

THE VILLAGE OF SAN LEANNA
AGENDA
Special Board of Aldermen Public Meeting
Saturday, July 29, 2023
1:30 pm – Community Center – 11906 Sleepy Hollow Rd

A. MEETING CALLED TO ORDER

Roll call

B. ITEMS SCHEDULED FOR ACTION

1. Discussion and possible action to authorize the purchase of an approximately 0.46 acre parcel of unimproved real property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652 in the amount of \$260,000.00 for public use.
2. Discussion and possible action to approve Resolution 23-004, authorizing Mayor Molly Quirk to take all actions and sign all documents necessary to carry out the City's purchase of the property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652.
3. Consideration of adoption of amended budget for FY 2022-2023, by Resolution 23-005.

C. ADJOURNMENT

**** ALL ITEMS SPECIFICALLY MENTIONED SEPARATE FROM EXECUTIVE SESSION
MAY HAVE ACTION TAKEN ****

The Board of Aldermen of the Village of San Leanna reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas Government Code

Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

Posted _____ July 26, 2023

Rebecca Howe, City Administrator

11-07-2022



11904	Sleepy Hollow Ln.	TX	Manchaca	TX	78652
(Street Address and City)					

☒ (1) The Sales Price in Paragraph 3 of the contract is:

A. Cash portion of Sales Price payable by Buyer at closing	\$	<u>260,000.00</u>
B. Sum of financing described in the contract	\$	<u> </u>
C. Sales Price (Sum of A and B)	\$	<u>260,000.00</u>

☒ (3) The date in Paragraph 9 of the contract is changed to **July** 31, 2023.

☐ (4) The amount in Paragraph 12A(1)(b) of the contract is changed to \$ _____.

☐ (5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows: \$ _____ by Seller; \$ _____ by Buyer.

☐ (6) Buyer has paid Seller an additional Option Fee of \$ _____ for an extension of the unrestricted right to terminate the contract on or before 5:00 p.m. on _____, 20____. This additional Option Fee ☐ will ☐ will not be credited to the Sales Price.

☒ (7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.

☐ (8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to _____, 20____.

☐ (9) **Other Modifications:** (Real estate brokers and sales agents are prohibited from practicing law.)

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

EXECUTED the 7/25/2023 day of _____, 20____. (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

AuthentiSIGN[™]
Molly Quirk
Buyervillage of San Leanna

Buyer

DocuSigned by:
Paul Hyman
1F24C57ECE36461...
Seller Paul Hyman

DocuSigned by:
Laura Hyman
38B69C132AB24DD...
Seller Laura Hyman



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 39-9. This form replaces TREC No. 39-8.

LAND APPRAISAL REPORT

File No.: 23-0724-01

SUBJECT

Property Address: 11904 Sleepy Hollow RdCity: ManchacaState: TXZip Code: 78652
County: HaysLegal Description: Lot 56, San Leanna Estates

Assessor's Parcel #: 350996Tax Year: 2022R.E. Taxes: \$ 3,724Special Assessments: \$ 0
Market Area Name: The Village of San LeannaMap Reference: 12420Census Tract: 0024.07
Current Owner of Record: Paul Hyman, JrBorrower (if applicable):
Project Type (if applicable): ☐ PUD☐ De Minimis PUD☐ Other (describe)HOA: \$☐ per year☐ per month
Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☒ Vacant☐ Not habitable
If Yes, give a brief description: Vacant SFR Lot with public water and electricity available

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)☐ Retrospective☐ Prospective
Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)
Intended Use: The Client's Purchasing Process

Intended User(s) (by name or type): The Client, and Client's representatives only.

MARKET AREA DESCRIPTION

Characteristics			Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	AGE	One-Unit	100 %	<input checked="" type="checkbox"/> Not Likely	
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	\$ (000)	(yrs)	2-4 Unit	%	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	500	Low 10	Multi-Unit	%	* To:	
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	1,050	High 65	Comm'l	%		
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	600	Pred 25		%		
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.				%		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments:

This "primary" markeekplace appears to have entered stablizing phase of price and supply/demand character, and after experiencing significant price declines within the 2022 year marketplace.

SITE DESCRIPTION

Dimensions: roughly: 100ft by 200ftSite Area: 20,000sf
Zoning Classification: Single-Family Dwelling DistrictDescription: SFR per zoning district No.13-001

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements
Uses allowed under current zoning: single family detached residential property

Are CC&Rs applicable? ☐ Yes☒ No☐ UnknownHave the documents been reviewed? ☐ Yes☒ NoGround Rent (if applicable) \$ /
Comments:
Highest & Best Use as improved: ☐ Present use, or☒ Other use (explain) Single Family Residential improvement is the "Most Probable Use" of the "As Is" property.
Actual Use as of Effective Date: vacant lotUse as appraised in this report: vacant lot
Summary of Highest & Best Use: physical, legal, and economic factors indicate a Most Probable Use is to improve to a single family property consistent with the surrounding primary marketplace.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	100ft
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	level
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width				Size	20,000sf
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface				Shape	rectangle
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>	Drainage	appears typical
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>	View	SFR
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot☐ Corner Lot☐ Cul de Sac☐ Underground Utilities☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone XFEMA Map # 48453C0590JFEMA Map Date 1/22/2020

Site Comments: (1). This site fronts a public street, and backs west to SFR property; (2). "Average" site size, landscape, terrain, & shape; as compared to the "primary" marketplace. (3). The Subject lot is just east of; and views, the Village of San Leanna office, & water tower & related facilities; & this location character/view is considered significant and adverse to marketability and value. (4). Overall, "Fair" (below Average) site character & appeal relative to the subject marketplace; and due to the close proximity of the water tower and Village of San Leanna community center/office (11906 Sleepy Hollow).

LAND APPRAISAL REPORT

File No.: 23-0724-01

TRANSFER HISTORY

My research ☐ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s): CAD;
1st Prior Subject Sale/Transfer
Date:
Price:
Source(s): CAD/MLS
2nd Prior Subject Sale/Transfer
Date:
Price:
Source(s):

Analysis of sale/transfer history and/or any current agreement of sale/listing: as per the CAD/MLS

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	11904 Sleepy Hollow Rd Manchaca, TX 78652	11302 Circle Dr Austin, TX 78748		600 Redbud Trl Austin, TX 78748		611 Redbud Trl Austin, TX 78748	
Proximity to Subject		0.56 miles N		0.63 miles NE		0.58 miles NE	
Sale Price	\$ 275,000		\$ 235,000		\$ 255,000		\$ 275,000
Price/	\$ 597,826.09	\$ 559,523.81		\$ 879,310.34		\$ 639,534.88	
Data Source(s)	CAD;DOM	CAD/MLS;DOM 14		CAD/MLS;DOM 6		CAD/MLS;DOM 20	
Verification Source(s)	walkthru view	Realtor/MLS		Realtor/MLS		Realtor/MLS	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	0	ArmLth		ArmLth		ACTIVE	
Concessions	0	Cash	0	Cash	0	LISTING	
Date of Sale/Time	07/20/2023	s07/22;c07/22	0	s06/22;c07/22	0	Current	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Vkg/San Leanna	Vkg/San Leanna		Vkg/San Leanna		Vkg/San Leanna	
Site Area	0.46	0.42	0	0.29	+25,000	0.43	0
Other:	Elec/Water	Elec/Water		Elec/Water		Elec/Water	
Other:	WtrTwr&Center	None	-15,000	None	-15,000	None	-15,000
Other:	None	None		None		None	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,000	
Adjusted Sale Price (in \$)		\$ 220,000		\$ 265,000		\$ 260,000	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach
The above sales are believed to be the most recent, most comparable, market data available for use in the assignment.
Estimated Exposure Time is: 1-180 days

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.
Legal Name of Project:
Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 250,000
Final Reconciliation The Direct Sales Comparison Approach is the only approach given any weight in this appraisal outcome.
This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 250,000 , as of: 07-22-2023 , which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work
☐ Limiting cond./Certifications ☐ Narrative Addendum ☐ Location Map(s) ☐ Flood Addendum ☐ Additional Sales
☐ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Mayor Molly Quirk
E-Mail: mayor@sanleannatx.com
Appraiser
Appraiser Name: Dan Birchman
Company: BAS/Austin
Phone: (512) 329-9144 Fax:
E-Mail: dan@austinappraiser.net
Date of Report (Signature): 07/25/2023
License or Certification #: TX 1320277 G State: TX
Designation:
Expiration Date of License or Certification: 03/31/2025
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 07-22-2023
Client Name: Village of San Leanna
Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652
Supervisory Appraiser (if required) or CO-APPRAISER (if applicable)
Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date of Report (Signature):
License or Certification #:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

APPRAISAL OF REAL PROPERTY



LOCATED AT

11904 Sleepy Hollow Rd
Manchaca, TX 78652
Lot 56, San Leanna Estates

FOR

Village of San Leanna
Attn: Mayor Molly Quirk
11906 Sleepy Hollow Rd
Manchaca, TX 78652

AS OF
07-22-2023

BY

Dan Birchman
BAS/Austin
3050 Tamarron Blvd, #6203
Austin, TX 78746
(512) 329-9144
dan@austinappraiser.net

Client	Village of San Leanna	File No.	23-0724-01
Property Address	11904 Sleepy Hollow Rd		
City	Manchaca	County	Hays
		State	TX
		Zip Code	78652
Appraiser	Dan Birchman		

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LAND APPRAISAL REPORT

File No.: 23-0724-01

SUBJECT

Property Address: 11904 Sleepy Hollow RdCity: ManchacaState: TXZip Code: 78652
County: HaysLegal Description: Lot 56, San Leanna Estates

Assessor's Parcel #: 350996Tax Year: 2022R.E. Taxes: \$ 3,724Special Assessments: \$ 0
Market Area Name: The Village of San LeannaMap Reference: 12420Census Tract: 0024.07
Current Owner of Record: Paul Hyman, JrBorrower (if applicable):
Project Type (if applicable): ☐ PUD☐ De Minimis PUD☐ Other (describe)HOA: \$☐ per year☐ per month
Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☒ Vacant☐ Not habitable
If Yes, give a brief description: Vacant SFR Lot with public water and electricity available

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or☐ other type of value (describe)
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Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)
Intended Use: The Client's Purchasing Process

Intended User(s) (by name or type): The Client, and Client's representatives only.

MARKET AREA DESCRIPTION

Characteristics						Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural			<input checked="" type="checkbox"/> Owner	PRICE \$(000)	AGE (yrs)	One-Unit	100 %	<input checked="" type="checkbox"/> Not Likely	
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%			<input type="checkbox"/> Tenant	500	Low 10	2-4 Unit	%	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow			<input type="checkbox"/> Vacant (0-5%)	1,050	High 65	Multi-Unit	%	* To:	
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining			<input type="checkbox"/> Vacant (>5%)	600	Pred 25	Comm'l	%		
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply							%		
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.							%		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments:

This "primary" markeekplace appears to have entered stablizing phase of price and supply/demand character, and after experiencing significant price declines within the 2022 year marketplace.

SITE DESCRIPTION

Dimensions: roughly: 100ft by 200ftSite Area: 20,000sf
Zoning Classification: Single-Family Dwelling DistrictDescription: SFR per zoning district No.13-001

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements
Uses allowed under current zoning: single family detached residential property

Are CC&Rs applicable? ☐ Yes☒ No☐ UnknownHave the documents been reviewed? ☐ Yes☒ NoGround Rent (if applicable) \$ /
Comments:
Highest & Best Use as improved: ☐ Present use, or☒ Other use (explain) Single Family Residential improvement is the "Most Probable Use" of the "As Is" property.
Actual Use as of Effective Date: vacant lotUse as appraised in this report: vacant lot
Summary of Highest & Best Use: physical, legal, and economic factors indicate a Most Probable Use is to improve to a single family property consistent with the surrounding primary marketplace.

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Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface				Shape	rectangle
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>	Drainage	appears typical
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>	View	SFR
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights		<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley		<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot☐ Corner Lot☐ Cul de Sac☐ Underground Utilities☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone XFEMA Map # 48453C0590JFEMA Map Date 1/22/2020

Site Comments: (1). This site fronts a public street, and backs west to SFR property; (2). "Average" site size, landscape, terrain, & shape; as compared to the "primary" marketplace. (3). The Subject lot is just east of; and views, the Village of San Leanna office, & water tower & related facilities; & this location character/view is considered significant and adverse to marketability and value. (4). Overall, "Fair" (below Average) site character & appeal relative to the subject marketplace; and due to the close proximity of the water tower and Village of San Leanna community center/office (11906 Sleepy Hollow).

LAND APPRAISAL REPORT

File No.: 23-0724-01

TRANSFER HISTORY

My research ☐ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s): CAD;
1st Prior Subject Sale/Transfer
Date:
Price:
Source(s): CAD/MLS
2nd Prior Subject Sale/Transfer
Date:
Price:
Source(s):

Analysis of sale/transfer history and/or any current agreement of sale/listing: as per the CAD/MLS

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	11904 Sleepy Hollow Rd Manchaca, TX 78652	11302 Circle Dr Austin, TX 78748		600 Redbud Trl Austin, TX 78748		611 Redbud Trl Austin, TX 78748	
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Sale Price	\$ 275,000		\$ 235,000		\$ 255,000		\$ 275,000
Price/	\$ 597,826.09	\$ 559,523.81		\$ 879,310.34	\$ 255,000	\$ 639,534.88	
Data Source(s)	CAD;DOM	CAD/MLS;DOM 14		CAD/MLS;DOM 6		CAD/MLS;DOM 20	
Verification Source(s)	walkthru view	Realtor/MLS		Realtor/MLS		Realtor/MLS	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	0	ArmLth		ArmLth		ACTIVE	
Concessions	0	Cash	0	Cash	0	LISTING	
Date of Sale/Time	07/20/2023	s07/22;c07/22	0	s06/22;c07/22	0	Current	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Vkg/San Leanna	Vkg/San Leanna		Vkg/San Leanna		Vkg/San Leanna	
Site Area	0.46	0.42	0	0.29	+25,000	0.43	0
Other:	Elec/Water	Elec/Water		Elec/Water		Elec/Water	
Other:	WtrTwr&Center	None	-15,000	None	-15,000	None	-15,000
Other:	None	None		None		None	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,000	
Adjusted Sale Price (in \$)		\$ 220,000		\$ 265,000		\$ 260,000	
Summary of Sales Comparison Approach							
The above sales are believed to be the most recent, most comparable, market data available for use in the assignment.							
Estimated Exposure Time is: 1-180 days							

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 250,000

Final Reconciliation The Direct Sales Comparison Approach is the only approach given any weight in this appraisal outcome.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 250,000 , as of: 07-22-2023 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work
☐ Limiting cond./Certifications ☐ Narrative Addendum ☐ Location Map(s) ☐ Flood Addendum ☐ Additional Sales
☐ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Mayor Molly Quirk
E-Mail: mayor@sanleannatx.com
Client Name: Village of San Leanna
Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652

APPRaiser
Appraiser Name: Dan Birchman
Company: BAS/Austin
Phone:
Fax:
E-Mail:
Date of Report (Signature): 07/25/2023
License or Certification #: TX 1320277 G State: TX
Designation:
Expiration Date of License or Certification: 03/31/2025
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 07-22-2023

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)
Supervisory or Co-Appraiser Name:
Company:
Phone:
Fax:
E-Mail:
Date of Report (Signature):
License or Certification #:
State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

Assumptions & Limiting Conditions

File No.: 23-0724-01

Property Address: 11904 Sleepy Hollow Rd

City: Manchaca

State: TX

Zip Code: 78652

Client: Village of San Leanna

Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652

Appraiser: Dan Birchman

Address

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title.

The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) & has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

Possession of this report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only.

Definitions & Scope of Work

File No.: 23-0724-01

Property Address: 11904 Sleepy Hollow Rd

City: Manchaca

State: TX

Zip Code: 78652

Client: Village of San Leanna

Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652

Appraiser: Dan Birchman

Address:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only.

Certifications

File No.:


Property Address: 11904 Sleepy Hollow Rd	City: Manchaca	State: TX	Zip Code: 78652
Client: Village of San Leanna	Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652		
Appraiser: Dan Birchman	Address: [REDACTED]		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications: This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only.

Client Contact: Mayor Molly Quirk	Client Name: Village of San Leanna
E-Mail: mayor@sanleannatx.com	Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652
APPRAISER  Appraiser Name: Dan Birchman Company: BAS/Austin Phone: [REDACTED] Fax: _____ E-Mail: [REDACTED] Date Report Signed: 07/25/2023 License or Certification #: TX 1320277 G State: TX Designation: _____ Expiration Date of License or Certification: 03/31/2025 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 07-22-2023	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____

SIGNATURES

USPAP ADDENDUM

File No. 23-0724-01

Borrower			
Property Address	11904 Sleepy Hollow Rd		
City	Manchaca	County	Hays
		State	TX
		Zip Code	78652
Lender	Village of San Leanna		

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☒ Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

A 0-180 day "exposure time" is supported by my analysis of recent (resale) sales & listings from within the subject "primary" marketplace.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

(1). In accordance the current USPAP edition the requirement of work history over a three year period must be disclosed prior to acceptance of the assignment (or if discovered after acceptance during the research in the assignment). This appraiser makes it known herein, he has NOT provided Appraisal services, as related to the subject property, within the past 3 years.

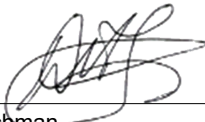
(2). As defined by the State of Texas, this Appraiser has "not" performed or completed a "Property Inspection".

(3). This appraisal may have been completed without the benefit of current professional property inspection(s), a current professional survey, or a professional analysis of legal factors.

(4). As defined by the State of Texas, this Appraiser is not a Lawyer, is not a Property Inspector, is not a Structural Engineer, is not an Electrician, is not a Plumber, & is not a Surveyor; as such, this opinion of market value is "subject to" certain & specific unknown & unknowable facts &/or matters related to the subject property which are legal, political, &/or physical which this Appraiser may not be aware of at the time of this appraisal.

(5). The Client(s) &/or User(s) of this appraisal must not rely upon this Appraiser to know or determine facts or matters for which he is not an expert, & for which the "State of Texas" does not deem him to be a "Professional" (Trained, Licensed, &/or Certified).

APPRaiser:

Signature: 

Name: Dan Birchman

Date Signed: 07/25/2023

State Certification #: TX 1320277 G

or State License #:

State: TX

Expiration Date of Certification or License: 03/31/2025

Effective Date of Appraisal: 07-22-2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

Subject Photos

Client	Village of San Leanna					
Property Address	11904 Sleepy Hollow Rd					
City	Manchaca	County	Hays	State	TX	Zip Code 78652
Appraiser	Dan Birchman					



Front



Street



11906 Sleepy Hollow Rd



11906 Sleepy Hollow Rd
(viewed from Subject Lot)



11906 Sleepy Hollow Rd
(viewed from Subject Lot)



11906 Sleepy Hollow Rd
(viewed from Subject Lot)

Subject Photos

Client	Village of San Leanna					
Property Address	11904 Sleepy Hollow Rd					
City	Manchaca	County	Hays	State	TX	Zip Code 78652
Appraiser	Dan Birchman					



Properties across from Subject



Properties across from Subject



Back left Corner - Subject



Back Property Line - Subject

Comparable Photo Page						
Client	Village of San Leanna					
Property Address	11904 Sleepy Hollow Rd					
City	Manchaca	County	Hays	State	TX	Zip Code 78652
Appraiser	Dan Birchman					



Comparable 1

11302 Circle Dr
Proximity 0.56 miles N
Sale Price 235,000
GLA 4,130
Total Rooms 10
Total Bedrms 5
Total Bathrms 4.1
Location Vkg/San Leanna
View B;GrnBlit;
Site 0.42
Quality Q3
Age 1



Comparable 2

600 Redbud Trl
Proximity 0.63 miles NE
Sale Price 255,000
GLA 4,312
Total Rooms 10
Total Bedrms 5
Total Bathrms 4.0
Location Vkg/San Leanna
View B;GrnBlit;
Site 0.29
Quality Q3
Age 3

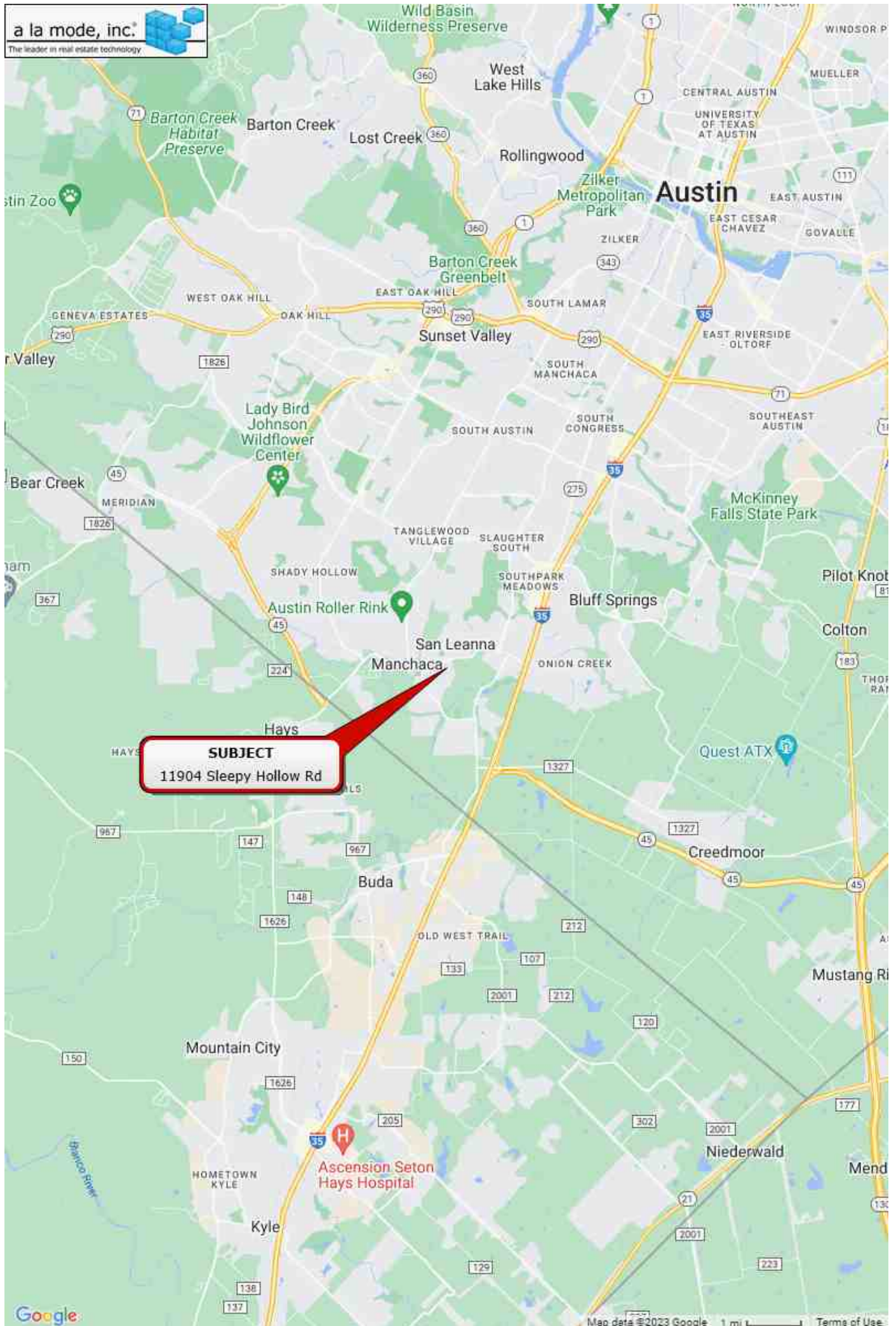


Comparable 3

611 Redbud Trl
Proximity 0.58 miles NE
Sale Price 275,000
GLA 4,254
Total Rooms 9
Total Bedrms 4
Total Bathrms 4.1
Location Vkg/San Leanna
View B;GrnBlit;
Site 0.43
Quality Q3
Age 0

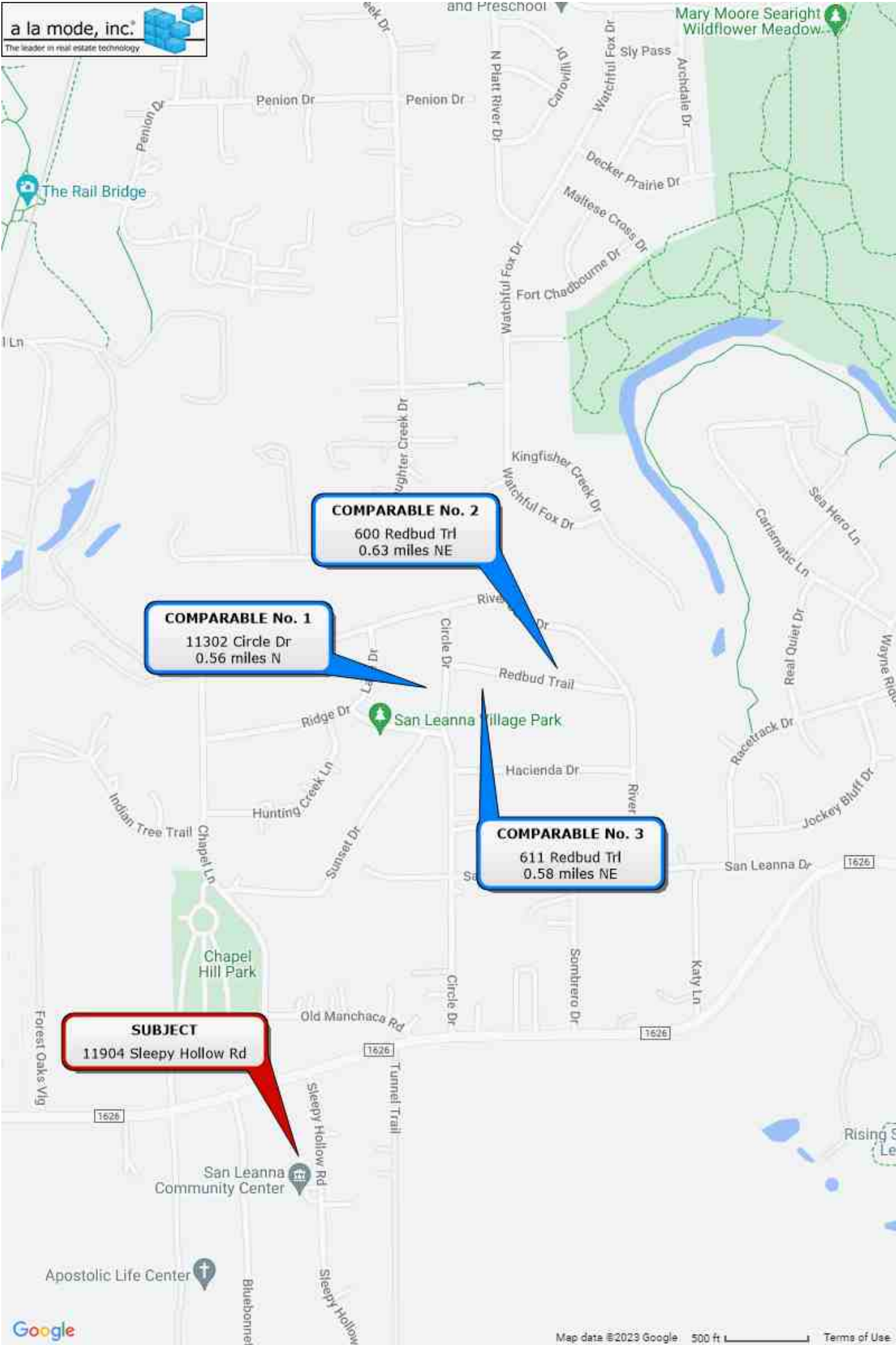
Location Map

Client	Village of San Leanna						
Property Address	11904 Sleepy Hollow Rd						
City	Manchaca	County	Hays	State	TX	Zip Code	78652
Appraiser	Dan Birchman						



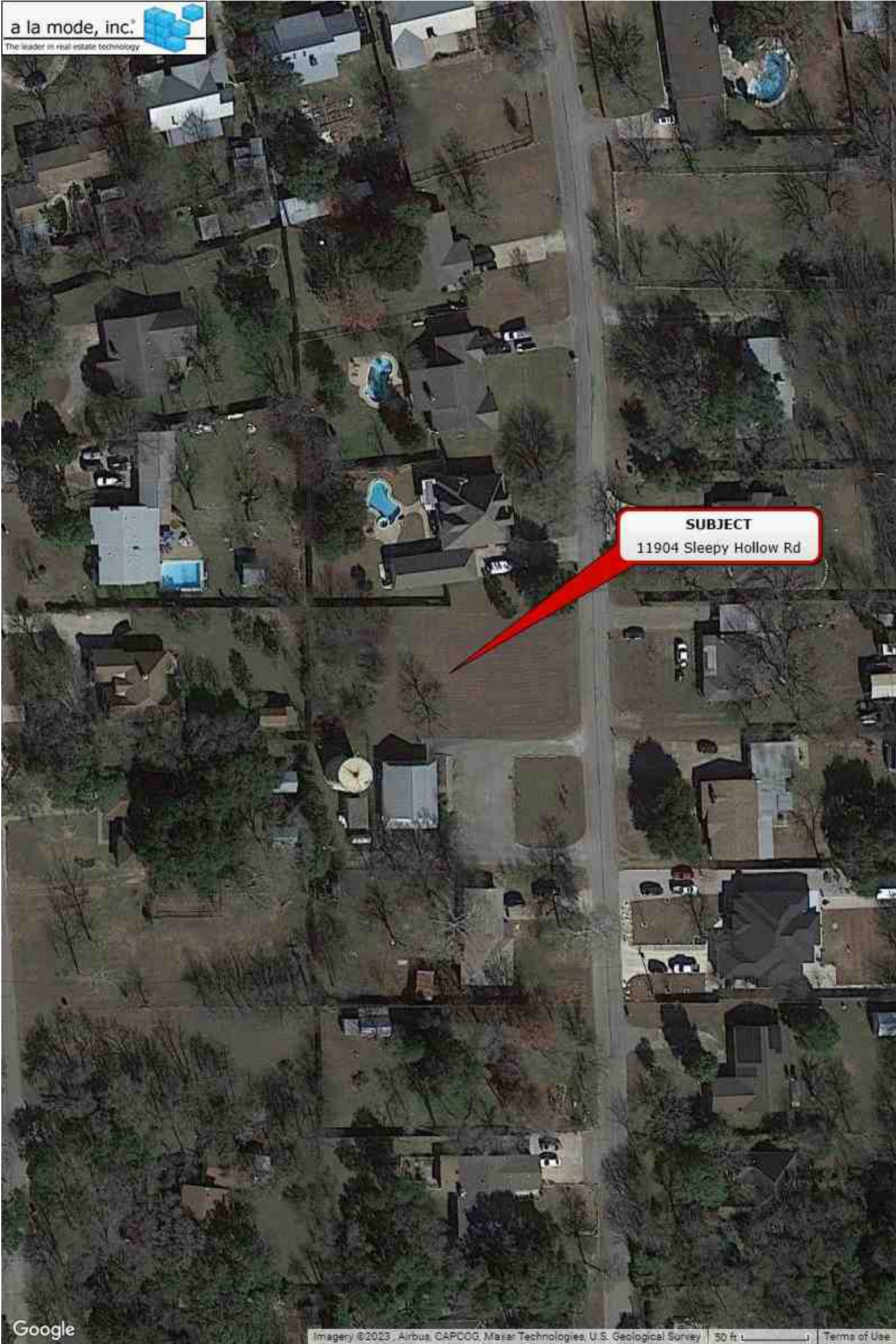
Location Map

Client	Village of San Leanna				
Property Address	11904 Sleepy Hollow Rd				
City	Manchaca	County	Hays	State	TX
Appraiser	Dan Birchman	Zip Code	78652		



Location Map

Client	Village of San Leanna				
Property Address	11904 Sleepy Hollow Rd				
City	Manchaca	County	Hays	State	TX
Appraiser	Dan Birchman	Zip Code	78652		



FEMA Map



REALIST

APN 350996 | CLIP 8289337240

11904 Sleepy Hollow Rd, Manchaca, TX 78652, Travis County

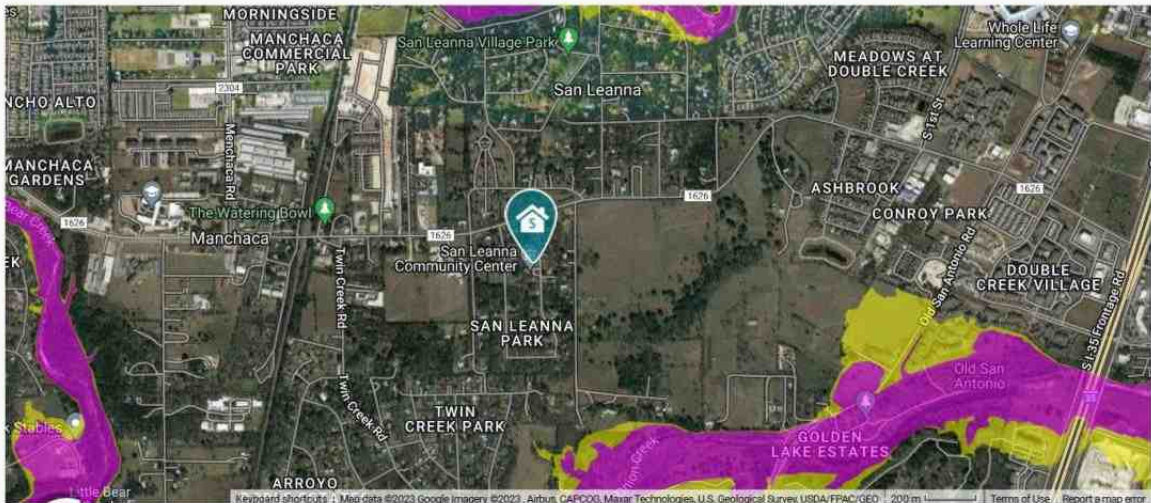
STANDARD FLOOD MAP

Flood Zone Determination

OUT

Flood Zone Legend

- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- Subject Property



Special Flood Hazard Area (SFHA)

Out

Community Participation Status

R - Regular

Distance to 100 yr Flood Plain

3923 ft

Community Number - Map Panel & Suffix

481305-0590J

Flood Zone Code

X

Panel Date

January, 22, 2020

County

Travis

Original Panel Firm Date

September, 28, 1979

FIPS Code

48453

Coastal Barrier Resource Area (CBRA)

Out

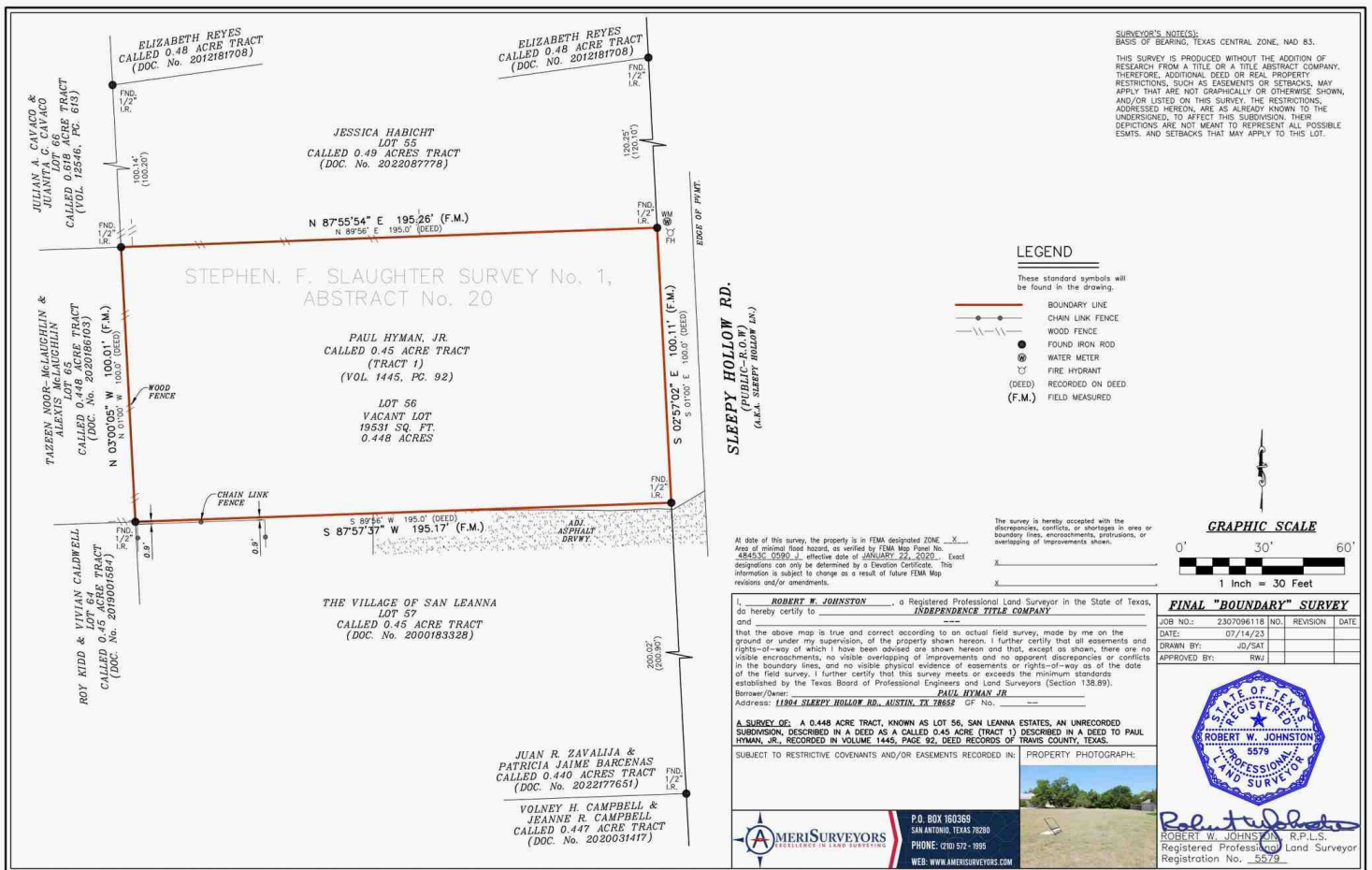
Flood Map Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. This report is for informational purposes only and is not a Flood Certification Report.

Generated on: 07/22/23 01:17 AM UTC

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Subject Property Survey



Subject Property CAD Data - Page 1

11904 Sleepy Hollow Rd, Manchaca, TX 78652, Travis County 📍 **Active Listing**

APN: 350996 CLIP: 8289337240



Beds N/A	Full Baths N/A	Half Baths N/A	MLS List Price \$300,000	MLS List Date 06/15/2023
Bldg Sq Ft N/A	Lot Sq Ft 20,038	Yr Built N/A	Type RES LOT	

OWNER INFORMATION

Owner Name	Hyman Paul Jr	Tax Billing Zip	78766
Tax Billing Address	Po Box 9129	Tax Billing Zip+4	9129
Tax Billing City & State	Austin, TX		

LOCATION INFORMATION

School District	01	High School District/School Name	Akins
School District Name	Austin ISD	Mapsc	703-K
Census Tract	24.07	MLS Area	SWE
Subdivision	San Leanna Estates	Zip Code	78652
6th Grade School District/School Name	Paredes	Flood Zone Date	01/22/2020
Elementary School District	Menchaca	Most Hazardous Flood Zone	X
Middle School District/School Name	Paredes	Flood Zone Panel	48453C0590J
Neighborhood Code	I0810-I0810	Carrier Route	R003

TAX INFORMATION

Property ID 1	350996	Tax Area (113)	0A
Property ID 2	04431901140000	Tax Appraisal Area	0A
Property ID 3	350996		
Legal Description	LOT 56 SAN LEANNA ESTATES		
Actual Tax Year	2022	Lot	56
Actual Tax	\$2,793		

ASSESSMENT & TAX

Assessment Year	2023 - Preliminary	2022	2021	2020
Market Value - Total	\$200,000	\$150,000	\$100,000	\$100,000
Market Value - Land	\$200,000	\$150,000	\$100,000	\$100,000
Assessed Value - Total	\$200,000	\$150,000	\$100,000	\$100,000
Assessed Value - Land	\$200,000	\$150,000	\$100,000	\$100,000
YOY Assessed Change (\$)	\$50,000	\$50,000	\$0	
YOY Assessed Change (%)	33.33%	50%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$1,985	2021		
\$2,793	2022	\$808	40.67%
\$3,724	2023	\$931	33.33%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Estimated	\$1,993.20	.9966
Travis County	Estimated	\$636.48	.31824
Village Of San Leanna	Estimated	\$499.60	.2498
Travis Co Hospital Dist	Estimated	\$197.37	.09868
Travis Co Esd No 5	Estimated	\$200.00	.1
Austin Comm Coll Dist	Estimated	\$197.40	.0987
Total Estimated Tax Rate			1.862

CHARACTERISTICS

County Use Code	Vacant Lot-Platted-Res	Lot Area	20,038
Land Use	Residential Lot	Lot Frontage	100
Lot Acres	0.46	County Use Description	Vacant Lot-Platted-Res-C1
Lot Depth	195		

Property Details Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

Generated on: 07/22/23

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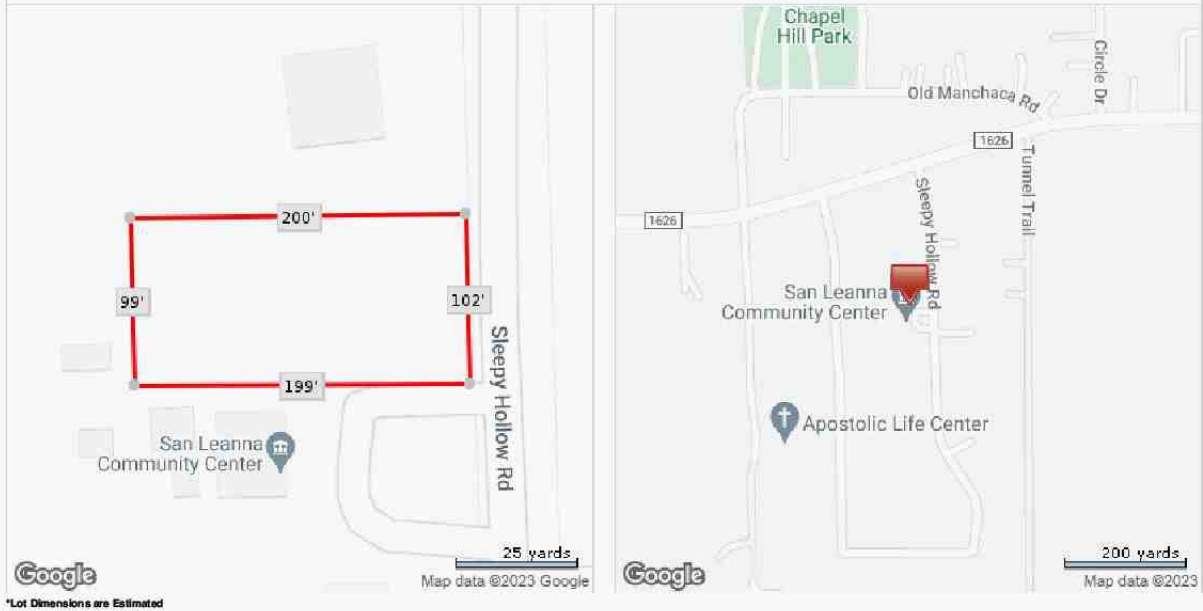
Page 1/2

Subject Property CAD Data - Page 2

LISTING INFORMATION

MLS Listing Number	7877693	Listing Date	06/15/2023
MLS Area	SWE	MLS Status Change Date	06/15/2023
MLS Status	Active	Listing Agent Name	695144-Lindsay Neuren
Current Listing Price	\$300,000	Listing Broker Name	COMPASS RE TEXAS, LLC
Original Listing Price	\$300,000		

PROPERTY MAP



Property Details

Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC
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Generated on: 07/22/23

Page 2/2

Subject Property MLS Data

11904 Sleepy Hollow Rd, Manchaca, Texas 78652

Listing ID: **7877693** LP: **\$300,000**



Address: [11904 Sleepy Hollow Rd](#)
City: Manchaca, Texas 78652
County: Travis
Parcel #: [04431901140000](#)
Subdivision: San Leanna Estates
Type: Single Lot
Legal Desc: LOT 56 SAN LEANNA ESTATES
Sch Dist: [Austin](#)
Mid or Jr: [Paredes](#)
Lot Sz Acres: 0.460
Lot Sz Dim:
Std Status: **A/LAND**
List Price: \$300,000
MLS Area: SWE
Tax Blk:
Tax Lot: 56
Elem: [Menchaca](#)
High: [Akins](#)
\$/Acres: \$652,173.91
Lnd SqFt: 20,038

General Information

WaterFront: No/None
FEMA Flood: See Remarks
Horses: No/None
Disclosures: See Remarks
Restrictions: Deed Restrictions

Endanger Sp:
Builder Res: No

Exterior Information

Cmrcl: No
Lot Feat: Cleared, Level

Corrals:

Sheds:

Additional Information

List Agrmnt: ACTRIS/Exclusive Right To Sell
Spl List Cond: None
Disclosures: See Remarks
Docs Avail: See Remarks
Comm Feat: None

Listing Svc: Full Service

Utility Information

Water Src: Private
Utilities: Electricity Available

Sewer: Septic Needed

GCD:

Financial Information

HOA Name:
HOA Fee:
Exempt: None
Financing: Cash, Conventional, Texas Vet

Est Tax: \$3,724
Act Tax:

Tax Year: 2023
Tax Rate: 1.8620
Possession: Close Of Escrow, Funding

Prefr'd Title Co: Independence Title - Carol Bellomy

Showing Information

Show Req: See Showing Instructions, Showing Service

Contact Info: Showing Service/Agent

Show Service Ph: 800-746-9464 **Access Code:**

Show Inst: Schedule showing via Showtime.

Directions: I35 South, exit 1626 Left on Sleepy Hollow or Loop 1 South to 45 exit Bliss Spillar left to 1626 Left and Right on Sleepy Hollow

Priv Rmrks: NO HOA! At just under 1/2 acre, this level, cleared lot is ready to start planning for your new home. Several grand oak trees will bring shade and charm to your new place. Build your main house, a guest house, a detached garage for the bonus hobby space, then create your personal outdoor lifestyle adding a private swimming pool and let your imagination go from there. This location is becoming one of Austin's newest hot spots with Manchaca Road bars, restaurants, and live music venues. You will be close to several large shopping...[more, see Remarks Tab](#)

Agent/Office Information

List Agent: [695144/Lindsay Neuren](#)
List Office: [700459/Compass RE Texas, LLC](#)
Own Name: See tax record

LA Phone: (512) 913-6987
LO Phone: (512) 575-3644

LA Fax:
Sub Ag: 0.00% / **Buy Ag:** 3.00%

LA Email: lindsay.neuren@compass.com
Intrmdry: Yes

VarComm: No

Bonus:
ADOM: 36
CDOM: 36 **TCD:**

List Date: 06/15/2023
Exp Date:
OLP: \$300,000

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Appraiser Qualifications

Dan Birchman, Senior Appraiser

dan@austinappraiser.net

(512) 329-9144

Qualifications Summary Sheet

Dan Birchman received the degree of "Master of Business Administration" (MBA) from the University of Texas at Austin. His area of specialization was "Real Estate" and "Small Business"; his master thesis paper was entitled "Contemporary Appraisal Theory for Residential Real Estate".

Dan Birchman is a "Texas Certified Real Estate Appraiser" & "Texas Licensed Real Estate Broker". He has been active in various Texas real estate markets since 1982. His experience includes real estate appraisals, construction, and brokerage of well over 10,000 properties within the Austin and surrounding Central Texas marketplace.

Dan Birchman is recognized by the State of Texas, various Courts of Law, Financial Institutions, Investors, Corporations, and Relocation Companies as an expert at issues related to "Market Value" & "Buyer Brokerage" for residential real estate in the Central Texas marketplace. Currently, Dan is president of BAS/Austin Appraiser, providing Real Estate Appraisal & Consulting services for the Austin & Central Texas marketplace.

University Education Summary:

The University of Texas:	Master of Business Admin (MBA); Austin, Texas
Texas A&M University:	Bachelor of Science (BS); College Station, Texas

A Partial List of Specialized Education:

SRA Designation awarded in 1986 by The Society of Real Estate Appraisers (SREA)
SREA; real estate appraisal courses: 101, 102, 201, 202, Capitalization A&B, & others
The Appraisal Institute; real estate appraisal courses: case studies, USPAP & others
UT Grad School; Urban Land Economics, RE Investments, RE Finance, & others
Texas State University; Land Planning, Land Development, Environmental Policy & Law
NAEBA; buyer agency courses: Agency Law, Contract Law, Negotiation & other
Realtor Institute; Texas Assoc of Realtors (TAR): GRI 1, GRI 2, & GRI 3; (GRI)
REBAC; Accredited Buyer Representation Certification Program; (ABR)

Numerous real estate brokerage & appraisal seminars; to include construction and inspections, negotiation strategies, agency law, contract law, relocation, site selection, taxation issues, homebuyer & consumer protection issues, homebuyer advocacy, litigation & expert witness testimony, site development, septic and well systems

Professional Licenses & Association Memberships:

Certified General Real Estate Appraiser; State of Texas (#TX-1320277-G)
Texas Real Estate Broker; State of Texas License (#0333153)
RAC (Relocation Appraisers & Consultants); Active Appraiser Member
Association of Texas Appraisers (ATA); Active Appraiser Member
NAR, TAR, ABOR Memberships; Austin Board of Realtors; Broker Member
NAEBA; Nat'l Assoc. of Exclusive Buyer Agents; Certified/Designated Member (CEBA)
Worldwide ERC (Employee Relocation Council); Active Appraiser Member

Appraiser Texas Certification

DAN AMES BIRCHMAN



Certified General Real Estate Appraiser

Appraiser: **Dan Ames Birchman**

License #: **TX 1320277 G**

License Expires: **03/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner

RESOLUTION 23-004

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH PAUL AND LAURA HYMAN, FOR THE PURCHASE OF APPROXIMATELY .46 ACRES OF UNIMPROVED LAND, FOR PUBLIC USE AS AN EXPANSION OF COMMUNITY FACILITIES; AND FOR OTHER PUBLIC USE PURPOSES.

WHEREAS, the Village of San Leanna, Texas (the “Village”) desires to purchase an unimproved parcel of real property from Paul and Laura Hyman (the “Owners”) for the primary purpose of expanding community facilities, including but not limited to expansion and improvement of the Community Center and Town Hall; and

WHEREAS, the Village of San Leanna as extended a preliminary offer, based upon a third party appraisal, for the property in question and the offer has been accepted by the owners; and

WHEREAS, the land will be purchased for Two Hundred Sixty Thousand Dollars (\$260,000) for approximately 0.46 acres of unimproved real property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652 (LOT 56 SAN LEANNA ESTATES).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SAN LEANNA:

Section 1.

The Village of San Leanna Board of Aldermen authorizes the purchase of approximately .46 acres of land for a purchase price of Two Hundred Sixty Thousand Dollars (\$260,000.00), plus associated closing cost. The property is located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652; and

The Village of San Leanna Board of Aldermen authorizes the Mayor to negotiate and execute the purchase of the property located at 11904 Sleepy Hollow Rd (LOT 56 SAN LEANNA ESTATES), and to execute any and all instruments necessary, proper or desirable for the purpose; and

Any past action in accordance herewith is hereby ratified and confirmed.

Section 2. Funding for this acquisition will come from the Village of San Leanna General Fund, Unallocated Funds, and a portion of Fund Contingency Reserves.

Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

PASSED AND APPROVED on this 29th day of July, 2023, with a roll call vote as follows:

Marcos Campos Aye _____ Nay _____ Abstention _____

Christa Gregg Aye _____ Nay _____ Abstention _____

Helen Rockenbaugh Aye _____ Nay _____ Abstention _____

Danny Villarreal Aye _____ Nay _____ Abstention _____

Mary Wright Aye _____ Nay _____ Abstention _____

Molly Quirk, Mayor

Attest:

Rebecca Howe, City Administrator/Notary Public

VILLAGE OF SAN LEANNA

RESOLUTION NO. R23-005

AMENDMENT TO MUNICIPAL BUDGET FOR FY 2022-2023

WHEREAS, the municipal budget for the Village of San Leanna for fiscal year 2022-2023 was approved on the 15th day of September, 2022; and

WHEREAS, the public hearing on said budget has been held as advertised; and

WHEREAS, the Board of Aldermen desire to amend said budget;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the Village of San Leanna, that the following amendments to the approved budget for FY 2022-2023 be made:

<u>GENERAL FUND REVENUES:</u>	<u>From</u>	<u>To</u>
a) Item # 107 – Transfer from Reserve	\$ 0.00	\$261,828.00

EXPLANATION OF AMENDMENT:

a) Higher transfer from reserve will be needed to fund and balance budget.

<u>GENERAL FUND EXPENSES:</u>	<u>From</u>	<u>To</u>
a) Item # 138 – Real Property Acquisition	\$ -----	\$265,000.00

EXPLANATION OF AMENDMENT:

a) Real Property Acquisition budget line created to provide for the purchase of an approximately 0.46 acre parcel of unimproved real property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652 in the amount of \$260,000.00 for public use, per Resolution 23-004.

PASSED AND APPROVED on this 29th day of July, 2023, with a vote of ____ ayes, ____ nays, and ____ abstentions of the Board of Aldermen of the Village of San Leanna, Texas.

Molly Quirk, Mayor

Attest:

Rebecca Howe, City Secretary/Administrator

**AMENDED BUDGET
VILLAGE OF SAN LEANNA
FISCAL YEAR 2022-2023**

GENERAL FUND

REVENUES:

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>AMENDED BUDGET 2022-2023</u>
101	PROPERTY TAXES	\$235,000.00
102	FRANCHISE TAXES	\$15,000.00
103	INTEREST	\$1,500.00
104	BUILDING PERMITS	\$5,000.00
106	MISCELLANEOUS	\$100.00
107	TRANSFER FROM RESERVE	\$261,828.00
<u>TOTALS:</u>		\$518,428.00

EXPENSES:

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>AMENDED BUDGET 2022-2023</u>
112	ROAD MAINTENANCE	\$56,818.00
113	CITY ADMINISTRATOR	\$40,810.00
114	TML INSURANCE	\$3,600.00
115	LEGAL	\$5,000.00
116	TAXES	\$6,200.00
117	ENVIRONMENTAL MAINTENANCE	\$60,000.00
118	PUBLIC INFORMATION	\$800.00
119	AUDIT	\$6,000.00
120	SECURITY LIGHTS	\$3,200.00
121	OFFICE EXPENSES	\$8,000.00
122	ORG.MEMBERSHIP DUES	\$1,000.00
123	APPRAISALS	\$1,700.00
124	BUILDING INSPECTIONS	\$5,000.00
125	MISCELLANEOUS	\$4,500.00
126	ARBORIST	\$13,000.00
128	COUNCIL EXPENSES	\$100.00
129	PUBLIC AFFAIRS	\$3,000.00
130	COMMUNITY CENTER	\$5,000.00
131	ENGINEER	\$1,500.00
132	FLOOD PREVENTION	\$10,000.00
133	EMPLOYEE REIMBURSEMENT	\$200.00
134	HEALTH DEPT.CONTRACT	\$1,500.00
135	PUBLIC SAFETY	\$1,500.00
136	ZONING ADMINISTRATOR	\$12,000.00
137	EMPLOYEE BENEFIT STIPEND	\$3,000.00
138	REAL ESTATE ACQUISITION	\$265,000.00

TOTALS: \$518,428.00

RESERVED FUND BALANCES

WATER FUND CONTINGENCY	\$ 50,000.00	\$ 10,000.00
ROAD FUND:		
RESTRICTED CAPITAL METRO	\$ 46,778.79	\$ 46,778.79
RESERVE FOR PROJECTS	\$ -	\$ -
TOTAL ROAD RESERVE	\$ 46,778.79	\$ 46,778.79
GENERAL FUND CONTINGENCY	\$ 50,000.00	\$ 10,000.00
CLFRF - ARPA FUND RESERVE	\$ 28,091.28	\$ 28,091.28
CURRENT BUDGET RESERVE	\$ 106,695.46	\$ 91,973.00
TOTAL ALL RESERVED FUNDS	\$ 281,565.74	\$ 186,843.07
TOTAL TEXPOOL AND CHECKBOOK	\$ 472,992.78	\$ 472,992.78
LESS TOTAL RESERVED	\$ 281,565.74	\$ 186,843.07
UNALLOCATED AVAILABLE FUNDS	\$ 191,427.04	\$ 286,149.71

*Changes to Fund Contingency Reserves will revert to prior values as unallocated funds are replenished