

INVOICE**FROM:**

HALL APPRAISERS, INC.
1102 LONGFELLOW, SUITE D
BEAUMONT, TEXAS 77706
hallappraisal@gt.rr.com

Telephone Number: 409-892-3186

Fax Number: (409)892-5454

TO:

CLIFTON ENGLISH
BEAUMONT INDEPENDENT SCHOOL DISTRICT
3395 HARRISON
BEAUMONT, TX 77706

E-Mail: CENGLISH@BMTISD.COM

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

30759JR

DATES

Invoice Date: 10/24/2018

Due Date:

REFERENCE

Internal Order #: 30759JR

Lender Case #:

Client File #: 1901370

FHA/VA Case #:

Main File # on form: 30759JR

Other File # on form: 1901370

Federal Tax ID: 76-0668123

Employer ID:

DESCRIPTION

Lender: N/A
Purchaser/Borrower: N/A
Property Address: 1400 Royal St
City: Beaumont
County: JEFFERSON
Legal Description: BLANCHETTE 2ND L-7 & 8 B-1

Client: BEAUMONT INDEPENDENT SCHOOL DISTRICT

State: TX Zip: 77701

FEES**AMOUNT**

LAND APPRAISAL

300.00

SUBTOTAL

300.00

PAYMENTS**AMOUNT**

Check #: Date: Description:
Check #: Date: Description:
Check #: Date: Description:

SUBTOTAL

WE APPRECIATE YOUR BUSINESS

TOTAL DUE

\$

300.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

1400 Royal St
Beaumont, TX 77701
BLANCHETTE 2ND L-7 & 8 B-1

FOR

BEAUMONT INDEPENDENT SCHOOL DISTRICT
3395 HARRISON
BEAUMONT, TX 77706

OPINION OF VALUE

3,700

AS OF

10/04/2018

BY

JOSEPH RAMEY II
HALL APPRAISERS, INC.
1102 LONGFELLOW, SUITE D
BEAUMONT, TX 77706
(409) 892-3186
hallappraisal@gt.rr.com

HALL APPRAISAL COMPANY
LAND APPRAISAL REPORT

File No. 1901370
30759JR

SUBJECT	Borrower <u>N/A</u>		Census Tract <u>0019.00</u>		Map Reference <u>13140</u>	
	Property Address <u>1400 Royal St</u>					
	City <u>Beaumont</u>		County <u>JEFFERSON</u>		State <u>TX</u> Zip Code <u>77701</u>	
	Legal Description <u>BLANCHETTE 2ND L-7 & 8 B-1</u>					
NEIGHBORHOOD	Sale Price \$ <u>N/A</u>		Date of Sale <u>N/A</u> (yr)		Loan Term <u>N/A</u> yrs.	
	Actual Real Estate Taxes \$ <u>134</u>		Loan charges to be paid by seller \$ <u>0</u>		Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD	
	Lender/Client <u>BEAUMONT INDEPENDENT SCHOOL DISTRICT</u>		Address <u>3395 HARRISON, BEAUMONT, TX 77706</u>			
	Occupant <u>VACANT</u>		Appraiser <u>JOSEPH RAMEY II</u>		Instructions to Appraiser <u>DETERMINE MARKET VALUE</u>	
	Location ☒ Urban ☐ Suburban ☐ Rural		Good Avg. Fair Poor			
	Built Up ☐ Over 75% ☐ 25% to 75% ☐ Under 25%		Employment Stability ☐ ☒ ☐ ☐			
	Growth Rate ☐ Fully Dev. ☐ Rapid ☐ Steady ☒ Slow		Convenience to Employment ☐ ☒ ☐ ☐			
	Property Values ☐ Increasing ☒ Stable ☐ Declining		Convenience to Shopping ☐ ☒ ☐ ☐			
	Demand/Supply ☐ Shortage ☒ In Balance ☐ Oversupply		Convenience to Schools ☐ ☒ ☐ ☐			
	Marketing Time ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.		Adequacy of Public Transportation ☐ ☒ ☐ ☐			
SITE	Present <u>90</u> % One-Unit <u>2</u> % 2-4 Unit <u>2</u> % Apts. <u>4</u> % Condo <u>4</u> % Commercial		Recreational Facilities ☐ ☒ ☐ ☐			
	Land Use <u>2</u> % Industrial <u>2</u> % Vacant <u>5</u> % Vacant		Adequacy of Utilities ☐ ☒ ☐ ☐			
	Change in Present Land Use ☐ Not Likely ☒ Likely (*) ☐ Taking Place (*)		Property Compatibility ☐ ☒ ☐ ☐			
	Predominant Occupancy ☒ Owner ☐ Tenant <u>5</u> % Vacant		Protection from Detrimental Conditions ☐ ☒ ☐ ☐			
	One-Unit Price Range \$ <u>20,000</u> to \$ <u>500,000</u> Predominant Value \$ <u>100,000</u>		Police and Fire Protection ☐ ☒ ☐ ☐			
	One-Unit Age Range <u>0</u> yrs. to <u>100</u> yrs. Predominant Age <u>65</u> yrs.		General Appearance of Properties ☐ ☐ ☒ ☐			
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)		Appeal to Market ☐ ☐ ☒ ☐			
	See attached addenda.					
MARKET DATA ANALYSIS	Dimensions <u>100' X 140'</u> = <u>14,000 sf</u> ☒ Corner Lot					
	Zoning Classification <u>RM-H</u> Present Improvements ☒ Do ☐ Do Not Conform to Zoning Regulations					
	Highest and Best Use ☐ Present Use ☒ Other (specify) <u>RESIDENTIAL HOME SITE/CLEARED</u>					
	Elec. ☒ Public ☐ Other (Describe) <u>N. GAS</u>					
	Gas ☒ <u>N. GAS</u> OFF SITE IMPROVEMENTS					
	Water ☒ Surface <u>ASPHALT</u> ☒ Public ☐ Private					
	San. Sewer ☒ Storm Sewer ☒ Curb/Gutter ☒ Private					
	Sidewalk ☒ Street Lights ☒					
	Topo <u>LEVEL AT STREET GRADE</u>					
	Size <u>LARGE FOR AREA - 2 LOTS</u>					
Shape <u>RECTANGULAR</u>						
View <u>RESIDENTIAL</u>						
Drainage <u>APPEARS ADEQUATE</u>						
Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No						
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) See attached addenda.						
RECONCILIATION	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.					
	ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1	
	Address <u>1400 Royal St</u>		<u>3620 Goliad St</u>		<u>1665 Avenue G</u>	
	<u>Beaumont, TX 77701</u>		<u>Beaumont, TX 77705</u>		<u>Beaumont, TX 77701</u>	
	Proximity to Subject		<u>1.43 miles SW</u>		<u>0.51 miles SW</u>	
	Sales Price		\$ <u>N/A</u>		\$ <u>4,000</u>	
	Price \$/SF		\$ <u>.57/SF</u>		\$ <u>.53/SF</u>	
	Data Source(s)		<u>CAD/OWNER/CITY</u>		<u>MLS#197290/BROKER/CITY</u>	
	ITEM		DESCRIPTION		DESCRIPTION	
	Date of Sale/Time Adj.		<u>N/A</u>		<u>08/07/2018</u>	
Location		<u>URBAN/AVG</u>		<u>URBAN/AVG</u>		
Site/View		<u>14,000 sf</u>		<u>7,000 SF</u>		
ZONING		<u>RM-H</u>		<u>RM-H</u>		
IMPROVEMENTS		<u>PARKING LOT</u>		<u>CLEARED</u>		
UTILITIES		<u>ALL</u>		<u>ALL</u>		
STREET		<u>ASPHALT</u>		<u>ASPHALT</u>		
Sales or Financing		<u>0</u>		<u>CASH DOM 23</u>		
Concessions		<u>0</u>		<u>0</u>		
Net Adj. (Total)		☐ + ☒ - \$ <u>-250</u>		☐ + ☒ - \$ <u>-375</u>		
Indicated Value of Subject		<u>Net 6.3 %</u>		<u>Net 9.4 %</u>		
		<u>Gross 93.8 %</u>		<u>Gross 90.6 %</u>		
		\$ <u>3,750</u>		\$ <u>3,625</u>		
Comments on Market Data <u>SITE ADJUSTMENT IS BASED ON MARKET EXTRACTED \$.25/SF. ALL SALES ARE CLEARED LOTS AND READY FOR DEVELOPMENT.</u>						
<u>SITE ADJUSTMENT BASED ON HISTORICAL DATA.</u>						
Comments and Conditions of Appraisal <u>ALL SALES ARE LOCATED IN THE SUBJECTS MARKET AREA. COMP 3 IS CONSIDERED A DATED SALE, HOWEVER THERE IS LIMITED MARKET DATA OVER THE PAST YEAR AND THESE THREE SALES ARE THE MOST MEANINGFUL SALES AVAILABLE FOR ANALYSIS OVER THE PAST YEAR. THERE ARE NO OTHER SALES LOCATED CLOSER IN PROXIMITY. QUOTE FOR REMOVAL OF ASPHALT PARKING LOT LOCATED ON THE SUBJECT SITE FROM LOCAL PROFESSIONAL WAS \$.25/SF. SERVICE TO REMOVE CONCRETE PARKING LOT COULD BE REMARKABLY LOWER IF PERFORMED BY AGENTS THAT WORK FOR THE OWNER.</u>						
Final Reconciliation <u>BASED ON THIS ANALYSIS AND CREDENCE GIVEN ALL SALES, THE ESTIMATED MARKET VALUE IS \$3,700.</u>						
<u>THE "AS IS" VALUE OF THE SUBJECT TRACT IS DEPENDENT ON THE FUTURE DEVELOPMENT AROUND THE SUBJECT TRACT. FUTURE DEVELOPMENT AROUND THE SUBJECT COULD INCREASE THE VALUE OF THE SUBJECT TRACT "AS IS" (WITH IMPROVEMENT OF A PARKING LOT).</u>						
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED OF THE SUBJECT PROPERTY AS OF <u>10/04/2018</u> TO BE \$ <u>3,700</u>						
Appraiser <u>JOSEPH RAMEY II</u>		Supervisory Appraiser (if applicable) <u>DONALD J. HALL</u>				
Date of Signature and Report <u>10/24/2018</u>		Date of Signature <u>10/24/2018</u>				
Title <u>APPRAISER</u>		Title <u>APPRAISER</u>				
State Certification # <u>1350326 L</u> ST <u>TX</u>		State Certification # <u>1323853</u> ST <u>TX</u>				
Or State License # <u>1350326 L</u>		Or State License # <u>1323853</u>				
Expiration Date of State Certification or License <u>05/31/2020</u>		Expiration Date of State Certification or License <u>10/31/2020</u>				
Date of Inspection (if applicable) <u>10/04/2018</u>		Date of Inspection <u>10/04/2018</u>				
☐ Did ☒ Did Not Inspect Property						

Supplemental Addendum

File No. 30759JR

Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT					
Property Address	1400 Royal St					
City	Beaumont	County	JEFFERSON	State	TX	Zip Code 77701
Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT					

• Land: Neighborhood Comments

SUBJECT IS LOCATED IN A WELL-ESTABLISHED URBAN RESIDENTIAL NEIGHBORHOOD WITH A MIX OF COMMERCIAL PROPERTIES NEARBY. TYPICAL CONSTRUCTION IS WOOD FRAME AND PIER AND BEAM FOUNDATION. THERE IS A MIX OF BRICK VENEER SIDING ON PIER AND BEAM AND CONCRETE SLAB FOUNDATION LOCATED IN THE NEIGHBORHOOD AS WELL. SUBJECT IS LOCATED ACROSS KING MIDDLE SCHOOL. NEARBY 11TH STREET PROVIDES EASY ACCESS TO SCHOOLS, SHOPPING AND EMPLOYMENT.

• Land: Site Comments

CURRENTLY THE SUBJECT IS IMPROVED LAND WITH AN ASPHALT PARKING LOT. SUBJECT IS CURRENTLY ZONED AS RM-H ACCORDING TO ZONING MAPS OF THE CITY OF BEAUMONT. SEE ATTACHED FOR FURTHER DESCRIPTION. HIGHEST AND BEST USE IS AS CLEARED, VACANT LAND, READY FOR DEVELOPMENT. ZONING ALLOWS FOR SINGLE FAMILY, MULTI FAMILY, CONDOMINIUMS, LOW RISE MULTI FAMILY DWELLINGS, GARDEN APARTMENTS, CONDOMINIUMS, AND TOWN HOMES, AND SUBJECT TO A SPECIFIC USE PERMIT, HIGH-RISE APARTMENTS. NO COMMERCIAL USE IS ALLOWED. SUBJECT IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FEMA MAP #4854570020C DATED 08/06/2002.

Assumptions and Limiting Conditions

1901370
File # 30759JR

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

THIS APPRAISAL USED A HYPOTHETICAL CONDITION THAT THE COST TO REMOVE THE ASPHALT PARKING LOT WILL COST LESS THAN HISTORICAL DATA AND KNOWLEDGE OF THE LOCAL AREA SUGGESTS. THE HYPOTHETICAL CONDITIONS APPLIED MAY HAVE AFFECTED ASSIGNMENT RESULTS.

Certifications

1901370
File # 30759JR

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Certifications

1901370
File # 30759JR

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

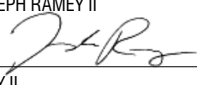
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER JOSEPH RAMEY II

Signature 
Name JOSEPH RAMEY II
Company Name HALL APPRAISERS, INC.
Company Address 1102 LONGFELLOW, SUITE D
BEAUMONT, TX 77706
Telephone Number (409) 892-3186
Email Address hallappraisal@gt.rr.com
Date of Signature and Report 10/24/2018
Effective Date of Appraisal 10/04/2018
State Certification # _____
or State License # 1350326 L
or Other (describe) _____ State # _____
State TX
Expiration Date of Certification or License 05/31/2020

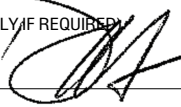
ADDRESS OF PROPERTY APPRAISED

1400 Royal St
Beaumont, TX 77701
APPRAISED VALUE OF SUBJECT PROPERTY \$ 3,700

LENDER/CLIENT

Name CLIFTON ENGLISH
Company Name BEAUMONT INDEPENDENT SCHOOL DISTRICT
Company Address 3395 HARRISON
BEAUMONT, TX 77706
Email Address CENGLISH@BMTISD.COM

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name DONALD J. HALL
Company Name HALL APPRAISERS, INC.
Company Address 1102 LONGFELLOW, SUITE D
BEAUMONT, TX 77706
Telephone Number (409) 892-3186
Email Address hallappraisal@gt.rr.com
Date of Signature 10/24/2018
State Certification # 1323853
or State License # _____
State TX
Expiration Date of Certification or License 10/31/2020

SUBJECT PROPERTY

☒ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

☒ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

ZONING DESCRIPTION

ARTICLE 28.03 DISTRICT REGULATIONS

Sec. 28.03.004 RM-H, Residential Multiple-Family Dwelling-Highest Density District regulations

(a) General purpose and description. The RM-H Residential Multiple-Family Dwelling-Highest Density District, is a residential district intended to provide for the highest residential density ranging up to twenty-nine (29) dwelling units per acre. The principal use of land in this district is for a wide variety of dwelling types, including single-family dwellings, low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The RM-H, Residential Multiple-Family Dwelling-Highest Density District, is usually located adjacent to a major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium density residential development.

(b) Permitted uses. Uses permitted in an RM-H, Residential Multiple-Family Dwelling-Highest Density District, are set forth in [section 28.03.023](#).

(c) Area and height regulations. Area and height regulations in an RM-H, Highest Density Multiple-Family Dwelling District, are set forth in [section 28.03.024](#).

(Ordinance 81-17, sec. 1, adopted 3/10/81; 1978 Code, sec. 30-10)

Subject Land Photo Page

Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT					
Property Address	1400 Royal St					
City	Beaumont	County	JEFFERSON	State	TX	Zip Code 77701
Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT					



Subject Front

1400 Royal St
Sales Price N/A
Date of Sale N/A
Location URBAN/AVG
Site/View 14,000 sf
ZONING RM-H
IMPROVEMENTS PARKING LOT
UTILITIES ALL
STREET ASPHALT



Subject Street



Subject Street

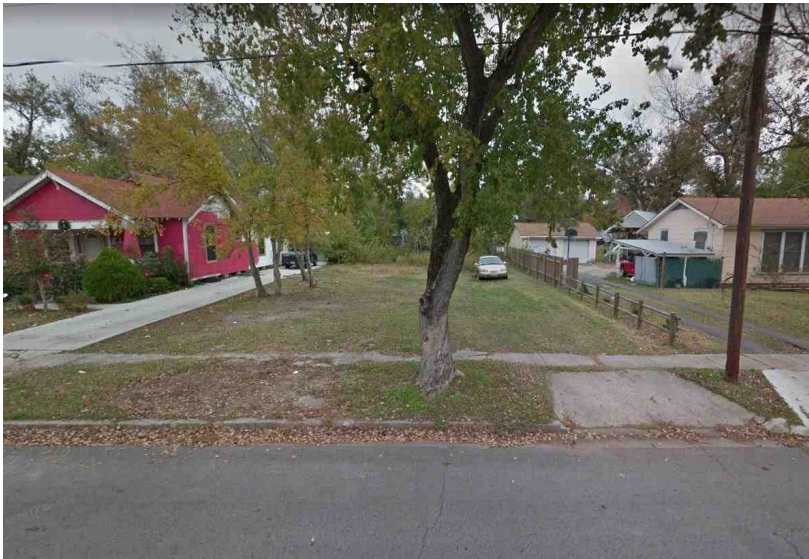
Comparable Land Photo Page

Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT					
Property Address	1400 Royal St					
City	Beaumont	County	JEFFERSON	State	TX	Zip Code 77701
Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT					



Comparable 1

3620 Goliad St
Prox. to Subj. 1.43 miles SW
Sales Price 4,000
Date of Sale 02/27/2018
Location URBAN/AVG
Site/View 7,000 SF
ZONING RM-H
IMPROVEMENTS CLEARED
UTILITIES ALL
STREET ASPHALT



Comparable 2

1665 Avenue G
Prox. to Subj. 0.51 miles SW
Sales Price 4,000
Date of Sale 08/07/2018
Location URBAN/AVG
Site/View 7,500 SF
ZONING RM-H
IMPROVEMENTS CLEARED
UTILITIES ALL
STREET ASPHALT

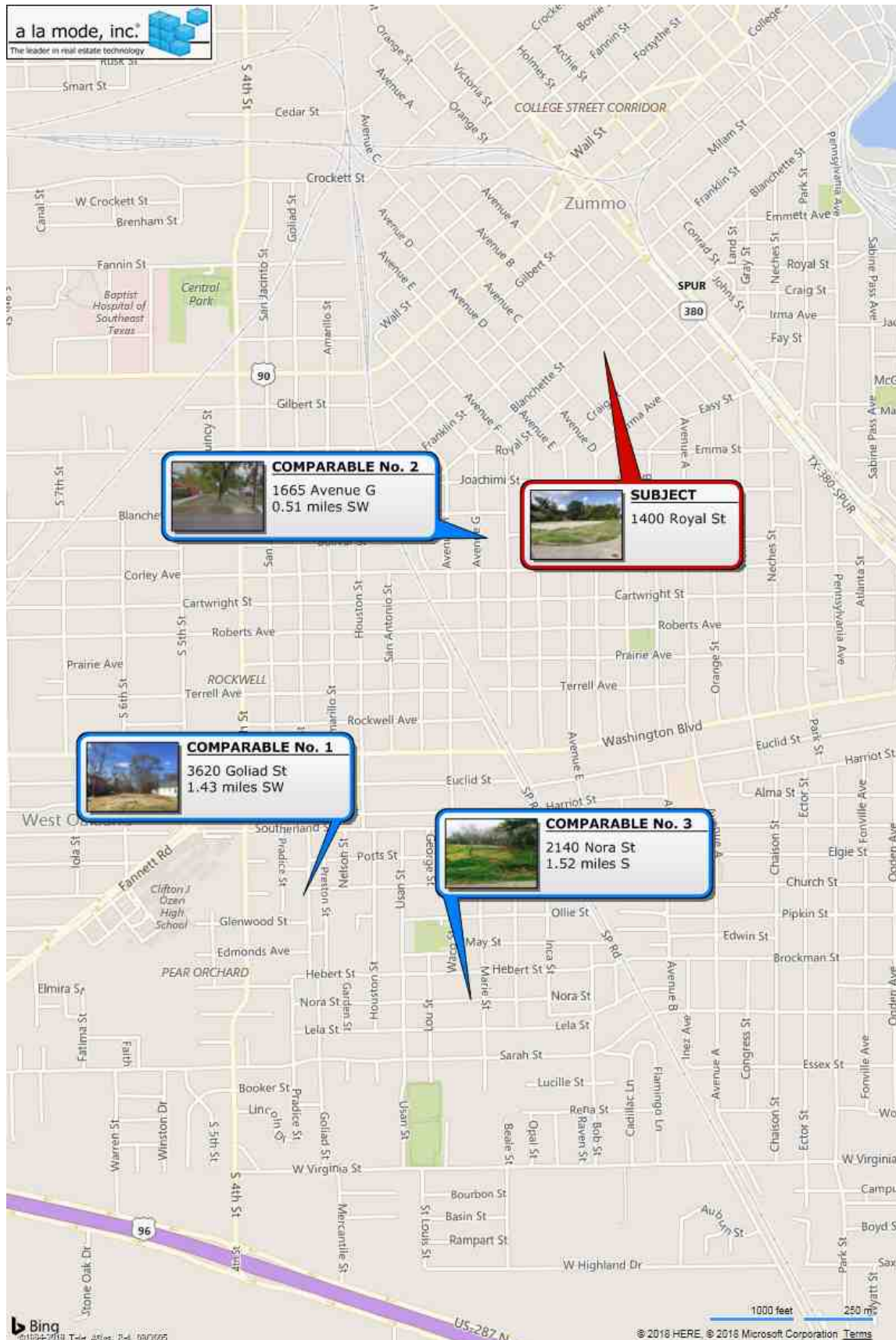


Comparable 3

2140 Nora St
Prox. to Subj. 1.52 miles S
Sales Price 4,000
Date of Sale 07/05/2017
Location URBAN/AVG
Site/View 7,000 SF
ZONING RM-H
IMPROVEMENTS CLEARED
UTILITIES ALL
STREET ASPHALT

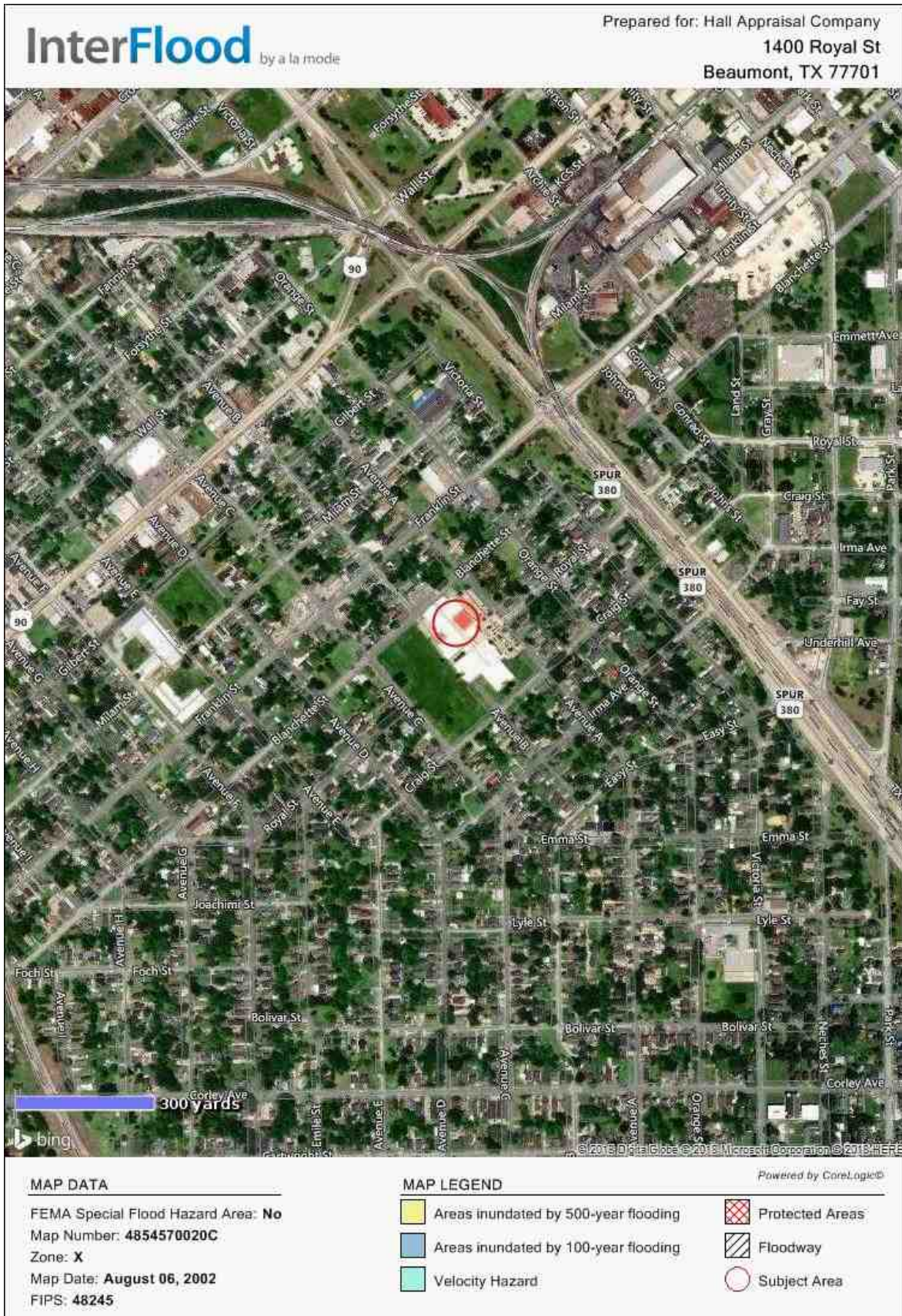
Location Map

Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT				
Property Address	1400 Royal St				
City	Beaumont	County	JEFFERSON	State	TX
				Zip Code	77701
Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT				



Flood Map

Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT				
Property Address	1400 Royal St				
City	Beaumont	County	JEFFERSON	State	TX
				Zip Code	77701
Client	BEAUMONT INDEPENDENT SCHOOL DISTRICT				



APPRAISER LICENSE

Texas Appraiser Licensing and Certification Board

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

Licensed Residential Real Estate Appraiser

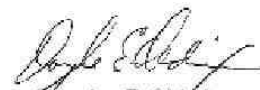
Number: **TX 1350326 L**

Issued: **05/31/2018**

Expires: **05/31/2020**

Appraiser: **JOSEPH LYNN RAMEY II**

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


Douglas E. Oldmixon
Commissioner

APPRAISER LICENSE

Texas Appraiser Licensing and Certification Board

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

Certified Residential Real Estate Appraiser

Number: **TX 1323853 R**

Issued: **10/23/2018**

Expires: **10/31/2020**

Appraiser: **DONALD J HALL II**

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


Douglas E. Oldmixon
Commissioner