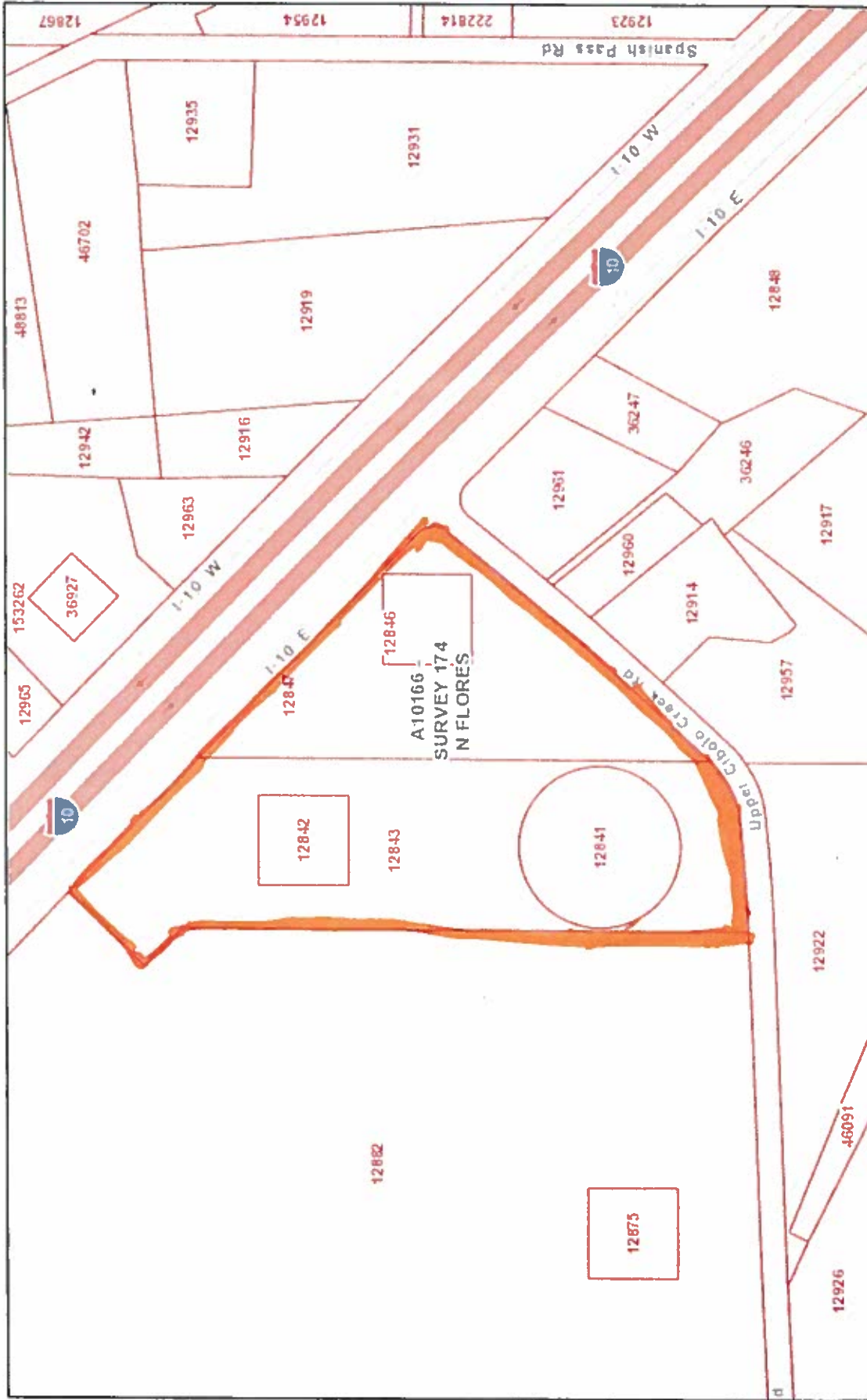


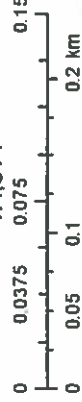
Map Title



April 26, 2019
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

- Parcels
- Abstracts

1:4,514



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Kendal Central Appraisal District, BS Consulting - www.bsconsultants.com
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri, HERE |

Billie J. Bergmann Property
21.941 acres, more or less
Kendall County, Texas

PROPERTY DESCRIPTION

Subject Property consists of 21.941 acres of land, more or less, located on the west corner of the two-way IH-10 Frontage Road (east bound side) and Upper Cibolo Creek Road (a paved county maintained road), approximately 3.5 miles, airline, northwest of the County Seat in Boerne, Texas. It is situated within the City of Boerne Extra Extraterritorial Jurisdiction.

The property has a somewhat triangular shape and a relatively level to slightly sloping terrain at road grade. It has a park-like appearance with scattered large oaks and grass meadows. A drainage/stream crossing the southwestern portion (somewhat parallel to IH-10) is improved with an attractive pond formed by an earthen dam. Approximately 2 acres is located in the flood plain and approximately 3 acres of land lying southwest of the drainage/stream has access by way of the county road.

It is improved with a modern dwelling (approximately 25 years old) with breezeway attached large carport/shop, two old dwellings, an old detached garage with efficiency apartment, two old chicken houses, an old barn with game room and small storage buildings. Each dwelling has a water well, septic system, mechanical gate and entrance drive. The property has electric and telephone service, boundary fencing (livestock) and some internal fences (livestock).

The modern dwelling (6 Upper Cibolo Creek Rd.) appears to be in relatively good condition; however, the large carport/shop is not a typical attachment, although is considered to be very functional and contributes value.

The old dwelling (2 Upper Cibolo Creek Rd. and located at the corner) is a historical wood frame structure that appears to be in fair condition with typical physical deterioration, deferred maintenance and functional obsolescence for this age structure. It has an interim use and upon development will be converted to a commercial/office use or razed. Currently, it is considered to have more of a token value due to the location on valuable land prior to development.

The old dwelling (40225 IH-10 W) appears to be in average condition with typical physical deterioration, deferred maintenance and functional obsolescence for this age structure. It has an interim use and upon development will be converted to a commercial/office use or razed.

The old detached garage with efficiency apartment (2A Upper Cibolo Creek Rd.) appears to be in fair condition with typical physical deterioration, deferred maintenance and functional obsolescence for this age structure. It is considered to have some utility in the interim; therefore, a minimal contributory value is considered.

The old barn appears to be in fairly poor condition; although it is improved with a game room in good condition. The other parts of the structure are very old and fairly well maintained. It is considered to have some utility in the interim; therefore, a minimal contributory value is considered.

The small metal storage buildings do not have a contributory value.

Subject Property maintains the agricultural use exemption for ad valorem taxation; and therefore has the opportunity to qualify for the wildlife exemption.

SALES COMPARISON APPROACH

In the opinion of the appraiser, the Market Value of Subject Property, as of March 21, 2019, the date of inspection was:

\$3,600,000.00

SALES COMPARISON APPROACH – continued

IMPROVEMENT SCHEDULE

<u>Dwelling: (25 years old/good condition)</u>			
Living area	2,152 SF x \$60/SF =	\$129,120.	
Covered porches	874 SF x \$12/SF =	10,488.	
Breezeway	148 SF x \$10/SF =	1,480.	
Shop	685 SF x \$10/SF =	6,850.	
Carport	1,333 SF x \$ 7/SF =	<u>9,331.</u>	
			\$157,265.
<u>Storage Building: Enclosed area</u>	80 SF x \$0/SF =		0.
<u>Old Dwelling:</u>			
Living area	968 SF x \$20/SF =	\$19,360.	
Covered porches	392 SF x \$ 4/SF =	<u>1,568.</u>	
			20,928.
<u>Garage Apartment:</u>			
Living area	348 SF x \$10/SF =	\$3,480.	
Covered porch	160 SF x \$ 1/SF =	160.	
Garage	380 SF x \$ 2/SF =	<u>760.</u>	
			4,400.
<u>Old Chicken House:</u>			0.
<u>Concrete Slab:</u>	560 SF x \$0/SF =	0.	
Storage building		<u>0.</u>	
			0.
<u>Old Dwelling:</u>			
Living area	2,546 SF x \$25/SF =	\$63,650.	
Covered porch	30 SF x \$ 5/SF =	150.	
Screened porch	189 SF x \$ 7/SF =	1,323.	
Utility/tank house	144 SF x \$10/SF =	<u>1,440.</u>	
			66,563.
<u>Old Barn:</u>			
Game room	220 SF x \$10/SF =	\$2,200.	
Shed – part enclosed	220 SF x \$ 2/SF =	440.	
Shed area	234 SF x \$ 1/SF =	234.	
Storage room	130 SF x \$ 4/SF =	<u>520.</u>	
			3,394.
<u>Storage building: Enclosed area</u>	96 SF x \$0/SF =		0.
<u>Old Chicken House:</u>	288 SF x \$0/SF =		0.
<u>Site improvements: Landscaping, water wells / systems, septic systems, paved entrance drive, gravel entrance drives, pond, electric and telephone service, livestock boundary and internal fencing</u>			integrated
<u>Land:</u> (21.941 acres) 955,750 square feet x \$3.50/SF =			<u>3,345,125.</u>
	Total		\$3,597,675.
	Say		\$3,600,000.