



MEMO

TO: HUD-DR TEAM
FROM: Phil Steed, Engineering & CIP
DATE: 02 March, 2020
RE: **Just Compensation Memo for Appraisals Services for the Uhland Road Improvement Project**

As part of the Uhland Road Improvements project, the design determined that 10 parcels of property would need to be acquired either for easement purposes or Right of Way.

The city received appraisals for each of the ten properties in July 2019 prepared by BBG, Inc. Review appraisals were commissioned in March 2020 for each property....

The table below summarizes the appraised value for each property together with verification of the appraised value from the review appraisals.

Address and Acquisition Type	Appraised Value	Review Appraisal	Just Compensation Value
1975 Aquarena Springs Dr (ROW Acquisition)	\$4,269.00		
1610 N IH35 (Easement)	\$1,694.00		
1004 Uhland Road (ROW Acquisition)	\$9,291.00		
1005-1007 Uhland Road (ROW Acquisition)	\$647.00		
1008 Uhland Road (ROW Acquisition)	\$5,567.00		
1010 Uhland Road (ROW Acquisition)	\$6,233.00		
1011 Uhland Road (Easement)	\$115.00		
1018 Uhland Road (ROW Acquisition)	\$10,291.00		
1203 Uhland Road (ROW Acquisition)	\$1,858.00		
1816 Uhland Road (ROW Acquisition)	\$9,500.00		

Phil Steed is the City's Real Estate Manager and the designated city official to set the amount of just compensation. Following review of each appraisal and review appraisals, it was determined that the appraised value for each property, summarized in the table, was appropriate as just compensation to be offered to each property owner.

Certification Approved by:

The City's Real Estate Manager for the City of San Marcos, Texas certifies that the just compensation amounts provided above for the stated project are appropriate for offer to respective property owners.

Date: _____