

**APPRAISAL REPORT**

of the

**0.142 of an Acre  
Public Right-of-Way Tract of Land of  
Roosevelt Avenue at Groveton Street  
City of San Antonio, Bexar County, Texas**

as of

**November 12, 2024**

prepared for the

**CITY OF SAN ANTONIO**

by

**NOBLE & ASSOCIATES, INC.**

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November 20, 2024

City of San Antonio  
Public Works Department  
100 West Houston Street, Street Level  
San Antonio, Texas 78205

ATTN: Mr. Adrian Ramirez  
Real Estate Manager

Dear Mr. Ramirez:

In accordance with your request, I have made an analysis and appraisal of the 0.142 of an acre public right-of-way tract of land of Roosevelt Avenue at Groveton Street, City of San Antonio, Bexar County, Texas.

The purpose of this appraisal is to conclude an opinion of the market value of the appraised property, subject to the requirements of the City of San Antonio including the encumbrance of existing utilities/easement rights. This appraisal is of the appraised property only excluding consideration of the effect in value, if any, on the adjoining properties.

The opinion of value herein contained, and this Appraisal Report have been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) (Standards Rule 2-2(a)) as promulgated by the Appraisal Standards Board of the Appraisal Foundation and adopted by the Appraisal Institute Board of Directors. The City of San Antonio is the exclusive client for this assignment.

The undersigned made a personal site visit at the appraised property, as well as viewed the comparable land sales used in this report.

**Assignment Conditions** – No special assumptions or conditions are applicable to this assignment other than those outlined below and the standard assumptions and limiting conditions included in the Addenda of this report.

This appraisal is based on the premise that there are no environmentally hazardous materials located on or affecting the appraised property. No environmental site assessment was available to the appraiser. This appraisal is so premised. Please see the "Contingent and Limiting Conditions".

This appraisal is based on the premise that the appraised property is zoned and buildable or could be assembled with adjoining properties. The appraisal of the land excludes consideration of the effect on the value of the adjoining properties.

Based upon my analysis and appraisal, it is my opinion that the market value of the 0.142 of an acre public right-of-way tract of land of Roosevelt Avenue at Groveton Street, City of San Antonio, Bexar County, Texas, subject to the requirements of the City of San Antonio, including the encumbrance of existing utility/easement rights retained by the City of San Antonio, as of November 12, 2024, was:

**SIXTY THOUSAND DOLLARS**  
**(\$60,000.00)**

The opinion of value reported above is based on an exposure time of approximately one year based on discussions with market participants, analysis of comparable sales data and market studies by brokerage, real estate research and investment firms.

The value opinion given above is based on cash or cash equivalency.

Respectfully submitted,

NOBLE & ASSOCIATES, INC.

BY:



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SAMUEL M. NOBLE  
MAI, CRE, ASA, CCIM, GAA

STATE CERTIFIED GENERAL REAL  
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