

**HARRIS COUNTY APPRAISAL DISTRICT PROPERTY
VALUES FOR PROPERTY TO BE ACQUIRED FOR
DEDICATED BUS LANES PROJECT**

Harris County Appraisal District Property Values
for Property to be Acquired for
Dedicated Bus Lanes Project

<u>2014 HCAD Values</u>	<u>Ave. Value Per Sq. Ft.</u>	<u>Total Sq. Ft.</u>	<u>Est. Total Cost</u>
Preliminary Noticed	\$133 per sq. ft.	152,000 sq. ft.	\$ 20.50 M
Protested	\$ 127 per sq. ft.	152,000 sq. ft.	\$ 20.10 M
Current Independent Appraised Values	\$ 176 per sq. ft.	152,000 sq. ft.	\$ 26.75 M

MEMORANDUM

To: John Breeding
From: Matthew Deal
Date: November 10, 2014
Re: Harris County Appraisal District Valuations and Appraisals

John:

At your request we have reviewed the 2014 Harris County Appraisal District (“HCAD”) valuations for properties along Post Oak Boulevard. Of the 38 parcels that will be subject to partial or whole acquisition by the Uptown Development Authority / City of Houston, at least 23 of the owners protested ad valorem tax valuations in 2014. These 23 owners do not include condominium properties, the Water Wall, or State of Texas property. The 2014 average noticed value for land along Post Oak Boulevard was approximately \$133 per square foot. After protests were lodged by the referenced 23 owners, the average certified value was reduced to \$127 square feet. It should be noted that of the 38 certified values, 11 of the owners have filed lawsuits to further protest the 2014 certified values.

The total land area the UDA / City of Houston intends to acquire along Post Oak Boulevard, excluding TxDOT and METRO-owned property, is 152,227 square feet. At the HCAD average 2014 noticed value of \$133 per square foot, the total land value equates to approximately \$20.25 million. While this figure does not include improvements within the acquisition area or potential damages to select properties, it supports the current right-of-way budget of approximately \$50 million.

To date we have received appraisals for 20 of the 38 parcels (53%), which represent 67,315 square feet out of the 152,227 square feet (44%) total acquisition area. The average appraised land value for these 20 parcels is \$176 per square foot, well above the average HCAD certified land value of \$127 per square foot for all affected properties. Further, the total estimated appraised compensation for the 20 parcels is approximately \$12.75 million, which equates to 27% of the \$47 million right of way budget for the project. Based upon the above we consider the \$47 million budget for right of way acquisition to remain in line with current and projected appraised values.

Please contact us if you require additional information regarding this issue.

DEAL SIKES & ASSOCIATES

Matthew Deal

1444 - Uptown Post Oak HCAD Tax Values

Parcel No.	Parcel Name	HCAD Account Number	HCAD Land Size (SF)	HCAD Land Value	HCAD Land Value PSF	HCAD Improved Value	HCAD Total Value	Noticed Land	Noticed Land Value PSF	Noticed IMPS	Noticed Total	Land Difference	Improved Difference	Total Difference	Cause Number
2 AY15-042	Camden Post Oak, LLC (Camden Post Oak Tower)	121-739-001-0001	143,484	\$21,522,600	\$150.00	\$81,751,145	\$103,273,745	\$21,522,600	\$150	\$86,578,101	\$108,100,701	\$0.00	\$4,826,956	\$4,826,956	
3 AY15-043	Four Oaks Place Operating, LP (Four Oaks Place)	116-850-001-0001	697,552	\$122,071,600	\$175.00	\$342,062,147	\$464,133,747	\$122,071,600	\$175	\$352,415,478	\$474,484,078	\$0.00	\$10,353,331	\$10,350,331	
4 AY15-004	T-C Five Oaks LLC (BHP Billiton)	116-850-001-0006	108,177	\$18,930,975	\$175.00	\$1,575,000	\$20,505,975	\$18,930,975	\$175	\$1,575,000	\$20,505,975	\$0.00	\$0	\$0	
6 AY15-006	AmREIT	045-140-008-0010	68,798	\$7,390,000	\$107.42	\$10,000	\$7,400,000	\$8,599,750	\$125	\$538,537	\$9,138,287	\$1,209,750.00	\$528,537	\$1,738,287	2014-49086
7 AY15-007	Boulevard Place, L.P. (Blvd Place North)	132-744-001-0001	306,201	\$38,275,125	\$125.00	\$46,745,015	\$85,020,140	\$53,585,175	\$175	\$46,745,015	\$100,330,190	\$15,310,050.00	\$0	\$15,310,050	
8 AY15-008	BLPL Holdings, LLC (Apache)	134-572-001-0001	279,738	\$34,967,250	\$125.00	\$293,215	\$35,260,465	\$48,954,150	\$175	\$293,215	\$49,247,365	\$13,986,900.00	\$0	\$13,986,900	
9 AY15-009	Boulevard Place, L.P. (Blvd Place South)	132-744-001-0003	51,658	\$9,040,150	\$175.00	\$7,959,850	\$17,000,000	\$9,040,150	\$175	\$10,872,860	\$19,913,010	\$0.00	\$2,913,010	\$2,913,010	
10 AY15-010	Cousins	045-140-006-0342	268,164	\$33,520,500	\$125.00	\$41,868,973	\$75,389,473	\$33,520,500	\$125	\$55,217,026	\$88,373,526	\$0.00	\$13,348,053	\$12,984,053	2014-52122
		045-140-006-0341	160,179	\$22,022,375	\$137.49	\$63,318,085	\$83,340,460	\$20,022,375	\$125	\$77,796,120	\$97,818,495	-\$2,000,000.00	\$14,478,035	\$14,478,035	2014-52122
		045-140-006-0013	89,538	\$559,613	\$6.25	\$0	\$559,613	\$559,613	\$6	\$0	\$559,613	\$0.00	\$0	\$0	
		097-464-000-0002	230,946	\$28,868,250	\$125.00	\$56,248,757	\$85,117,007	\$28,868,250	\$125	\$71,037,503	\$99,905,753	\$0.00	\$14,788,746	\$14,788,746	2014-52122
		TOTAL	748,827	\$84,970,738	\$113.47	\$161,435,815	\$244,406,553	\$82,970,738	\$111	\$204,050,649	\$286,657,387	-\$2,000,000.00	\$42,614,834	\$42,250,834	
11 AY15-011	2200 Post Oak, L.P.	132-711-001-0004	90,966	\$11,370,750	\$125.00	\$0	\$11,370,750	\$11,370,750	\$125	\$0	\$11,370,750	\$0.00	\$0	\$0	
12 AY15-012	RS Post Oak Perennial,	132-711-001-0003	77,218	\$9,652,250	\$125.00	\$72,150,243	\$81,802,493	\$9,652,250	\$125	\$81,673,047	\$91,325,297	\$0.00	\$9,522,804	\$9,522,804	
13 AY15-013	Weingarten Realty	118-212-001-0001	504,825	\$63,103,125	\$125.00	\$1,691,838	\$64,794,963	\$63,103,125	\$125	\$3,278,367	\$66,381,492	\$0.00	\$1,586,529	\$1,586,529	2014-48812
14 AY15-014	HG Condominium	120-538-000-0004	225,149	\$18,011,920	\$80.00	\$38,048,260	\$56,060,180	\$18,011,920	\$80	\$38,048,260	\$56,060,180	\$0.00	\$0	\$0	
15 AY15-015	Williams Tower	045-140-004-0245	291,813	\$58,362,600	\$200.00	\$335,504,215	\$393,866,815	\$58,362,600	\$200	\$339,330,953	\$397,693,553	\$0.00	\$3,826,738	\$3,826,738	201453660

1444 - Uptown Post Oak HCAD Tax Values

Parcel No.	Parcel Name	HCAD Account Number	HCAD Land Size (SF)	HCAD Land Value	HCAD Land Value PSF	HCAD Improved Value	HCAD Total Value	Noticed Land	Noticed Land Value PSF	Noticed IMPS	Noticed Total	Land Difference	Improved Difference	Total Difference	Cause Number
19 AY15-019	T 2007 Investment L.P. S 2007 Investment, L.P.	045-140-004-0109	6,263	\$279,596	\$44.64	\$7,910	\$287,506	\$279,596	\$45	\$7,910	\$287,506	\$0.00	\$0	\$0	
		045-140-004-0273	1,351	\$43,232	\$32.00	\$0	\$43,232	\$43,232	\$32	\$0	\$43,232	\$0.00	\$0	\$0	
		045-140-004-0125	14,645	\$601,540	\$41.07	\$0	\$601,540	\$601,540	\$41	\$0	\$601,540	\$0.00	\$0	\$0	
		TOTAL	22,259	\$924,368	\$41.53	\$7,910	\$932,278	\$924,368	\$42	\$7,910	\$932,278	\$0.00	\$0	\$0	
20 AY15-020	METRO	125-707-001-0001	96,490	\$12,061,250	\$125.00	\$68,587,997	\$80,649,247	\$12,061,250	\$125	\$68,587,997	\$80,649,247	\$0.00	\$0	\$0	
21 AY15-021	GUIC (Westlake)	045-140-004-0100	105,711	\$10,571,100	\$100.00	\$1,976,591	\$12,547,691	\$10,571,100	\$100	\$2,689,018	\$13,260,118	\$0.00	\$712,427	\$712,427	
22 AY15-022	Dillard's	045-140-004-0060	422,538	\$52,817,250	\$125.00	\$1,464,838	\$54,282,088	\$52,817,250	\$125	\$7,835,974	\$60,653,224	\$0.00	\$6,371,136	\$6,371,136	
23 AY15-023	Pony Oaks Properties,	045-140-006-0238	663,480	\$82,935,000	\$125.00	\$1,000,000	\$83,935,000	\$82,935,000	\$125	\$2,571,883	\$85,506,883	\$0.00	\$1,571,883	\$1,571,883	2014-52173
24 AY15-024	Tanglewood	045-140-006-0238	663,480	\$82,935,000	\$125.00	\$1,000,000	\$83,935,000	\$82,935,000	\$125	\$2,571,883	\$85,506,883	\$0.00	\$1,571,883	\$1,571,883	2014-52173
25 AY15-025	RES/VLS Real Estate, L.P.	045-140-006-0402	23,540	\$117,700	\$5.00	\$0	\$117,700	\$117,700	\$5	\$0	\$117,700	\$0.00	\$0	\$0	
		045-140-006-0406	148,029	\$14,802,900	\$100.00	\$42,998,720	\$57,801,620	\$14,802,900	\$100	\$43,531,027	\$58,333,927	\$0.00	\$532,307	\$532,307	2014-53293
		TOTAL	171,569	\$14,920,600	\$86.97	\$42,998,720	\$57,919,320	\$14,920,600	\$87	\$43,531,027	\$58,451,627	\$0.00	\$532,307	\$532,307	
27 AY15-027	Zadok Shopping	045-140-006-0220	73,368	\$7,336,800	\$100.00	\$421,798	\$7,758,598	\$7,336,800	\$100	\$421,798	\$7,758,598	\$0.00	\$0	\$0	
28-31 AY15-028 - AY15-031	LLHPCP, Ltd.	045-140-006-0280	96,899	\$12,112,375	\$125.00	\$95,550	\$12,207,925	\$12,112,375	\$125	\$95,550	\$12,207,925	\$0.00	\$0	\$0	2014-54004
		045-140-006-0295	75,184	\$7,518,400	\$100.00	\$42,000	\$7,560,400	\$9,398,000	\$125	\$42,000	\$9,440,000	\$1,879,600.00	\$0	\$1,879,600	2014-54004
		045-140-006-0290	72,684	\$7,268,400	\$100.00	\$654,803	\$7,923,203	\$9,085,500	\$125	\$654,803	\$9,740,303	\$1,817,100.00	\$0	\$1,817,100	2014-54004
		045-140-006-0300	83,217	\$8,321,700	\$100.00	\$702,649	\$9,024,349	\$10,402,125	\$125	\$702,649	\$11,104,774	\$2,080,425.00	\$0	\$2,080,425	2014-54004
		045-140-006-0305	83,016	\$8,301,600	\$100.00	\$63,000	\$8,364,600	\$10,377,000	\$125	\$63,000	\$10,440,000	\$2,075,400.00	\$0	\$2,075,400	
		045-140-006-0310	87,811	\$8,781,100	\$100.00	\$881,361	\$9,662,461	\$10,976,375	\$125	\$881,361	\$11,857,736	\$2,195,275.00	\$0	\$2,195,275	
TOTAL	498,811	\$52,303,575	\$104.86	\$2,439,363	\$54,742,938	\$62,351,375	\$125	\$2,439,363	\$64,790,738	\$10,047,800.00	\$0	\$10,047,800			
32 AY15-032	Icon Bank of Texas	129-259-001-0001	25,918	\$3,239,750	\$125.00	\$1,433,160	\$4,672,910	\$3,239,750	\$125	\$1,546,667	\$4,786,417	\$0.00	\$113,507	\$113,507	
33 AY15-033	Willie G's	045-140-005-0001	32,090	\$3,209,000	\$100.00	\$0	\$3,209,000	\$3,209,000	\$100	\$0	\$3,209,000	\$0.00	\$0	\$0	2014-54070
		045-140-005-0013	23,431	\$2,343,100	\$100.00	\$1,291,900	\$3,635,000	\$2,343,100	\$100	\$1,375,039	\$3,718,139	\$0.00	\$83,139	\$83,139	2014-54070
		045-140-005-0014	11,402	\$1,140,200	\$100.00	\$0	\$1,140,200	\$1,140,200	\$100	\$0	\$1,140,200	\$0.00	\$0	\$0	2014-54070
		045-140-005-0507	16,091	\$1,609,100	\$100.00	\$0	\$1,609,100	\$1,609,100	\$100	\$0	\$1,609,100	\$0.00	\$0	\$0	2014-54070
		TOTAL	50,924	\$5,092,400	\$100.00	\$1,291,900	\$9,593,300	\$8,301,400	\$163	\$1,375,039	\$9,676,439	\$3,209,000.00	\$83,139	\$83,139	

1444 - Uptown Post Oak HCAD Tax Values

Parcel No.	Parcel Name	HCAD Account Number	HCAD Land Size (SF)	HCAD Land Value	HCAD Land Value PSF	HCAD Improved Value	HCAD Total Value	Noticed Land	Noticed Land Value PSF	Noticed IMPS	Noticed Total	Land Difference	Improved Difference	Total Difference	Cause Number
34 AY15-034	DC Parnters	130-772-001-0001	21,005	\$3,150,750	\$150.00	\$94,500	\$3,245,250	\$3,150,750	\$150	\$94,500	\$3,245,250	\$0.00	\$0	\$0	
35 AY15-035	McDonald's	130-772-001-0002	32,400	\$3,240,000	\$100.00	\$960,000	\$4,200,000	\$3,240,000	\$100	\$974,437	\$4,214,437	\$0.00	\$14,437	\$14,437	
36 AY15-036	Monogram Residential	128-464-001-0001	194,503	\$19,450,300	\$100.00	\$50,899,075	\$70,349,375	\$19,450,300	\$100	\$50,909,836	\$70,360,136	\$0.00	\$10,761	\$10,761	
37 AY15-037	Prosperity Bank	045-140-003-0022	27,935	\$2,793,500	\$100.00	\$1,070,100	\$3,863,600	\$2,793,500	\$100	\$1,189,011	\$3,982,511	\$0.00	\$118,911	\$118,911	2014-53795
38 AY15-038	Post Oak Houston	045-140-003-0007	99,454	\$9,945,400	\$100.00	\$27,904,600	\$37,850,000	\$9,945,400	\$100	\$30,203,711	\$40,149,111	\$0.00	\$2,299,111	\$2,299,111	
39 AY15-039	755 Post Oak, Inc.	129-184-001-0001	117,873	\$11,787,300	\$100.00	\$100,000	\$11,887,300	\$11,787,300	\$100	\$122,260	\$11,909,560	\$0.00	\$22,260	\$22,260	
TOTALS:			6,882,124	\$873,173,426	\$126.88			\$914,936,926	\$132.94						