



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145378

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DATE: 6/3/2025

SUBJECT: CONSIDERATION TO AUTHORIZE THE THREE-MEMBER REVIEW COMMITTEE TO ESTABLISH PROPERTY VALUES FOR IN-HOUSE EVALUATIONS IN AN AMOUNT NOT TO EXCEED \$15,000

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider authorizing the Three-Member Review Committee to establish values on fee parcels, easements, and temporary easements, in an amount not to exceed \$15,000.00.

BACKGROUND

The Transportation Department is requesting this authority to establish the value of small, uncomplicated right of way acquisitions utilizing in-house right-of-way staff expertise, in lieu of paying an Independent Fee Appraiser. The Transportation Department will still use accepted appraisal methodology to determine these values. Approval of this request will benefit the County in two ways; first, this will be a more expeditious method to move projects forward timelier; second, it will save the County funds typically used to pay a third-party consultant for these evaluations. These properties are typically small fee takings or easements and the value of such are far less than what a real estate appraiser would charge to produce an appraisal report. As noted below in 49 CFR 24.102© (2) (ii), there is established \$15,000.00 or less range of values. The Transportation Department expects to exercise this authority less than five times per year based on historical County information.

On January 21, 1992, the Commissioners Court, through Court Order #66596, approved a three (3) member review committee, consisting of two (2) transportation staff personnel and the Precinct Administrator whose Precinct the project is located within, to establish right-of-way values in an amount not to exceed \$2,500.00.

On April 16, 1996, the Commissioners Court, through Court Order #74122, increased the review committee's allowable in-house evaluation value to \$5,000.00 to align with Federal guidelines.

On June 3, 2024, Title 49 was amended, establishing new federal guidelines. According to 49 CFR 24.102 (c)(2)(ii), a political subdivision of a state utilizing federal funds or receiving financial assistance for a project or program that requires real property acquisition may determine that an appraisal is unnecessary if the valuation problem is uncomplicated and has a low fair market value, and the anticipated value of the proposed acquisition is estimated at \$15,000.00 or less.

If approved, the allowable in-house evaluation value established by the review committee will increase to \$15,000.00, aligning with Federal guidelines.

FISCAL IMPACT

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Scott Hall



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There is no fiscal impact associated with this item at this time.