



November 15, 2019

Precilla Cardenas  
Project Coordinator  
City of Dallas  
Public Works Department  
Oak Cliff Municipal Center  
320 E. Jefferson Blvd., Room 321  
Dallas, Texas 75203

RE: Report

Enhancement Evaluation Study: Street Group 17-4003  
Harlandale Avenue from East Ohio Avenue to East Illinois Avenue (13 parcels)  
South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue (23 parcels)

Dear Mr. Trejo:

In accordance with your request, Con-Real, LP has prepared an Enhancement Study on the above referenced properties for the purpose of determining any enhancement to the properties based on the proposed site improvements.

A review of the data and supporting documentation was conducted within the study regarding the proposed streets and their effect on the values of the subject properties. In addition to a cursory inspection and analysis of the subject properties, the influences of social, economic, governmental and environmental characteristics of the neighborhood were examined. The accompanying report takes into account these findings, although they are not included within the text of the report, as a basis for our recommendations.

This report has been prepared by Troy C. Alley, Jr., whom is recognized and acknowledged by his resume and by signature on the certificate at the conclusion of the report. Kristen Alley provided significant professional assistance in the preparation of this report. This report **is not** an appraisal nor is it intended to represent an opinion of value of the properties involved in the study.

**Executive Summary:**

The City of Dallas propose to construct improvements of roadway, sidewalks, and driveways for the property owners along the streets mentioned within this study. The main reason for these improvements is to promote economic development in the neighborhood and provide accessibility for Harlandale Avenue from East Ohio Avenue to East Illinois Avenue and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue.

After reviewing the gathered information of each subject property, we analyzed and determined a methodology to formulate an acceptable conclusion. Our team recommends that the curbs/gutters, roadway, sidewalks, and driveways be improved to address the economic development within the area. Our analyses that was performed does not verify that the recommended improvements will have a significant effect on the properties overall value but may enhance the neighborhood's attractiveness and traffic flow.

Should you have any questions regarding this Summary, please do not hesitate to contact our office.

Respectfully submitted,  
Con-Real, LP

A handwritten signature in cursive script, reading "Troy C. Alley, Jr.", with a long horizontal flourish extending to the right.

Troy C. Alley, Jr.

# PAVING ENHANCEMENT OVERVIEW

A paving assessment study is a method of allocating assessments for public improvements to the properties specially benefitted, in proportion to the special benefit derived by each property from the project.

Nearly a century ago, the United States Supreme Court recognized in the case of *Norwood vs. Baker* that the principle underlying special assessments to meet the costs of public improvements is that the property upon which they are imposed is peculiarly benefitted, and therefore, the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement.<sup>1</sup>

Valid recommended assessments from a paving enhancement study prepared for a final assessment roll meet the following two criteria:

- They are equal to or less than the benefit accruing to that particular parcel.
- They are fair and in proportion to the special benefit derived by that parcel and all other parcels due to the project.

Significant variance in the assessment is sometimes noted on adjacent properties. This can result from the influence of factors including, but not limited to, existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, ratio of frontage to area, or changes in access characteristics.<sup>2</sup>

The question is whether a measurable benefit to properties abutting municipal improvements could be realized in the foreseeable future. In addressing this the Texas Court of Appeals quoted Iowa case law.

The benefits to be derived in such cases are ordinarily not instant upon the inception or completion of the improvement but materialize with developments of the future. They are nonetheless benefits because their full fruition is postponed, or because the present use to which the property is devoted is not of a character to be materially affected by the improvement.<sup>3</sup>

The analyst employed an approach, as outlined in an article authored by *Robert Martin and Nicholas Ordway* as published in *The Appraisal Journal*, October 1985, that has been deemed an industry standard for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of properties that are located on both unimproved and improved streets in the area, or similar type areas for purposes of comparing the prices paid for properties that have and do not have curb/gutters/sidewalks.

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<sup>1</sup> *Norwood v. Baker*, 172 U.S. 269, 43 L. Ed 443, 19 S. Ct. 187 (1898).

<sup>2</sup> Charles R. Macaulay, MAI, SRA A Special Benefit/Proportionate Assessment: Funding for Public Improvements @ *The Appraisal Journal*, January 1997

<sup>3</sup> *Page v. City of Lockhart*, 397 S.W. 2d 113, 119 (1965).

In addition to the Sales Comparison method, the analyst conducted Market Interviews and enlisted the advice and counsel of persons knowledgeable in the field of real estate and government officials with experience dealing with paving enhancement operations. Combined, we believe that a fair and reasonable opinion was concluded.

## DALLAS-FORT WORTH MARKET AREA

Eleven contiguous counties in North Central Texas form the Dallas/Fort Worth Standard Metropolitan Statistical Area (SMSA), which includes 8,360 square miles and contains 145 incorporated cities. The nucleus of this defined area includes the Cities of Dallas and Fort Worth and is often referred to as the "Southwest Metroplex". The counties included in the SMSA are Dallas, Tarrant, Wise, Denton, Collin, Rockwall, Kaufman, Ellis, Johnson, Hood and Parker.

Dallas is the seventh largest city in the nation and the second largest in Texas. The Metroplex is situated in the far North Central portion of Texas. Its primary locational attribute is the mid-continent location, which affords easy access to both the east and west coasts.

Due to the central location and to the growth-oriented attitude, the D/FW SMSA has grown to become a major transportation hub. The region is intersected by 7 spokes of the Interstate Highway System and is served by 14 additional state and federal highways. Primary air transportation is provided by the 17,500-acre Dallas/Fort Worth International Airport and Dallas Love Field.

### **Demand:**

Demand for property can be estimated by measuring the growth in population, employment and the purchasing power within a given market area. The following population/employment data represents historic trends between 2010 and 2017. Population estimates are from the North Texas Commission and from the North Central Texas Council of Governments.

### **POPULATION**

Area	2010	<u>2018 (Est.)</u>
City of Fort Worth	534,694	895,008
City of Dallas	1,197,816	1,345,047

## PROPERTY ANALYSIS

The analysis includes Harlandale Avenue from East Ohio Avenue to East Illinois Avenue located in Dallas Texas and consists of 13 parcels. The properties located on Harlandale are similar in sizes ranging from 716 sq. ft to 1,530 sq. ft. They are both vacant and improved built between 1925s to 2015s. They are located along Harlandale, the unimproved roadway which consists of two lanes. The immediate area is a mix of residential, retail, schools and churches.

The analysis includes South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue located in Dallas Texas and consists of 23 parcels. The properties located on South Ewing Avenue are similar in sizes ranging from 644 sq. ft to 2,173 sq. ft. They are both vacant and improved built between 1930s to 2000s. They are located along South Ewing, the unimproved roadway which consists of two lanes. The immediate area is a mix of residential, school, churches and retail.

## PROPERTY HIGHLIGHTS

### **Description for Harlandale Avenue from East Ohio Ave to East Illinois Avenue Project:**

Street: Harlandale Avenue from East Ohio Avenue to East Illinois Avenue, Dallas, Dallas County, Texas (Mapsco – **Dallas 55 S**).

**Property Owners:** Varied (see tables pages 46-57)

**Street Group Including Streets:** Harlandale Avenue from East Ohio Avenue to East Illinois Avenue

**Area Description:** The area of Dallas; a mix of residential and churches; E Illinois Avenue, I-35E, S Lancaster Road, Loop 12 are the major roadways

**Area Boundaries:** E Illinois Avenue (North), Loop 12 (South), I-35E (West), and S Lancaster Road (East)

**Neighborhood Description:** Residential neighborhood with schools, retail, and churches.

**Property Values:** \$11,250 - \$157,900 (vacant and improved)

**Demand/Supply:** Stable/Adequate

**Neighborhood Land Use:** 90% Residential; 5% retail and commercial, 2% schools, 2% churches and 1% unimproved

**Neighborhood Trend & Probable Changes:** Neighborhood is stable; no anticipated changes

**Factors Affecting the Neighborhood:** No adverse factors noted

**Zoning Classification of Project Area:** Single Family District

**Highest and Best Use:** Residential Use

**Utilities:** All available

**Pictures:** The photos can be found on the following pages numbered as S3 & S4

## **PROPERTY HIGHLIGHTS**

**Description for South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue Project:**

**Street:** South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue, Dallas, Dallas County, Texas (Mapsco – **Dallas 65 E**).

**Property Owners:** Varied (see tables pages 46-57)

**Street Group Including Streets:** South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue

**Area Description:** The area of Dallas; a mix of residential and churches; E Illinois Avenue, I-35E, S Lancaster Road, Loop 12 are the major roadways

**Area Boundaries:** E Illinois Avenue (North), Loop 12 (South), I-35E (West), and S Lancaster Road (East)

**Neighborhood Description:** Residential neighborhood with schools, retail, and churches.

**Property Values:** \$20,000 - \$136,230

**Demand/Supply:** Stable/Adequate

**Neighborhood Land Use:** 90% Residential; 5% retail and commercial, 2% schools, 2% churches and 1% unimproved

**Neighborhood Trend & Probable Changes:** Neighborhood is stable; no anticipated changes

**Factors Affecting the Neighborhood:** No adverse factors noted

**Zoning Classification of Project Area:** Single Family District 7,500 S

**Highest and Best Use:** Residential Use

**Utilities:** All available

**Pictures:** The photos can be found on the following pages numbered as S1 & S2

## **PROPERTY CHALLENGES & SOLUTIONS**

*Street: Harlandale Avenue from East Ohio Avenue to East Illinois Avenue*

*Street: South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue*

Driveways- the property owners are without paved driveways. This effects the accessibility of the property and overall neighborhood.

- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Sidewalks- there is a lack of sidewalks within the neighborhood which is a possible safety hazard for pedestrians and possible bike riders within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians and bike riders. The sidewalks also increase the neighborhood's overall attractiveness.

Curbs/Gutters- The lack of gutters effects the water flow throughout the neighborhood and can become a hazard.

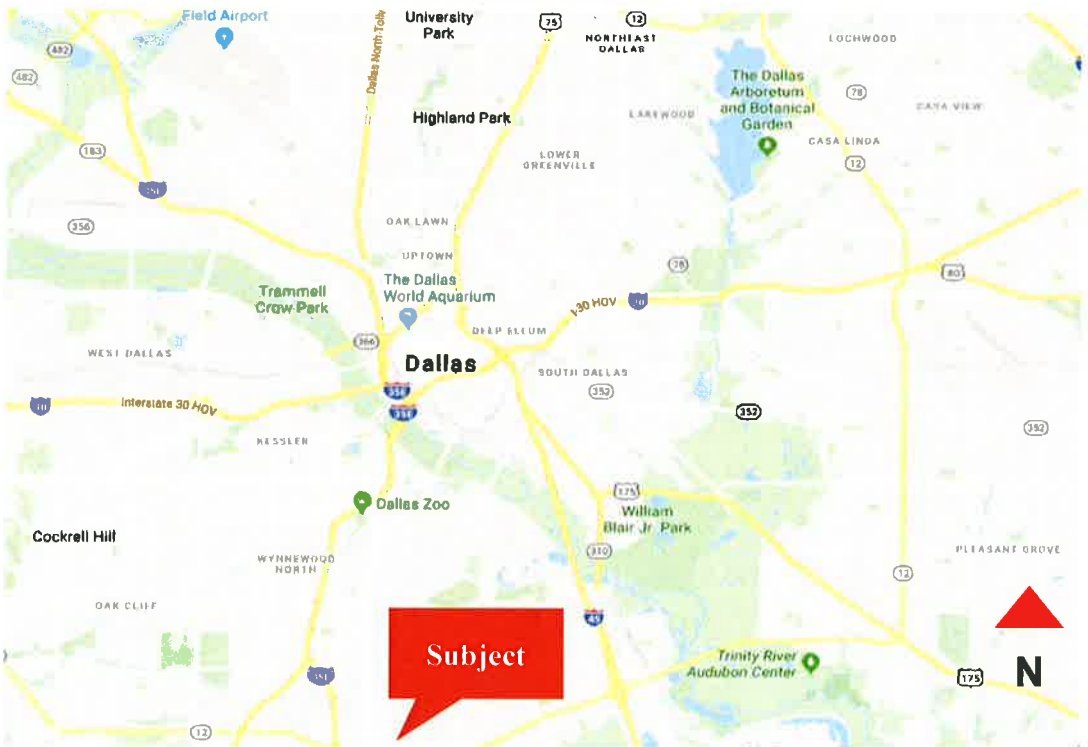
- The projected improved gutters will alleviate water buildup on the street allowing pedestrians to pass without walking through puddles and reducing the risk of hydroplaning by road vehicles.



# PROJECT MAP



Harlandale Avenue



South Ewing Avenue

## Harlandale Avenue from East Ohio Ave to East Illinois Avenue



## South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue





## STREET PHOTOGRAPHS

S1



**This is a view looking North on S Ewing Avenue from Sleeth Street.**

S2



**This is a view looking South on S Ewing Avenue from Ann Arbor Avenue.**

S3



**This is a view looking North on Harlandale Avenue from E. Ohio Avenue**

S4



**This is a view looking South on Harlandale Avenue from E. Illinois Avenue**

## **SCOPE OF WORK**

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the subject properties and the surrounding areas in order to determine the impact the improved driveways, curbs and gutters, and sidewalks will have on the neighborhood
- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties
- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements
- Interviewed reputable sources to receive opinions on the benefits of the improvements of roadways
- Provided a recommendation for the proposed improvements

## EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the assessment prepared by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by \$128.29 per lineal foot for the concrete paving, \$11.46 per lineal foot for the concrete sidewalks and \$69.78 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value of the sidewalk improvements to the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The most suitable is the Sales Comparison Method that exhibits the comparison between unimproved vs improved properties for purposes of comparing the prices paid for properties. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property regarding street improvements, sidewalks, and driveways.

## **SALES COMPARISON METHOD**

This method involves comparing the sales prices of recent sales properties with & without existing curb/gutter/driveways/sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curb/gutter/driveways/sidewalks improvements over a property that does not have those improvements.

The subject's area was searched for recent sales of a variety of residential properties that were similar in size and location to the subject properties so that a comparative analysis could be performed. This search provided very few sales of properties that did not have curbs/gutters/driveways/sidewalks due to the fact that most of the streets in the area have these features. As such, the search was expanded to areas outside of the subject's immediate area in order to locate a sufficient number of sales of residential properties with and without curbs/gutters/driveways/sidewalks. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both improved and unimproved streets, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs/gutters/driveways/sidewalks and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

### **1) Residential Sales – Unimproved Street vs. Improved Streets**

Harlandale Avenue from East Ohio Avenue to East Illinois Avenue (13 parcels)

South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue (23 parcels)



**RESIDENTIAL PROPERTY "Representation Of Subject Property"** (will be employed as the subject lot)



<b>Mapsc:</b>	55-Y Dallas
<b>Location:</b>	1919 Marfa Avenue, Dallas, Texas
<b>Grantor:</b>	Rayon Investments Corporation
<b>Grantee:</b>	Jesus Guajardo & Yazmin Arellano
<b>Date of Sale:</b>	April 26, 2019
<b>County:</b>	Dallas
<b>Size:</b>	1,021 SF
<b>Shape:</b>	<b>Rectangle</b>
<b>Zoning:</b>	Single Family District 7,500 S
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$123,000
<b>Per SF:</b>	\$120.47
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$123,000
<b>Per SF:</b>	\$120.47
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a one-lane street <b>without</b> improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



## **RESIDENTIAL SALE NO. 1**



<b>Mapsc:</b>	54-Y Dallas
<b>Location:</b>	310 Brodie, Dallas, Texas
<b>Grantor:</b>	Misty Holmes
<b>Grantee:</b>	Gloria Gilberto
<b>Date of Sale:</b>	January 11, 2019
<b>County:</b>	Dallas
<b>Size:</b>	1,000 SF
<b>Shape:</b>	<b>Rectangle</b>
<b>Zoning:</b>	Single Family District 7,500 S
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$130,000
<b>Per SF:</b>	\$130
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$130,000
<b>Per SF:</b>	\$130
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, L.P reserves the right to revise any information regarding this comparable, should more accurate data become available.

## **RESIDENTIAL SALE NO. 2**



<b>Mapsc:</b>	54-P Dallas
<b>Location:</b>	1319 Wilbur, Dallas, Texas
<b>Grantor:</b>	Donna Savariego
<b>Grantee:</b>	Ghap LLC
<b>Date of Sale:</b>	March 27, 2019
<b>County:</b>	Dallas
<b>Size:</b>	939 SF
<b>Shape:</b>	<b>Rectangle</b>
<b>Zoning:</b>	Single Family District 7,500 S
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$125,000
<b>Per SF:</b>	\$133.12
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$125,000
<b>Per SF:</b>	\$132.12
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

### RESIDENTIAL SALE NO. 3



<b>Mapsc:</b>	54-V Dallas
<b>Location:</b>	2519 Michigan Avenue, Dallas, Texas
<b>Grantor:</b>	Juan Vaca
<b>Grantee:</b>	Michelle Cardona Hernandez
<b>Date of Sale:</b>	June 24, 2019
<b>County:</b>	Dallas
<b>Size:</b>	953 SF
<b>Shape:</b>	<b>Rectangle</b>
<b>Zoning:</b>	Single Family District 7,500 S
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$135,000
<b>Per SF:</b>	\$141.66
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$135,000
<b>Per SF:</b>	\$141.66
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane street <b>which is improvements of curbs and gutters.</b>

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

## Unimproved Streets vs. Improved Streets

				
Location	Representaion of Subject Property 1919 Marfa Avenue Dallas, Texas	Sale 1 310 Brodie Dallas, Texas	Sale 2 1319 Wilbur Street Dallas, Texas	Sale 3 2519 Michigan Avenue Dallas, Texas
Sales Price/ Per Square Foot	\$120.47	\$130.00	\$133.12	\$141.66
Eff. Sale Price	\$120.47	\$130.00	\$133.12	\$141.66
Size/SF	1,021	1,000	939	953
		0%	0%	0%
Driveways	No	Yes	Yes	Yes
Sidewalks	No	Yes	Yes	Yes
Curbs/Gutters	No	Yes	Yes	Yes
Condition	Average	Similar 0%	Superior -4%	Superior -4%
Bedrooms/Baths	3 Bedrooms/ 1 Bath	3 Bedrooms/ 1 Baths 0%	2 Bedrooms/ 1 Baths 4%	3 Bedrooms/ 2 Baths -4%
Lot Shape	Rectangle	Rectangle 0%	Rectangle 0%	Rectangle 0%
Location	Average	Superior -2%	Superior -4%	Superior -2%
Accessibility	Average	Superior -2%	Superior -2%	Superior -2%
Percentage Adjustment	0.0%	-4.0%	-6.0%	-12.0%
Net Adjustment	\$0.00	(\$5.20)	(\$7.99)	(\$17.00)
Adjusted Sale Price	\$120.47	\$124.80	\$125.13	\$124.66

The Representation of the (Subject's Property) is a selected property similar to the subject properties in order to be used in this analysis. The Representation of the Subject Property is located at 1919 Marfa which is a 1,021 square foot tract that **does not** have curbs/gutters, driveway, or sidewalks and sold for \$120 per square foot. The three other sales **do** have curbs/gutters, driveway, or sidewalks on their sites and sold at prices ranging from \$130- 141 per square foot. All the sales are located within Dallas County and each have locational characteristics in regard to surrounding developments and residential properties that will be examined. The size of the Representation of the Subject Property is similar to the comparables and no adjustment was needed. Sale 2 and Sale 3 were superior to the subject regarding the condition of the property and were adjusted downward, whereas Sale 1 was similar to the subject, so no adjustment was needed. An upward adjustment was made to Sale 2 in regards to bedrooms/baths; however, a downward adjustment was made to Sales 3 compared to the Representation of the Subject Property regarding the characteristic of bedrooms/baths. There was no adjustment needed in regard to lot shape since the subject and comparables have a rectangle shape. In addition, all sales were superior to the subject property regarding the characteristics of location and accessibility, so downward adjustments were necessary.

After making adjustments to the sales comparables, a range of values of \$124.66 to \$125.13 per square foot was derived from the sales. The variance between the subject property and comparables is 4%, which leads to the conclusion that there isn't a significant difference in pricing by having curbs/gutters, driveways, and sidewalks.



## Sales Comp Map



## MARKET INTERVIEWS

In addition to the Sales Comparison Method of determining whether the subject properties will experience any enhancement in value caused by the street improvements, the analyst also enlisted advice from several different sources. These sources included real estate agents who have been active in the market area. Below is a partial list of the people who were contacted and a summary of their responses. All the responses are based on the question **“Is there a price adjustment for a property that has curbs/gutters, driveways, and/or sidewalks?”**.

<u>Source</u>	<u>Answer</u>		<u>Statement</u>
	Yes	No	
Henry S. Miller		X	There isn't any difference in pricing for a property that has curbs/gutters, driveways, and/or sidewalks. <i>(Agent: Luna Huntley)</i>
Mercer Company		X	Haven't notice an increase or decrease in the sale price for a property that has curbs/gutter, driveways, and/or sidewalks. <i>(Agent: Corby Hodgkiss)</i>
Colliers		X	I haven't seen a difference in pricing for a properties with or without curbs/gutters, driveways, and/or sidewalks. <i>(Agent: Brad Balke)</i>

In summary, overall the real estate agents that were contacted believe that the curbs/gutters, driveways, and/or sidewalks improvement doesn't produce an increase in value of the property. They view the desirability as a preference and not a necessity for the sale of a property.

## ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. These types of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the sidewalks and concrete drives, is that the improvements do not provide a dramatic increase to the overall property but offer additional benefit for the property owners. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place.

In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

**The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.**



# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

- HARLANDALE AVENUE FROM EAST OHIO AVENUE TO EAST ILLINOIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZED BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
TRINITY HEIGHTS ADDITION NO. 3								
EAST SIDE OF STREET								
GABRIEL CORONADO 2306 HARLANDALE AVE DALLAS, TEXAS 75216	2 S10 FT LT1	20/3690	60 FT PVMT 48 FT WALK 12 FT DRIVE	\$128.29 No Cost No Cost	\$7,697.40 \$0.00 \$0.00	\$7,697.40	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
JAVIER GONZALEZ MONTERO 711 S MARLBOROUGH AVE DALLAS, TEXAS 75208	3 2310 Harlandale	20/3690	50 FT PVMT 50 FT WALK	\$128.29 No Cost	\$6,414.50 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
CARINA D CRUZ 2314 HARLANDALE AVE DALLAS, TEXAS 75216	4	20/3690	50 FT PVMT 30 FT WALK 20 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
JOE DENTON 2322 HARLANDALE AVE DALLAS, TEXAS 75216	5 & 6 ACS 0.344	20/3690	100 FT PVMT 90 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$12,829.00 \$0.00 \$0.00	\$12,829.00	\$3,000 (10% of lot value \$30,000)	\$3,000.00 \$0.00 \$0.00 \$3,000.00
NATHAN JEROME BROWN 2326 HARLANDALE AVE DALLAS, TEXAS 75216	7	20/3690	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
MANUEL POSADA 2330 HARLANDALE AVE DALLAS, TEXAS 75216	8	20/3690	50 FT PVMT 50 FT WALK	\$128.29 No Cost	\$6,414.50 \$0.00	\$6,414.50	\$1,125 (10% of lot value \$11,250)	\$1,125.00 \$0.00 \$0.00 \$1,125.00

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

1. HARLANDALE AVENUE FROM EAST OHIO AVENUE TO EAST ILLINOIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZED BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<b>WEST SIDE OF STREET</b>								
DELIVERANCE CHAPEL MINISTRIES % PENDELTON JUDITH 2403 HARLANDALE AVE DALLAS, TEXAS 75216	9 2331 Harlandale	11/3687	50 FT PVMT 36 FT WALK 24 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
<b>TRINITY HEIGHTS ADDITION NO. 3</b>								
ANA BEATRIZ R CASTILLO 2327 HARLANDALE AVE DALLAS, TEXAS 75216	10	11/3687	50 FT PVMT 39 FT WALK 11 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value 20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
FRANSICO RIVERA 2323 HARLANDALE AVE DALLAS, TEXAS 75216	11	11/3687	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
MARK ASSOC PS 6247 CHURCHILL WAY DALLAS, TEXAS 75230	12 2319 Harlandale	11/3687	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
DEOLA OWENS 2315 HARLANDALE AVE DALLAS, TEXAS 75216	13	11/3687	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

1. HARLANDALE AVENUE FROM EAST OHIO AVENUE TO EAST ILLINOIS AVENUE  
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH  
REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZED BASE COURSE;  
WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE  
APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;  
SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
GABRIEL CALDERON 2311 HARLANDALE AVE DALLAS, TEXAS 75216	14	11/3687	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00
PABLO R LAZO 735 KELSO DR DALLAS, TEXAS 75211	15 2307 Harlandale	11/3687	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$128.29 No Cost No Cost	\$6,414.50 \$0.00 \$0.00	\$6,414.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00 \$0.00 \$0.00 \$2,000.00

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

2. SOUTH EWING AVENUE FROM SLEETH STREET TO EAST ANN ARBOR AVENUE  
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH  
REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIMB STABILIZED BASE COURSE;  
WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE  
APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;  
SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
EAST SIDE OF STREET								
GEORGE FLOYD SLEETH'S ADDITION								
KENTE GREER 4302 S EWING AVE DALLAS, TEXAS 75216	1 Acs 0.1913	C/6009	60 FT PVMT 36 FT WALK 16 SY DR (10' wide) 14 FT DRIVE	\$128.29 \$11.46 \$69.78 No Cost	\$7,697.40 \$412.56 \$1,114.39 \$0.00	\$9,224.35	\$2,700 (10% of lot value \$27,000) \$206.28 rounded (50% of Sidewalk \$412.56) \$557.19 rounded (50% of Driveway \$1,114.39)	\$2,700.00 \$206.28 \$557.19 \$0.00 \$3,463.47
DONNA CLARK 4447 CINNABAR DR DALLAS, TEXAS 75227	2, Acs 0.1928 4306 S EWING	C/6009	60 FT PVMT 50 FT WALK 10 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$573.00 \$0.00	\$8,270.40	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00)	\$2,000.00 \$286.50 \$0.00 \$2,286.50
VERNOYCE SIMMONS 4308 S EWING AVE DALLAS, TEXAS 75216	3	C/6009	60 FT PVMT 40 FT WALK 19.1 SY DR (10' wide) 10 FT DRIVE	\$128.29 \$11.46 \$69.78 No Cost	\$7,697.40 \$458.40 \$1,332.80 \$0.00	\$9,488.60	\$2,000 (10% of lot value \$20,000) \$229.20 rounded (50% of Sidewalk \$458.40) \$666.40 rounded (50% of Driveway \$1,332.80)	\$2,000.00 \$229.20 \$666.40 \$2,895.60
ALVIN M TAYLOR, TERESA GREEN & WILLIAM TAYLOR 4312 S EWING AVE DALLAS, TEXAS 75216	4 & 5	C/6009	120 FT PVMT 110 FT WALK 10 FT DRIVE	\$128.29 \$11.46 No Cost	\$15,394.80 \$1,260.60 \$0.00	\$16,655.40	\$2,700 (10% of lot value \$27,000) \$630.30 rounded (50% of Sidewalk \$1,260.60)	\$2,700.00 \$630.30 \$0.00 \$3,330.30
BILLY SANDERS 4326 S EWING AVE DALLAS, TEXAS 75216	6	C/6009	60 FT PVMT 50 FT WALK 19.1 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,332.80	\$9,603.20	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00) \$666.40 rounded (50% of Driveway \$1,332.80)	\$2,000.00 \$286.50 \$666.40 \$2,952.90
ELIZA HARRISON 4402 S EWING AVE DALLAS, TEXAS 75216	7	C/6009	60 FT PVMT 50 FT WALK 16 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,114.39	\$9,384.79	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573) \$557.19 rounded (50% of Driveway \$1,114.39)	\$2,000.00 \$286.50 \$557.19 \$2,843.69

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

2. SOUTH EWING AVENUE FROM SLEETH STREET TO EAST ANN ARBOR AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZED BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
CHATMAN MAURICE 4406 S EWING AVE DALLAS, TEXAS 75216	8	C/6009	60 FT PVMT 50 FT WALK 19.1 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,332.80	\$9,603.20	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00) \$666.40 rounded (50% of Driveway \$1,332.80)	\$2,000.00 \$286.50 \$666.40 \$2,952.90
GEORGE FLOYD SLEETH'S ADDITION								
LINDSEY JOAN KATE L F EST 4410 S EWING AVE DALLAS, TEXAS 75216	9	C/6009	60 FT PVMT 50 FT WALK 19.1 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,332.80	\$9,603.20	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00) \$666.40 rounded (50% of Driveway \$1,332.80)	\$2,000.00 \$286.50 \$666.40 \$2,952.90
MYRTIS O EVANS 4416 S EWING AVE DALLAS, TEXAS 75216	10	C/6009	60 FT PVMT 45 FT WALK 22.3 SY DR (15' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$515.70 \$1,556.09	\$9,769.19	\$2,000 (10% of lot value \$20,000) \$257.85 rounded (50% of Sidewalk \$515.70) \$778.05 rounded (50% of Driveway \$1,556.09)	\$2,000.00 \$257.85 \$778.05 \$3,035.90
JESUS GUERRERO 4422 S EWING AVE DALLAS, TEXAS 75216	11	C/6009	60 FT PVMT 50 FT WALK 10 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$573.00 \$0.00	\$8,270.40	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00)	\$2,000.00 \$286.50 \$0.00 \$2,286.50
MARY E JOHNSON 4426 S EWING AVE DALLAS, TEXAS 75216	12	C/6009	60 FT PVMT 60 FT WALK	\$128.29 \$11.46	\$7,697.40 \$687.60	\$8,385.00	\$2,000 (10% of lot value \$20,000) \$343.80 rounded (50% of Sidewalk \$687.60)	\$2,000.00 \$343.80 \$2,343.80
WEST SIDE OF STREET								
WASHINGTON CAROL E ETAL 4427 S EWING AVE DALLAS, TEXAS 75216	24	B/6009	60 FT PVMT 60 FT WALK	\$128.29 \$11.46	\$7,697.40 \$687.60	\$8,385.00	\$2,000 (10% of lot value \$20,000) \$343.80 rounded (50% of Sidewalk \$687.60)	\$2,000.00 \$343.80 \$2,343.80

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

2. SOUTH EWING AVENUE FROM SLEETH STREET TO EAST ANN ARBOR AVENUE  
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH  
REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZED BASE COURSE;  
WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE  
APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;  
SO THAT THE ROADWAY SHALL BE 28 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
GREGORIO GARCIA & YOLANDA LOPEZ MINJANGOS 4423 S EWING AVE DALLAS, TEXAS 75216	23	B/6009	60 FT PVMT 33 FT WALK 17.2 SY DR (11' wide) 16 FT DRIVE	\$128.29 \$11.46 \$69.78 No Cost	\$7,697.40 \$378.18 \$1,200.22 \$0.00	\$9,275.80	\$2,000 (10% of lot value \$20,000) \$189.09 rounded (50% of Sidewalk \$378.18) \$600.11 rounded (50% of Driveway \$1,200.22) \$0.00	\$2,000.00 \$189.09 \$600.11 \$0.00 \$2,789.20
RAFTER WALKER REAL EST I 4521 WESTSIDE DR DALLAS, TEXAS 75209	22 4417 S Ewing	B/6009	60 FT PVMT 50 FT WALK 19.1 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,332.80	\$9,603.20	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00) \$666.40 rounded (50% of Driveway \$1,332.80)	\$2,000.00 \$286.50 \$666.40 \$2,952.90
JAMES R ANDERSON 4411 S EWING AVE DALLAS, TEXAS 75216	21	B/6009	60 FT PVMT 50 FT WALK 10 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$573.00 \$0.00	\$8,270.40	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00)	\$2,000.00 \$286.50 \$0.00 \$2,286.50
RPL PROPERTIES LLC 4363 S HAMPTON RD DALLAS, TEXAS 75232	20 4407 S Ewing	B/6009	60 FT PVMT 60 FT WALK	\$128.29 \$11.46	\$7,697.40 \$687.60	\$8,385.00	\$2,000 (10% of lot value \$20,000) \$343.80 rounded (50% of Sidewalk \$687.60)	\$2,000.00 \$343.80 \$2,343.80
VEARLENE ROY 4403 S EWING AVE DALLAS, TEXAS 75216	19	B/6009	60 FT PVMT 45 FT WALK 15 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$515.70 \$0.00	\$8,213.10	\$2,000 (10% of lot value \$20,000) \$257.85 rounded (50% of Sidewalk \$515.70)	\$2,000.00 \$257.85 \$0.00 \$2,257.85

GEORGE FLOYD SLEETH'S ADDITION

## ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 17-4003

2. SOUTH EWING AVENUE FROM SLEETH STREET TO EAST ANN ARBOR AVENUE  
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH  
REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZED BASE COURSE;  
WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE  
APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;  
SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
MYRTIS OPHELIA EVANS 4416 S EWING AVE DALLAS, TEXAS 75216	18 4327 S Ewing	B/6009	60 FT PVMT 50 FT WALK 19.1 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,332.80	\$9,603.20	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00) \$666.40 rounded (50% of Driveway \$1,332.80)	\$2,000.00 \$286.50 \$666.40 \$2,952.90
HINES C HOWARD 990 S SAINT PAUL ST DALLAS, TEXAS 75201	17 4323 S Ewing	B/6009	60 FT PVMT 50 FT WALK 17.2 SY DR (10' wide)	\$128.29 \$11.46 \$69.78	\$7,697.40 \$573.00 \$1,200.22	\$9,470.62	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00) \$600.11 rounded (50% of Driveway \$1,200.22)	\$2,000.00 \$286.50 \$600.11 \$2,886.61
WHITE ANNIE K LIFE ESTATE 4319 S EWING AVE DALLAS, TEXAS 75216	16	B/6009	60 FT PVMT 50 FT WALK 10 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$573.00 \$0.00	\$8,270.40	\$2,000 (10% of lot value \$20,000) \$286.50 rounded (50% of Sidewalk \$573.00)	\$2,000.00 \$286.50 \$0.00 \$2,286.50
AUDREY NELL RUNNELS 4313 S EWING AVE DALLAS, TEXAS 75216	15	B/6009	60 FT PVMT 48 FT WALK 12 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$550.08 \$0.00	\$8,247.48	\$2,000 (10% of lot value \$20,000) \$275.04 rounded (50% of Sidewalk \$550.08)	\$2,000.00 \$275.04 \$0.00 \$2,275.04
MICHELLE DICKERSON 4307 S EWING AVE DALLAS, TEXAS 75216	14 4307 S Ewing	B/6009	60 FT PVMT 49 FT WALK 11 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$561.54 \$0.00	\$8,258.94	\$2,000 (10% of lot value \$20,000) \$280.77 rounded (50% of Sidewalk \$561.54)	\$2,000.00 \$280.77 \$0.00 \$2,280.77
GEORGE FLOYD SLEETH'S ADDITION								
RLE PROPERTIES LLC 2119 STILLWATER DR MESQUITE, TEXAS 75181	13 4303 S Ewing	B/6009	60 FT PVMT 41 FT WALK 19 FT DRIVE	\$128.29 \$11.46 No Cost	\$7,697.40 \$469.86 \$0.00	\$8,167.26	\$2,000 (10% of lot value \$20,000) \$234.93 rounded (50% of Sidewalk \$469.86)	\$2,000.00 \$234.93 \$0.00 \$2,234.93

## **RECOMMENDATION:**

The Sales Comparison Method was conducted for properties Harlandale Avenue from East Ohio Ave to East Illinois Avenue and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue. The method showed a comparison between improved properties with and without curbs and gutters, driveways, and sidewalks.

Harlandale Avenue from East Ohio Avenue to East Illinois Avenue which encumbers 13 parcels, and South Ewing Avenue from Sleeth Street to East Ann Arbor Avenue which encumbers 23 parcels, were represented within the Sales Comparison Method by a similar land property "1919 Marfa Avenue, Dallas, Texas" which shared similar features as the 36 parcels. Recent properties with improved curbs/gutters, driveways, and sidewalks were able to be obtain within the Dallas County to be compared to the represented property.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for the subject properties. The comparison method concluded that there isn't an increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

Based on our market analysis in which information from various sources were obtained, we can conclude that a curbs/gutters, driveways, and sidewalks may be an attractive feature for a property based on the purchaser's preferences. However, the lack of these improvements may not affect the desirability of the property within the real estate market.

While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, curbs/gutters, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the tract; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street, driveway, and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

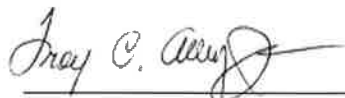


## CERTIFICATE

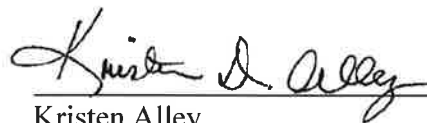
We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.
6. Troy Alley, Jr. has made an inspection of the property which is the subject of this report. Kristen Alley has also made an inspection of the property.
7. Kristen Alley provided significant professional assistance to the person signing this report.
8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.
9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

**Con-Real, LP**

A handwritten signature in cursive script, reading "Troy C. Alley, Jr.", positioned above a horizontal line.

Troy C. Alley, Jr.  
Sr. Analyst

A handwritten signature in cursive script, reading "Kristen Alley", positioned above a horizontal line.

Kristen Alley  
Analyst

**REAL ESTATE QUALIFICATIONS  
OF TROY C. ALLEY, JR. ANALYST**

Mr. Alley, has been recognized throughout the Dallas/Fort Worth Metroplex as an expert in real estate analysis of various types of properties. He has rendered his professional services to many organizations and clients in this area. He is actively engaged in the analysis of all types of real estate for government agencies, corporations, attorneys, and individuals.

**Education:**

Bachelor of Science in Electrical Engineering (BSEE)  
University of Arkansas

Master of Business Administration, Real Estate  
Southern Methodist University

Advanced Studies:  
Real Estate Development  
Massachusetts Institute of Technology

**Appraisal Education:**

Appraisal Institute:  
Real Estate Appraisal VIII A.I.R.E.A. (Single Family)  
Real Estate Appraisal I-A. A.I.R.E.A. (Basic Appraising)  
Real Estate Appraisal I-B A.I.R.E.A. (Income Properties)  
Real Estate Appraisal VII A.I.R.E.A. (Industrial Properties)

**Professional Affiliations and Certification:**

Member, Appraisal Institute of Real Estate Appraisers, MAI

Association of Federal Appraisers

National Association of Real Estate Brokers (Realist)

State Certified General Real Estate Appraiser-State of Texas #TX-1321346-G

## **REAL ESTATE QUALIFICATIONS OF KRISTEN ALLEY, ANALYST**

Ms. Alley is a Research Analyst at Con-Real, LP. She brings over 5 years of experience within the real estate industry, with a broad background in valuations, real estate development, real estate finance, investment management, research, and brokerage. She continues to expand her depth of knowledge in real estate by aspiring for many designations and licenses. She currently holds a Texas Real Estate License.

### **Education:**

Bachelor of Business Administration in Real Estate (BBA)  
University of Texas at Arlington

Advanced Studies:  
Pre-MBA Leadership Program  
Yale University

### **Appraisal Education:**

Appraisal Institute:  
Basic Appraisal Principles  
Basic Appraisal Procedures  
National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-hour  
General Appraisal Income Approach/Part 1  
General Appraisal Income Approach/Part 2

### **Professional Affiliations and Certification:**

Texas Real Estate Salesperson License

Texas Women In Finance