such testimony or court appearance.

The distribution of values in this report between land and improvements applies only under the stated program of utilization. The separate value estimates for these items must not be used in conjunction with any other appraisal and are invalid if so used.

The appraisal of any interest less than the whole fee simple estate relates only to the fractional interest defined. The value of such a fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole.

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

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 he is connected, or any reference to the American Institute of Real Estate Appraisers or to the M.A.I. or R.M. designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the author.

QUALIFICATIONS OF DALE M. SANDERS

Born: October 15, 1933 - Lovington, New Mexico

Education: B.S. degree from Oklahoma State University, Stillwater, Oklahoma, 1961.

Military: Completed two years active duty with the U.S. Army in Germany and France; and four years active reserve duty. Honorably discharged with the rank of Staff Sergeant.

Experience: Mortgage loan appraiser for The Federal Land Bank of Wichita, Wichita, Kansas, from April 1962 to December 1972. Territory covered was the State of New Mexico. From December 1972 to present date, associated with The Browning Company doing commercial, rural and special purpose property appraisals in El Paso, West Texas and New Mexico.

Appraisal Training: Successfully completed the following seminar and examinations given by the American Institute of Real Estate Appraisers:

Seminar on Ranch and Grazing Land Appraising, 1962  
Examination I - Theories and Principles, 1965  
Examination II - Real Estate Appraisal Problems, 1966  
Examination VIII - Single Family Properties, 1969

Successfully completed American Society of Farm Managers and Rural Appraisers, Ranch Appraisal Course, 1970

Organizations: M.A.I., Member, American Institute of Real Estate Appraisers.

A.R.A., Member, American Society of Farm Managers and Rural Appraisers.

Past president of New Mexico Society of Farm Managers and Rural Appraisers.

### IDENTIFICATION OF SUBJECT PROPERTY

The subject property is a 3.39 acre tract of irrigated farm land located in El Paso County, Texas, approximately 1.5 miles southeast of Clint. The legal description is included in the Addenda of this report as Exhibit C.

### PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property as of July 23, 1974. It is my understanding that this appraisal is to be used as an aid in acquisition of subject property.

### DEFINITION OF MARKET VALUE

As defined by the courts, the highest price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used. Frequently, it is referred to as the price at which a willing seller would sell and a willing buyer would buy, neither being under abnormal pressure. It is the price expectable if a reasonable time is allowed to find a purchaser, and if both seller and prospective buyer are fully informed.

The essential difference between market price and market value, as above defined, lies in the premises of intelligence, knowledge, and willingness, all of which are contemplated in market value but not in market price. Stated differently, at any given moment of time, market value connotes what a property is actually worth, and market price, what it may be sold for.



## PROPERTY RIGHTS APPRAISED

This appraisal has been made of the fee simple interest of subject property as of July 23, 1974.

### CITY AND AREA DATA

The subject property is located approximately 24 miles southeast of downtown El Paso and about 1.5 miles southeast of the village of Clint. A few of the goods and services needed by the farmer are offered in Clint. However, most of the business carried on by the typical farmer will be done in El Paso.

The City of El Paso is located in the extreme western portion of the State of Texas on the Rio Grande River which forms the international boundary between the United States and Mexico. Since El Paso is located on a major transcontinental route for railroads and airlines, accessibility is considered very good. The city is also served by a modern interstate highway system.

The 1970 Census indicates an El Paso city population of over 322,000. The city experienced a dramatic increase during the decade of the 1950's, growing from about 130,000 to 275,000. Expansion of military installations and industry sparked this growth surge during the 1950's.

Farming is conducted both north and south of El Paso in the Rio Grande Valley. To the east and northwest of El Paso is a semi-arid land that is mostly used for cattle grazing. Northeast of El Paso are the large government installations of Ft. Bliss and White Sands Missile Range. Each year more of the farm land is being absorbed by the urban sprawl of the City of El Paso. The agricultural economy has been depressed during the past few years because of diminished



cotton yields. This depression has not affected the land market significantly because of the demand for rural residences and suburban living by the people of El Paso.

#### NEIGHBORHOOD DATA

The neighborhood of the subject property is considered to be the farming area between the town of Fabens on the east, the El Paso City limits on the west, the Rio Grande River on the south, and the edge of the valley on the north.

The soil in the neighborhood is alluvial ranging from a sandy clay loam to a heavy clay. The changing channels of the Rio Grande River prior to canalization caused deposits of sand and clay throughout the valley. Most of the farms have some variation in their soil because of these alluvial deposits. The subsoil is generally composed of layers of fine sand and clay.

The topography is mostly level as a result of machine leveling for flood irrigation. Some farms have more than one level for gravity water flow which saves topsoil and reduces the cost of volume earth moving.

Irrigation water for the farms in this neighborhood is from two sources. The El Paso Independent Water Users Association furnishes water on a classified acre basis. This water makes up approximately two-thirds of the total water needed. The balance of the water needed comes from irrigation wells if they are available. Much of the ground water in this neighborhood is very poor in quality and is not desirable for irrigation.

The gravity irrigation water used on the farms in this neighborhood is from the irrigation system of the Elephant Butte Dam. The United States Bureau of Reclamation built the dam and provided for irrigation of the Rio Grande River Valley. The government assessed each classified acre to pay the cost of building the dam. The classified acre was the land that was to be irrigated at the time the dam came into existence.

The climate for the neighborhood is generally mild. The average annual rainfall is 8.5 inches per year with about half of it falling during the summer months. The growing season is about 210 days extending from April through October.

In summary, this neighborhood has a predictable future of being farmed for a few more years and then being used for residential development as the population of El Paso County grows and requires more residential area.

#### LAND DATA

The subject property is a 3.39 acre tract of irrigated farm land located about 1.5 miles southeast of Clint, Texas. It is 50 feet wide and 2,963.8 feet long. Land plats are included in the Addenda of this report as Exhibit B.

Improvements located on subject property are a corral fragment, a concrete irrigation ditch, a four strand barbed wire fence, a pecan tree, and 1.35 acres of growing cotton crop.

Soils on this tract of land vary from clay loam to silty clay. In comparison to other farms in this neighborhood, the soils on subject property are typical.

Utilities available to the subject property are telephone and electricity.  
Subject property has 2,963.8 feet of frontage on the Southern Pacific Railroad.

#### ZONING

The subject property is outside the city limits of El Paso and does not fall under a zoning code.

#### ASSESSMENT AND TAXES

The subject property is currently assessed and taxed as a part of a 83.17 acre farm. The taxes and assessment shown below are only an estimate.

	Estimated Assessed Value	Current Tax Rate	Estimated Current Taxes
State	\$480	\$ .22 per \$100	\$ 1.06
County	\$480	\$ .90 per \$100	\$ 4.32
Hospital	\$480	\$ .75 per \$100	\$ 3.60
School	\$480	\$5.13 per \$100	<u>\$24.62</u>
Total Ad Valorem Taxes (Estimated)			\$33.60

#### HIGHEST AND BEST USE

Highest and best use is defined as that use of land which may reasonably be expected to produce the greatest net return to land over a given period of time. The highest and best use of the subject property is considered to be agricultural use.

### DESCRIPTION OF IMPROVEMENTS

Improvements on subject property consist of a concrete lined ditch, a wooden corral fence, a barbed wire fence, a pecan tree, and 1.35 acres of growing cotton crop.

The concrete lined ditch is 600 feet in length, three feet in depth with a two-foot bottom and a six-foot top. This is a carrier ditch and has no turn-outs or checks.

The corral fence is 140 feet long and is constructed of cross-ties and 2" x 8" boards, four high. There is one metal gate on this fence. The field fence is constructed of metal posts and four strands of barbed wire.

### COST APPROACH TO VALUE

The Cost Approach to Value is developed by a summation process. The estimate of land value is added to the estimate of improvements, the result being an indication of value by summation. This approach is applicable to all improved property appraisals; however, the validity of the indication is largely dependent upon the accuracy of the depreciation estimate for improvements. In most cases, the Cost Approach is a useful appraisal tool because reproduction cost tends to set the upper limit of value. This is due to the fact that the typical purchaser will usually pay no more for a property than the current cost to buy similar substitute land and erect a new improvement thereon without undue delay.

The estimate of replacement cost presented in this report is substantiated by local contractors. The adopted cost estimates are believed to be reasonable

and in accord with local construction practice. The following tabulation shows each item of improvement along with the estimated replacement cost new and the estimated depreciation and present value.

Item	Size	Estimated Replacement Cost New	Estimated Percent Depreciation	Estimated Present Value
Concrete Ditch and Pipe	670 feet	\$2,000	35%	\$1,300
Corral Fence	140 feet	\$ 630	50%	\$ 315
Field Fence	2,760 feet	\$ 730	35%	\$ 475
Pecan Tree				\$ 50
Cotton Crop	1.35 acres @ \$175 per acre			\$ 236
Total Estimated Value of Improvements and Crops				\$2,376

#### Land Value Estimate

There has been considerable land sales activity in subject neighborhood in recent years; therefore, the direct comparison method has been used in estimating land value.

Some eight small acreage sales have been analyzed. From these, three have been chosen for use in this land value estimate. The location of each of these comparable sales is shown on the Neighborhood Map included in the Addenda of this report as Exhibit A.

The per acre unit of comparison has been selected since it enjoys the greatest local acceptance in the local market. Most of the land in the general area is sold by the acre.

A system of adjustments has been formulated using various elements of comparison. Time and market adjustments are necessary to allow for general sales trends such as overall price appreciation over a period of time. Motivation adjustments are considered necessary when either buyer or seller special motives are evident in market analysis. Location adjustments are applied in comparison to allow for differences with regard to physical location and access. Physical characteristics adjustments are often necessary in comparison to compensate for differences in size, shape, improvements, frontage, topography, soil and subsoil conditions.

Each comparable is compared to subject and adjustments are made for differences in each element of comparison. The adjustments are based on market data indications as estimated from market data analysis. The resulting adjusted comparable sales price per acre is an indication of the value of subject land.

#### Comparable Discussion

Comparable 2826 is the sale of a small tract of land in June of 1973, from Paul F. Thomas to Paul M. Stern. This 18.737 acres sold for \$37,475 or \$2,000 per acre. An upward adjustment is made for time to allow for the general rise in area land values. A downward adjustment is made for location to allow for the better location of this comparable. No adjustment is made for physical factors since the greater size of this comparable is cancelled by the more desirable shape. After comparison and adjustment, this comparable indicates a value of \$1,980 per acre for subject property.

Comparable 2833 is a sale of a 3.438 acre tract of land from Ira E. Celum to Joe Berrego in March of 1973 for \$10,314 or \$3,000 per acre. An upward adjust-

ment is made for time to allow for the general rise in area land values. A downward adjustment is made for location to allow for the better location of this comparable. A downward adjustment is made for physical factors to allow for the more desirable shape of this comparable. After comparison and adjustment, this comparable indicates a value of \$2,150 per acre for subject property.

Comparable 2834 is a contract sale of a 5.970 acre tract of land from Leisure Valley, Inc. to Willie Golphin in June of 1973 for \$11,940 or \$2,000 per acre. An upward adjustment is made for time to allow for the general rise in area land values. An upward adjustment is made for location to allow for the poorer location of this comparable. A downward adjustment is made for physical factors to allow for the more desirable shape of this comparable. After comparison and adjustment, this comparable indicates a value of \$2,057 per acre for subject property.

LAND DATA ANALYSIS TABLE

Comp. No.	Sale Date	Sale Price	Acre Size	Acre Price	A D J U S T M E N T S			Subj. Indic.
					Time	Loc.	Phy.	
2826	6-73	\$37,475	18.737	\$2,000	1.10	.90	1.00	\$1,980
2833	3-73	\$10,314	3.438	\$3,000	1.12	.80	.80	\$2,150
2834	6-73	\$11,940	5.970	\$2,000	1.10	1.10	.85	\$2,057

Correlation and Estimate of Land Values

The three comparables used in this analysis indicate from a low of \$1,980 per acre to a high of \$2,150 per acre. All of the comparables are located in close proximity to the subject property. Most weight has been placed on Comparables

2826 and 2833 since they are actual land sales and not contracts. These two comparables indicate a narrow range of value between \$1,980 and \$2,150 per acre. It is my opinion that the mid range figure of \$2,000 is the land value of subject property.

\$2,000 per acre on 3.39 acres = \$6,780.00  
 Called . . . . . \$6,800.00

Total Depreciated Cost Estimate -- All Improvements	\$2,376
Add Land Value by Comparison	\$6,800
Indicated Value by Cost Approach	\$9,176
Called . . . . .	\$9,200

INCOME APPROACH TO VALUE

The Income Approach to Value is a capitalization technique whereby the expected net income to a property is converted into a present indication of value by application of a rate. This approach to value has not been developed in this appraisal since subject property is 3.39 acres and properties of this size are not bought and sold on the basis of their income potential.

MARKET DATA APPROACH TO VALUE

The Market Data Approach to Value is usually developed by direct comparison methods using similar whole property sales which have occurred recently. Sales of comparable properties in the open market represent the actions of property users and investors.



Some eight small acreage sales have been analyzed. From these, three have been chosen for use in this value estimate. The location of each of these comparable sales is shown on the Neighborhood Map included in the Addenda of this report as Exhibit A.

#### Comparable Discussion

Comparable 2835 is a contract sale of a 4.993 acre tract of land in June of 1973 from Leisure Valley, Inc. to Alfonso Madrid for \$9,986 or \$2,000 per acre. An upward adjustment is made for time to allow for the general rise in area land values. An upward adjustment is made for location to allow for the much poorer location of this comparable. A downward adjustment is made for physical factors to allow for the much better shape of this comparable. An upward adjustment is made for improvement to allow for the lack of improvements on this comparable. After comparison and adjustment, this comparable indicates a value of \$2,473 for subject property.

Comparable 2836 is a sale of a 3.001 acre tract of land in October of 1973 from Paul and Rosalie's Farm to Andres F. Reyes for \$4,500 or \$1,500 per acre. An upward adjustment is made for time to allow for the general rise in area land values. An upward adjustment is made for location to allow for the poorer location of this comparable. An upward adjustment is made for physical factors to allow for the lack of development of this land since it was still in bosque at the time of sale. An upward adjustment is made for improvement to allow for the lack of improvement on this comparable. After comparison and adjustment, this comparable indicates a value of \$2,571 per acre for subject property.

Comparable 2837 is a sale of a .39 acre tract of land in March of 1974 for \$1,014 or \$2,600 per acre. It sold from Ira E. Celum to Robert H. Schwarzbach, Trustee. A downward adjustment is made for location to allow for the better location of this comparable. An upward adjustment is made for physical factors since this comparable is below road grade and would probably have to be filled to be used. An upward adjustment is made for improvement to allow for the lack of improvement on this comparable. After comparison and adjustment, this comparable indicates a value of \$2,512 per acre for subject property.

MARKET DATA ANALYSIS TABLE

Comp. No.	Sale Date	Sale Price	Acre Size	Acre Price	A D J U S T M E N T S				Subj. Indic.
					Time	Loc.	Phy.	Imp.	
2835	6-73	\$9,986	4.993	\$2,000	1.10	1.15	.85	1.15	\$2,473
2836	10-73	\$4,500	3.001	\$1,500	1.08	1.15	1.20	1.15	\$2,571
2837	3-74	\$1,014	.390	\$2,600	1.00	.80	1.05	1.15	\$2,512

Correlation and Market Data Value Estimate

The three comparables used in this approach indicate a value range from \$2,473 to \$2,571. Since Comparable 2835 is a contract of sale, primary credence has been placed on Comparables 2836 and 2837. Comparable 2836 is considered to be the best indicator of value and has been adopted as the value for the Market Data Approach.

3.39 acres @ \$2,571 = \$8,716

Called . . . . . \$8,700

CORRELATION AND FINAL ESTIMATE OF VALUE

The approaches to value developed in this report yielded the following indications of value for subject property:

COST APPROACH TO VALUE:	\$9,200
INCOME APPROACH TO VALUE:	Not Developed
MARKET DATA APPROACH TO VALUE	\$8,700

The Cost Approach to Value is considered well supported with respect to land value estimate. The estimates of replacement cost for the various improvements are believed well supported by local contractor estimates. The estimates of depreciation applicable to the various subject improvements are believed to be reasonable; however, any estimate pertaining to accrued depreciation is difficult to estimate with exactness. Overall, this approach is considered to be a reasonable estimate of value.

The Income Approach to Value was not developed in this appraisal since a small acreage such as subject is seldom bought for its income producing ability.

The Market Data Approach to Value is considered to be a very strong indication of value for subject property. The comparables used in this approach are all located in close proximity to subject property and are considered to be good comparisons for subject; however, none of these comparables had improvements such as subject. The adjustments used are considered reasonable and lead to a reasonable value conclusion.

In final analysis, I have adopted the indication by the Market Data Approach to Value of \$9,000. X

*see note 171  
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CERTIFICATE OF APPRAISAL

The undersigned appraiser does hereby certify, except as otherwise noted in this report, the following:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this report upon which the analyses, opinions, and conclusions herein are based, are true and correct.

This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions in the report.

This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the American Institute of Real Estate Appraisers of the National Association of Realtors.

No other than the undersigned prepared the analyses, conclusions, and opinions concerning real estate that are set forth in this appraisal report, except as otherwise noted herein.

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the American Institute of Real Estate Appraisers of the National Association of Realtors.

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 he is connected, or any reference to the American Institute of Real Estate Appraisers, or to the M.A.I. or R.M. designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

Based upon the information contained in this report and upon my judgment and experience as an appraiser, and subject to the assumptions and limiting conditions previously set forth, it is my opinion that the market value of the fee simple interest in subject property as of July 23, 1974, was:

NINE THOUSAND DOLLARS  
(\$9,000.00)

July 30, 1974

*Dale M. Sanders*

Dale M. Sanders, M.A.I., A.R.A.

8/19/74

Approved for ~~\$6,500<sup>00</sup>~~ -  
Real Estate only - personalty  
itemized on page 7 deleted -

*J. J. Corran*  
Regional Realty Officer