

Office of Michael H. Barnes, P.E.

City of Richland Hills, Texas

# Memorandum

**To:** Honorable Mayor Bill Agan and members of the Richland Hills City Council  
**From:** Michael Barnes, P.E., City Engineer  
**Date:** March 25, 2014  
**Subject:** Proposed Appraisal for Baker Blvd. Improvement Project

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## **Council Action:**

Staff is requesting council to approve the attached proposal from Goodrich, Schechter & Associates, LLC, certified real estate appraisers, to appraise 15,308 SF of property at the southwest corner of Ash Park and Baker Blvd. in the amount of \$5,000.00.

## **Background Information:**

In the Baker Blvd. Intersection Improvement Project the design calls for Ash Park Dr. to be relocated to form a conventional four way intersection with Vance Rd. Attached is a picture of the relocation of Ash Park with Vance Rd. at Baker Blvd. The total area to be taken is 15,308 SF. The attached proposal describes the Scope of Work that the consultant will be appraising. Staff is recommending to appraise the first two lots for a total of \$5,000.00. Since only 100 square feet of the third lot is needed, staff recommends that we take the average value of the two lots and apply that value to the necessary portion of Lot 3. The consultant will not be able to start the appraisal process until TXDOT approves the Environmental Issues Checklist which is anticipated between 60-90 days, hopefully sooner than later.

Misty Ray, MAI, will be appraising the property and is a certified appraiser in Texas and is on TxDOT qualified appraisers list. Ms. Ray has over 20 years experience in the appraisal business and has worked for the city in past years. Staff is recommending Goodrich, Schechter & Associates to appraise the Ash Park property based on their expertise as an appraiser and their familiarity with TxDOT appraisal guidelines. Funding for this item is included in the Local Transportation Project Advance Funding Agreement (LPAFA).

**Board/Citizen Input:** N/A

**Financial Impact:** TxDOT will fund most of the grant (\$3,550,531.00 under LPAFA) and the remainder will be split between the Tarrant County (contract with RH) and City of Richland Hills.

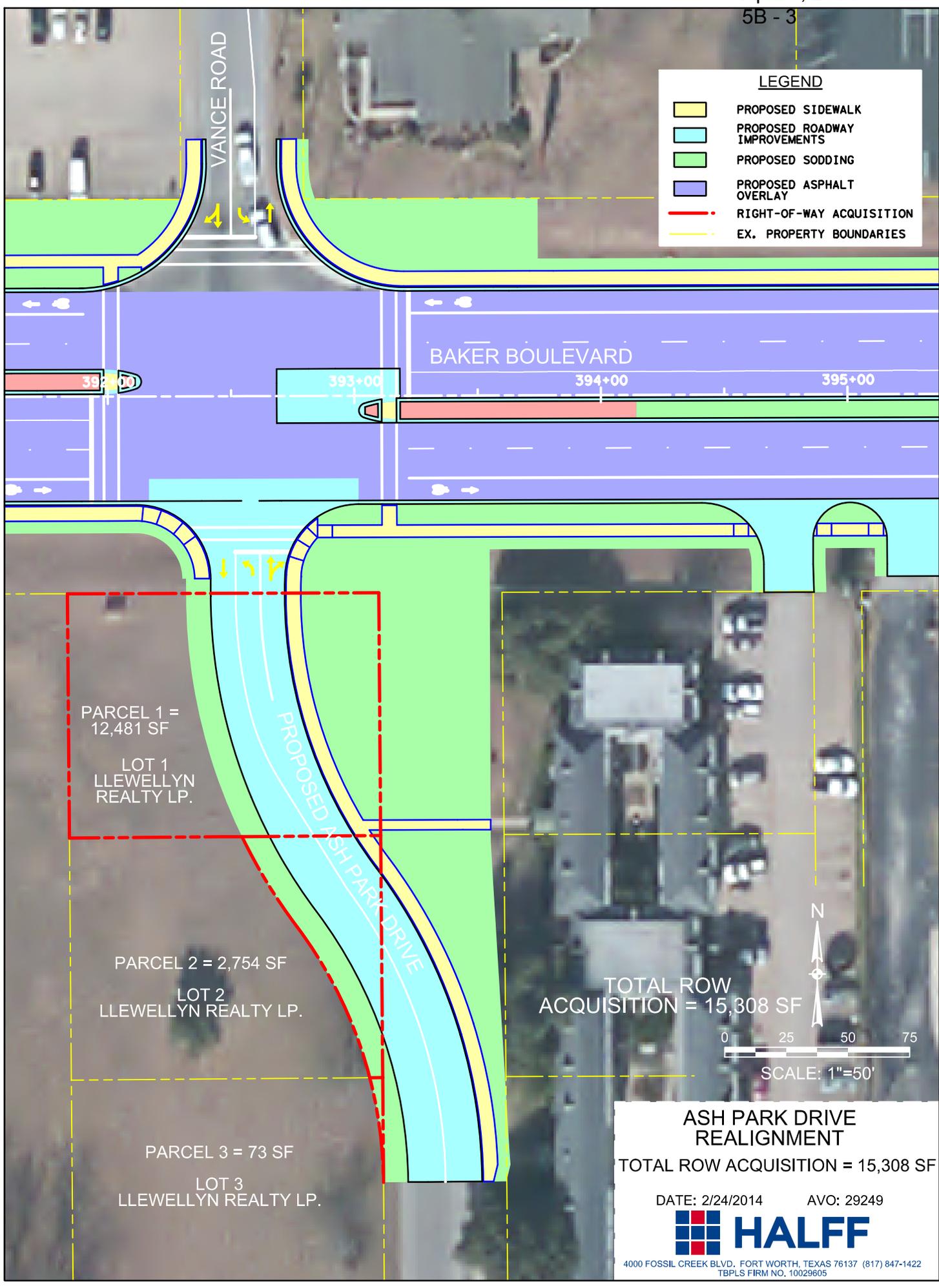
**Staff Contacts:**

Michael Barnes, P.E., City Engineer  
817-616-3835  
[mbarnes@richlandhills.com](mailto:mbarnes@richlandhills.com)

**Attachments:** Goodrich, Schechter, & Associates Proposal, aerial of property

**LEGEND**

-  PROPOSED SIDEWALK
-  PROPOSED ROADWAY IMPROVEMENTS
-  PROPOSED SODDING
-  PROPOSED ASPHALT OVERLAY
-  RIGHT-OF-WAY ACQUISITION
-  EX. PROPERTY BOUNDARIES



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TXDOT

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**ASH PARK DRIVE REALIGNMENT**

TOTAL ROW ACQUISITION = 15,308 SF

DATE: 2/24/2014 AVO: 29249



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TBPLS FIRM NO. 10029605

# GOODRICH, SCHECHTER & ASSOCIATES, LLC

REAL ESTATE APPRAISAL AND CONSULTATION

February 25, 2014

Mr. Michael Barnes, P.E.  
City Engineer  
City of Richland Hills, Texas  
3200 Diana Drive  
Richland Hills, Texas 76118

Re: Baker Boulevard project, Richland Hills, Texas

Dear Mr. Barnes:

On behalf of Goodrich, Schechter & Associates, LLC, I am pleased to provide you with a fee quote for appraisal services. We are available to prepare real estate appraisals of the three parcels legally described as Lots 1, 2, and 3, Greenfield Subdivision, generally located at the southwest corner of Baker Boulevard and Ash Park Drive, in Richland Hills, Tarrant County, Texas.

The purpose of the appraisals will be to recommend compensation for the proposed acquisitions necessary for the realignment Baker Boulevard and Ash Park Drive. The date of value will be the date of my on-site visit. The reports will be used for negotiation with the owner and for acquisition.

I will offer the property owner the opportunity to co-inspect the properties with me. The scope of the assignment will include researching and collecting comparable data. The search for data will include comparable land sales for use in the Sales Comparison Approach. Neither the Income Capitalization Approach nor the Cost Approach will be utilized. A summarized appraisal report of each parcel will be prepared utilizing the TxDOT A-5 form. All appraisals will be prepared in compliance with the *Uniform Standards of Professional Appraisal Practice* and TxDOT guidelines and regulations.

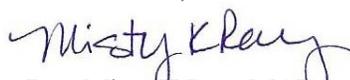
The fee for providing this service will be TWO THOUSAND DOLLARS (\$2,000.00) per parcel for a total of SIX THOUSAND DOLLARS (\$6,000.00). If you wish for me to appraise only Lots 1 and 2, from which you can evaluate Lot 3 on your own, the fee will be TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) per parcel for a total of FIVE THOUSAND DOLLARS (\$5,000.00). If you want me to evaluate all three parcels in one report, which I don't recommend, the fee will be THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500.00).

Except for unforeseen and unavoidable circumstances, this work can be completed within 60 days of engagement. Engagement is defined as receipt in this office of a signed copy of this engagement letter. After delivery of the appraisals, conferences, testimony, and trial preparation will be billed at \$250.00 per hour.

Four (4) original copies of each report, including color photographs of the subject property and the comparables, will be furnished. The appraisals will be prepared assuming our standard Certification and Assumptions and Limiting Conditions, copies of which are retained in our office.

Thank you for the opportunity to submit this proposal and I look forward to working with you. If you have any questions please do not hesitate to call.

Sincerely,  
GOODRICH, SCHECHTER & ASSOCIATES, LLC

  
By: Misty K Ray, MAI

Signed \_\_\_\_\_ Date \_\_\_\_\_