

APPRAISAL OF REAL PROPERTY



LOCATED AT

0 Burton St
Matagorda, TX 77457
Tier 2, Colorado Front, Lot 1, Block 10

FOR

Matagorda County Precinct 2 Commissioner
PO Box 571
Matagorda, TX 77457

AS OF

07/11/2025

BY

Christina Brown
Bell Valuation Services
1940 Avenue G, Suite 1
Bay City, TX 77414
979-244-5300
cgbrown@sbcglobal.net

Borrower	N/A					File No.	C25-024	
Property Address	0 Burton St							
City	Matagorda	County	Matagorda	State	TX	Zip Code	77457	
Lender/Client	Matagorda County Precinct 2 Commissioner							

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Bell Valuation Services

LAND APPRAISAL REPORT

PO#69695
File No. C25-024

SUBJECT

BorrowerN/A

Census Tract7305.02

Map Reference13060

Property Address0 Burton St

CityMatagorda

CountyMatagorda

StateTX

Zip Code77457

Legal DescriptionTier 2, Colorado Front, Lot 1, Block 10

Sale Price\$N/A

Date of SaleN/A

Loan TermN/A

yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimis PUD

Actual Real Estate Taxes\$0

(yr)

Loan charges to be paid by seller\$N/A

Other sales concessionsN/A

Lender/ClientMatagorda County Precinct 2 Commissioner

AddressPO Box 571, Matagorda, TX 77457

OccupantVacant

AppraiserChristina Brown

Instructions to AppraiserAppraise land

NEIGHBORHOOD

Location

☐ Urban

☒ Suburban

☐ Rural

Built Up

☒ Over 75%

☐ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☒ Steady

☐ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Oversupply

Marketing Time

☐ Under 3 Mos.

☒ 4-6 Mos.

☐ Over 6 Mos.

Present

70%

% One-Unit

% 2-4 Unit

% Apts.

% Condo

10%

% Commercial

Land Use

% Industrial

20%

% Vacant

%

Change in Present Land Use

☒ Not Likely

☐ Likely (*)

☐ Taking Place (*)

Predominant Occupancy

☒ Owner

☐ Tenant

<5%

% Vacant

One-Unit Price Range

\$

40,000

to \$

500,000

Predominant Value \$

200,000

One-Unit Age Range

0

yrs. to

100

yrs.

Predominant Age

40

yrs.

Good

Avg.

Fair

Poor

Employment Stability

☐

☒

☐

☐

Convenience to Employment

☐

☒

☐

☐

Convenience to Shopping

☐

☒

☐

☐

Convenience to Schools

☐

☒

☐

☐

Adequacy of Public Transportation

☐

☒

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

Property Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☒

☐

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Matagorda is considered the subject neighborhood and is a rural recreational market that consists of properties both on and off the water. Matagorda has remained stable for the past several years. The waterfront properties are favored in this small community. The town of Matagorda offers limited retail, school, and employment services. There appears to be no unfavorable factors in the subject property's neighborhood affecting its marketability.

SITE

Dimensions112 X 167

=

18,704 sf

☐ Corner Lot

Zoning ClassificationNone

Present Improvements

☐ Do

☐ Do Not

Conform to Zoning Regulations

Highest and Best Use

☒ Present Use

☐ Other (specify)

See General Addendum

Elec.

☒

Gas

☐

Water

☒

San. Sewer

☒

Underground Elect. & Tel.

☐

OFF SITE IMPROVEMENTS

Street Access

☒ Public

☐ Private

Surface

Asphalt

Maintenance

☒ Public

☐ Private

☐ Storm Sewer

☐ Curb/Gutter

☐ Sidewalk

☐ Street Lights

Topo

Level

Size

18,704 sf

Shape

Rectangular

View

Residential

Drainage

Adequate

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)

None noted at time of inspection. No survey was provided to appraiser. Site size taken from MCAD. Appraiser assumes no environmental issues exist.

MARKET DATA ANALYSIS

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	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	0 Burton St Matagorda, TX 77457	16 Catherine Matagorda, TX 77457	0 Colorado St Matagorda, TX 77457	35 Mina Matagorda, TX 77465	
Proximity to Subject		0.39 miles NW	0.25 miles W	0.32 miles NW	
Sales Price	\$N/A	\$90,000	\$85,000	\$60,000	
Price \$/Sq. Ft.	\$N/A	\$4.75	\$4.55	\$6.33	
Data Source(s)	Inspection/CAD	HARMLS#8112659	HARMLS#35022892	HARMLS#63054254	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	02/21/2025		07/01/2024	
Location	Residential	Residential		Residential	
Site/View	18,704 sf	18,928sf	0	18,704 sf	0
Lot Dimensions	112 X 167	112 X 169	0	112 X 167	0
Sales or Financing Concessions	N/A	Cash		Cash	
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$0	<input type="checkbox"/> + <input type="checkbox"/> - \$0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$43,900	
Indicated Value of Subject		Net 0.0 % Gross 0.0 % \$90,000	Net 0.0 % Gross 0.0 % \$85,000	Net 73.2 % Gross 73.2 % \$103,900	
Comments on Market Data Dry lot properties in the Matagorda area were researched for comparable sales. Due to the small immediate neighborhood, sales over the past several months have been limited. Search was expanded back in time 24 months due to stable market conditions and limited sales. This is typical of small rural markets and does not negatively affect the marketability.					

RECONCILIATION

Comments and Conditions of AppraisalAppraisal was made "as-is" as of the date of inspection. Site adjustments were adjusted at approximately \$4.75 per square foot. All lots have public utilities available. See General Addendum.

Final ReconciliationThe Market Approach was utilized to develop an opinion of value for the subject property. The Income Approach and the Cost Approach were not applicable in this instance due to the subject property being vacant land.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED OF THE SUBJECT PROPERTY AS OF07/11/2025TO BE\$90,000

AppraiserChristina Brown

Date of Signature and Report07/14/2025

TitleCertified Residential

State Certification #1361126

STTX

Or State License #

ST

Expiration Date of State Certification or License09/30/2025

Date of Inspection (if applicable)07/11/2025

Supervisory Appraiser (if applicable)Timothy Bell

Date of Signature07/14/2025

TitleCertified General

State Certification #1320449

STTX

Or State License #

ST

Expiration Date of State Certification or License04/30/2027

☐ Did ☒ Did Not Inspect Property

Date of Inspection

Form LAND - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

08/11

PO#69695
File No. C25-024

MARKET DATA ANALYSIS

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	0 Burton St Matagorda, TX 77457	75 County Road 292 Matagorda, TX 77457					
Proximity to Subject		0.32 miles NW					
Sales Price	\$ N/A		\$ 79,000		\$		\$
Price \$/Sq. Ft.	\$ N/A		\$ 4.27		\$		\$
Data Source(s)	Inspection/CAD	MatagordaMLS#776386					
ITEM	DESCRIPTION	DESCRIPTION	+ (–)\$ Adjust.	DESCRIPTION	+ (–)\$ Adjust.	DESCRIPTION	+ (–)\$ Adjust.
Date of Sale/Time Adj.	N/A	02/24/2023					
Location	Residential	Residential					
Site/View	18,704 sf	18,704 sf					
Lot Dimensions	112 X 167	112 X 167	0				
Sales or Financing Concessions	N/A N/A	Cash 0					
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> – \$	0	<input type="checkbox"/> + <input type="checkbox"/> – \$		<input type="checkbox"/> + <input type="checkbox"/> – \$	
Indicated Value of Subject		Net % Gross %	\$ 79,000	Net % Gross %	\$	Net % Gross %	\$
Comments on Market Data							

Assumptions and Limiting Conditions

PO#69695
File # C25-024

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.

Certifications

PO#69695
File # C25-024

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

PO#69695
File # C25-024

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 Christina Brown

Signature Christina Brown

Name Christina Brown

Company Name Bell Valuation Services

Company Address 1940 Avenue G, Suite 1
Bay City, TX 77414

Telephone Number 979-244-5300

Email Address cgbrown@sbcglobal.net

Date of Signature and Report 07/14/2025

Effective Date of Appraisal 07/11/2025

State Certification # 1361126

or State License # _____

or Other (describe) _____ State # _____

State TX

Expiration Date of Certification or License 09/30/2025

ADDRESS OF PROPERTY APPRAISED

0 Burton St
Matagorda, TX 77457

APPRAISED VALUE OF SUBJECT PROPERTY \$ 90,000

LENDER/CLIENT

Name Teresa Gibbons

Company Name Matagorda County Precinct 2 Commissioner

Company Address PO Box 571
Matagorda, TX 77457

Email Address tgibbons@co.matagorda.tx.us

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature Timothy Bell

Name Timothy Bell

Company Name Bell Valuation Services

Company Address 1940 Avenue G, Suite 1
Bay City, TX 77414-5013

Telephone Number 979-244-5300

Email Address bellvalue@sbcglobal.net

Date of Signature 07/14/2025

State Certification # 1320449

or State License # _____

State TX

Expiration Date of Certification or License 04/30/2027

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 _____

Supplemental Addendum

File No. C25-024

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				

GENERAL ADDENDUM

• Comments on Subject Property:

The subject property consists of one dry lot located in the townsite of Matagorda. No site improvements noted by appraiser. No survey provided to appraiser. Site size taken from MCAD.

• Comments on Sales Comparison Approach:

Dry lot properties in the Matagorda area were researched for comparable sales. Due to the small immediate neighborhood, sales over the past several months have been limited. Search was expanded back in time 12-24 months due to stable market conditions and limited sales. This is typical of small rural markets and does not negatively affect the marketability.

Appraisal was made "as-is" as of the date of inspection. Site adjustments were adjusted at approximately \$4.75 per square foot.

NET/GROSS ADJUSTMENTS EXCEED GUIDELINES DUE TO SITE SIZE & AMENITIES. THIS IS TYPICAL IN THIS LIMITED MARKET AREA. Subject appraisal exceeds normally acceptable appraisal standards for grid adjustments; however, due to the differentials in site and the lack of more suitable sales available, these adjustments were deemed necessary. I found no evidence that this would have any effect on the use, value, enjoyment, or marketability of the subject property.

• Additional Commentary:

HIGHEST AND BEST USE ANALYSIS: The highest and best use is that reasonable and probable use that supports the highest present value, as defined on the effective date of this appraisal report. It is that use from among reasonably probable and legal alternative uses found to be physically possible, legally permissible, financially feasible, and which results in the highest value (maximally productive). The subject site located at 0 Burton Street (Tier 2, Colorado Front, Lot 1, Blk 10) is located in the townsite of Matagorda, Texas and has no zoning. Based on the characteristics of the subject site and surrounding sites, modifications of such land use regulations is not probable. The economic supply and demand of land use appears to be in balance. The site lends itself to single family residential use both because of its size and topography, and compatibility with surrounding sites. It is concluded that the highest and best use of the subject site as unimproved is a single family residence of a single or two-story design having a minimum/maximum gross living area in accordance with any building setbacks that may apply.

Borrower	N/A			File No.	C25-024
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report

(A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report

(A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 60-200 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The appraiser has performed services, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding acceptance of this assignment.

Appraiser relied on the information from the reliable sources used to confirm information in the MLS listings and if found to be incorrect, may affect the market value.

APPRAISER:

Signature: Christina Brown

Name: Christina Brown

Certified Residential

State Certification #: 1361126

or State License #:

State: TX Expiration Date of Certification or License: 09/30/2025

Date of Signature and Report: 07/14/2025

Effective Date of Appraisal: 07/11/2025

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 07/11/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: Tom Bell

Name: Timothy Bell

Certified General

State Certification #: 1320449

or State License #:

State: TX Expiration Date of Certification or License: 04/30/2027

Date of Signature: 07/14/2025

Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

FIRREA / USPAP ADDENDUM

Borrower	N/A					File No.	C25-024
Property Address	0 Burton St						
City	Matagorda	County	Matagorda	State	TX	Zip Code	77457
Lender/Client	Matagorda County Precinct 2 Commissioner						
Purpose							
To establish the "As-Is" Market Value of the subject property as of the effective date of the appraisal.							

Scope of Work

The development, support and conclusions necessary for this report involve numerous steps, all relating to the analysis of market conditions and characteristics. The market information relating to the subject property was abstracted from the subject's immediate neighborhood. Additionally, local area information was abstracted from sources such as the Central Appraisal District, the Chamber of Commerce, area realtors, and government & civic offices.

In preparing this appraisal the appraiser: (1) Inspected the subject property; (2) Land size was taken from MCAD; (3) Confirmed and analyzed data and applied the Direct Sales Comparison Approach; (4) The Income Approach and the Cost Approach were deemed not applicable in this instance due to the subject property being vacant land. To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Appraisal Practice. No departures from Standard Rule 1 were invoked.

Intended Use / Intended User	Intended Use / Intended User
<p>1. Intended Use: The system is designed for use by individuals who are seeking information about the company's products and services.</p> <p>2. Intended User: The system is intended for use by individuals who are seeking information about the company's products and services.</p>	<p>1. Intended Use: The system is designed for use by individuals who are seeking information about the company's products and services.</p> <p>2. Intended User: The system is intended for use by individuals who are seeking information about the company's products and services.</p>

Intended Use: The intended use of the appraisal is to provide an independent estimate of value for the client's internal analysis.

Intended User(s): The intended user of this report is Matagorda County.

History of Property

Current listing information: None found on MLS.

Prior sale: None Noted.

Exposure Time / Marketing Time

60-200 Days / 60-200 Days

Personal (non-realty) Transfers

None

Additional Comments

Texas is a non-disclosure state, therefore sale information is not readily available to the public.

This appraisal report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Practice (USPAP) for an Appraisal Report. As such it presents only summary discussions of the data reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated. The appraiser is not responsible for unauthorized use of this report.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser: Christina Brown
Signed Date: 07/14/2025
Certification or License #: 1361126
Certification or License State: TX Expires: 09/30/2025
Effective Date of Appraisal: 07/11/2025

Supervisory
Appraiser: Timothy Bell

Signed Date: 07/14/2025

Certification or License #: 1320449

Certification or License State: TX Expires: 04/30/2027

Inspection of Subject: ☒ Did Not ☐ Exterior Only ☐ Interior and Exterior

Subject Photo Page

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				



Subject Front

0 Burton St

N/A

Residential
18,704 sf



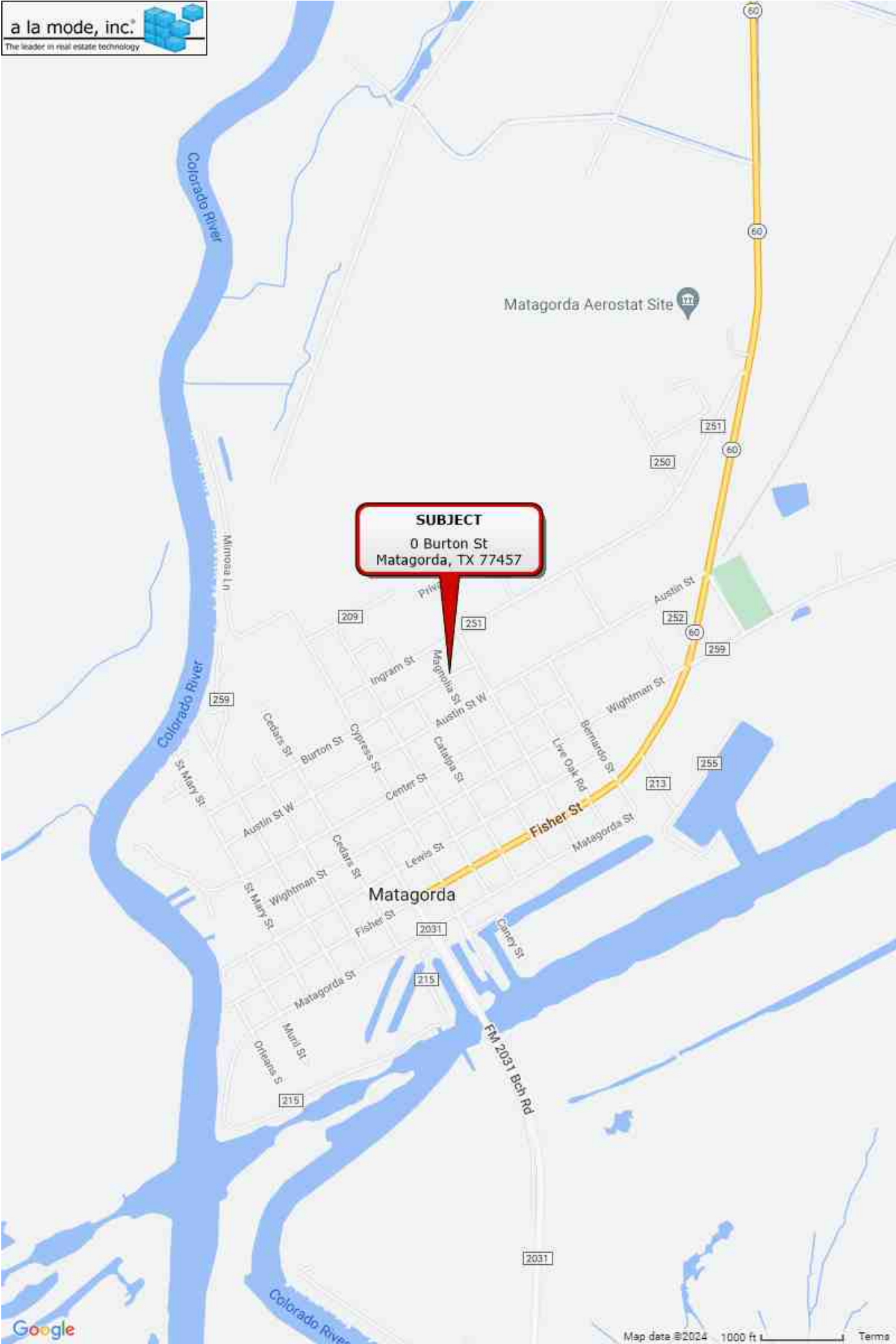
Subject Street



Subject Street

Location Map

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				

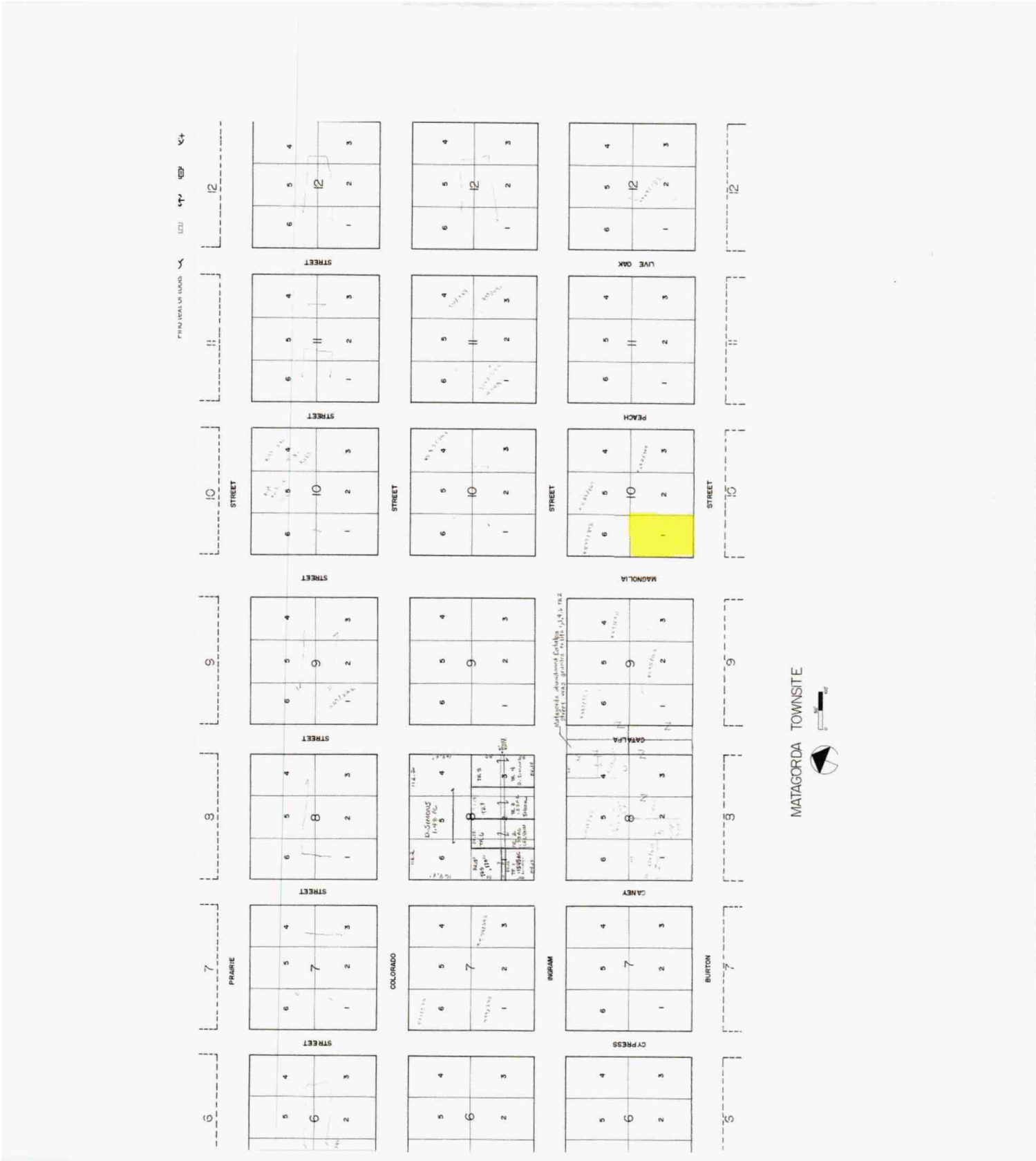


Aerial Map

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				



Plat Map



Flood Map

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				



Comparable Photo Page					
Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				



Comparable 1

16 Catherine
Prox. to Subject 0.39 miles NW
Sale Price 90,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 18,928sf
Site
Quality
Age



Comparable 2

0 Colorado St
Prox. to Subject 0.25 miles W
Sale Price 85,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 18,704 sf
Site
Quality
Age



Comparable 3

35 Mina
Prox. to Subject 0.32 miles NW
Sale Price 60,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 9,464 sf
Site
Quality
Age

Comparable Photo Page

Borrower	N/A					
Property Address	0 Burton St					
City	Matagorda	County	Matagorda	State	TX	Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner					



Comparable 4

75 County Road 292
Prox. to Subject 0.32 miles NW
Sale Price 79,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 18,704 sf
Site
Quality
Age

Comparable 5

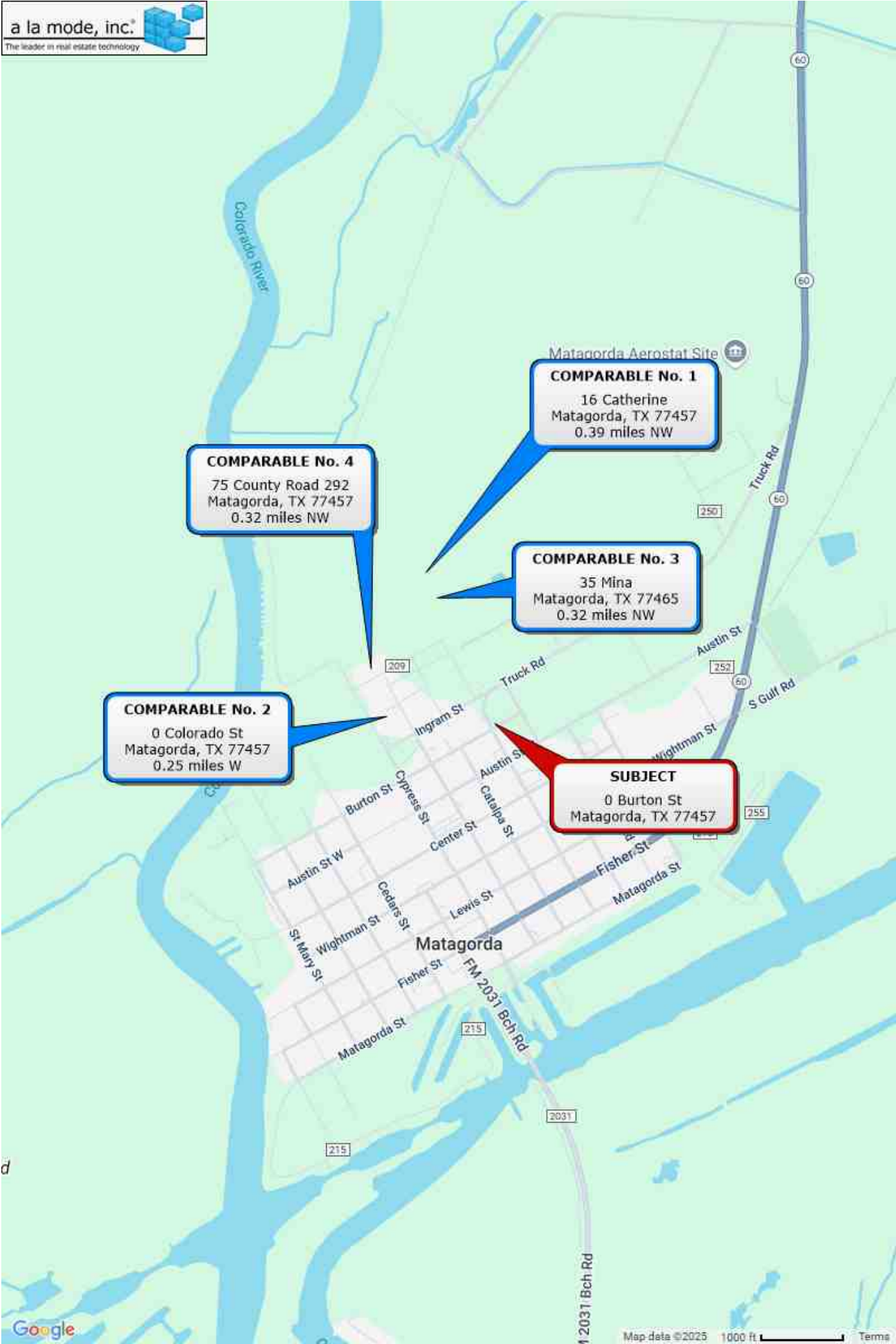
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable Sales Map

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				



Certification

Borrower	N/A				
Property Address	0 Burton St				
City	Matagorda	County	Matagorda	State	TX Zip Code 77457
Lender/Client	Matagorda County Precinct 2 Commissioner				



Certified Residential Real Estate Appraiser

Appraiser: **Christina Gayle Brown**
License #: **TX 1361126 R**

License Expires: **09/30/2025**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner

Certification



Certified General Real Estate Appraiser

Appraiser: **Timothy Edwin Bell**

License #: **TX 1320449 G**

License Expires: **04/30/2027**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director