

Fort Bend County Commissioner's Court

EXECUTIVE SESSION: 10/10/19

PROJECT NAME: Fort Bend County – Westpark FM 1093 Phase 1

PROJECT NUMBER:

PARCEL #: 21 Parcels Specifically Identified in the
6 Groups Attached

LANDOWNER INFORMATION: Fort Bend County Texas
301 Jackson St.,
Richmond, TX 77469

OFFER HISTORY:

DETAILS:	LAND VALUE (PER SQ/FT)	VALUE OF IMPROVEMENTS + COST TO CURE	TOTAL VALUE
LAND VALUE	Land \$8,486,000.72 (1,556,832 SF @ \$1.20 - \$14.00 SF)	N/A	\$8,486,000.72
OWNER'S COUNTER OFFER	N/A	N/A	N/A
RECOMMENDED SETTLEMENT	N/A	N/A	N/A
CHECK REQUEST (+ CLOSING COST) \$0 + 52,703.10 = \$52,703.10			

ACQUISITION DETAILS:

- Parent Tracts (Acreage): 1.3563 acres to 200.092 acres
- Parent Tracts (Square Feet): **59,080 SF to 8,716,007 SF**
- Parcels: (Acres): 0.014 acres to 5.308 acres
- Parcels: (Square Feet): **613 – 231,216 SF**

APPRAISAL DETAIL:

- Land Value Per SF **\$1.20 – 14.00**
- Total Land Value \$8,486,000.72 for 21 Parcels
- Parcel Value \$5,318.00 - \$1,848,320.00
- List any improvements & Value: N/A
Total Value: \$8,486,000.72

ATTACHMENTS:

- Parcel Map
- Project Map (With Highlighted Parcel)
- Copy of Motion

PREPARED BY: Arlene Kaplan

Summary of Parcels in Phase 1

Group #	# Parcels in Group	Total SF in Group	Average Value / SF Based on Appr'l or Value Determination	Improvements, Cost to Cure and/or Damages in Group	Total Value or Amount Paid for Group	Total Title Co. Invoice for Group - Fees & Title Policy
Group 1	2	55,159	\$2.25	Yes	\$727,046.00	\$5,333.85
Group 2	4	219,594	\$1.56	Yes	\$1,523,559.94	\$9,444.85
Group 3	6	482,537	\$3.85	Yes	\$2,109,241.28	\$12,115.85
Group 4	3	361,962	\$3.58	Yes	\$590,703.38	\$4,790.85
Group 5	4	396,895	\$6.91	Yes	\$2,295,384.12	\$12,964.85
Group 6	2	40,685	\$6.50	Yes	\$1,240,066.00	\$8,052.85
Totals	21	1,556,832	\$4.11		\$8,486,000.72	
Total Fees & Title Policies All Groups - Phase 1						\$52,703.10