

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00091279; Parcel 330E
Owner	City of League City
Property Location	East line of Maple Leaf Drive, north of Muldoon Parkway
Property Tax ID Number	514545
Current Property Use	Industrial use as a wastewater treatment plant
Highest and Best Use - Before	Industrial use as a wastewater treatment plant
Highest and Best Use - After	Industrial use as a wastewater treatment plant
Property Rights Appraised	Fee Simple Estate and Easement
Land Area - Before	37.61 Acres (1,638,292 square feet)
Part to be Acquired – Easement Area	<u>0.0951 Acre (4,143 square feet)</u>
Land Area – After (Unencumbered by Drainage Easement)	37.5149 Acres (1,634,149 square feet)
Land Area – After (Encumbered by Drainage Easement)	0.0951 Acre (4,143 square feet)
Effective Date of Value	February 7, 2025
Date of Report	March 10, 2025

VALUATION	Total
Whole Property Value	\$3,276,584
Value of Part to be Acquired – Total	<u>\$ 8,203</u>
Remainder Value Before Acquisition	\$3,268,381
Remainder Value After Acquisition (Unencumbered by Drainage Easement)	\$3,268,298
Remainder Value After Acquisition (Encumbered by Drainage Easement)	<u>\$ 83</u>
Remainder Value After Acquisition	<u>\$3,268,381</u>
Damages	\$ 0
Cost to Cure	<u>\$ 0</u>
Total Compensation	\$ 8,203

### VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	February 7, 2025	\$8,203