

IDENTIFICATIONS, DEFINITIONS & CERTIFICATIONS**EXECUTIVE SUMMARY**

Parcel #:	W. Merriweather St. ROW Abandonment
Property Owner:	City of New Braunfels
Property Location:	NL & SL of W. Merriweather St., W of Huisache Ave, New Braunfels, Comal County, TX

PROPERTY COMPONENT SUMMARY		
Component	Acres	SF
Whole Property*	±0.2267 acres	±9,872 SF
Fee Simple Right Of Way Abandonment	±0.2267 acres	±9,872 SF
Remainder	±0 acres	±0 SF

*The proposed ROW abandonment consists of 4 tracts which total ±0.2267 acres (±9,872 SF). For valuation purposes the W. Merriweather St. ROW sections have been combined with the respective adjacent residential lot for an average lot size of ±0.3112 acres (please refer to Scope of Work section). Therefore, the whole property parent tract for valuation purposes is ±0.3112 acres.

	Whole Property	Remainder After
Highest & Best Use- as if Vacant:	Residential use	Not applicable
Highest & Best Use- as Improved:	Residential use	Not applicable
Shape:	Rectangular	Not applicable
Topography:	Generally level	Not applicable
Flood plain %:	0%	Not applicable
Utilities:	All utilities available.	
Additional Public Services:	Police, fire, and emergency medical services are provided by the City of New Braunfels and Comal County.	
Zoning:	R-2- Single and Two Family Residential.	
Easements/Encumbrances:	No known adverse easements.	
Improvements (Whole):	Improved with four residences on the parent tract (±1,170 SF to ±1,897 SF per HCAD with a YOC of 1968) and attendant site improvements. The right of way strip contains asphalt paving.	
Appraisal Issues:	The proposed ROW abandonment consists of 4 tracts which total ±0.2267 acres (±9,872 SF). For valuation purposes the W. Merriweather St. ROW sections have been combined with the respective adjacent residential lot for an average lot size of ±0.3112 acres. Minimal site improvements are located in the right of way area and have been valued herein.	

Effective Date of the Appraisal: August 24, 2015
 Date of the Report: September 4, 2015
 Appraiser: Lory R. Johnson, MAI, SR/WA

RECOMMENDED COMPENSATION SUMMARY		
Whole Property Value (Land and impacted site improvements - if any)	\$50,100	
Fee Simple Right Of Way Abandonment		\$50,100
Total Recommended Compensation		\$50,100