

**GRANT COUNTY
RESOLUTION NO. R-16-47**

**A RESOLUTION DECLARING THE VACATION AND ABANDONMENT OF THE ALLEY
LYING ADJACENT TO LOT 9 OF B & H SUBDIVISION PROPERTY AND AUTHORIZING
THE SALE THEREOF**

WHEREAS, Lane R. Logan petitioned for the county to vacate certain property described on the attached plat (hereinafter referred to as the "Property");

WHEREAS, although public records identify the alley lying adjacent to Lot 9 of B & H Subdivision as part of a Grant County right-of-way, the Property is not being used as part of the right-of-way, but instead is being used as a drive way for the abutting property owned by Lane R. Logan;

WHEREAS, the Grant County Road Superintendent has no objection to the County vacating the Property;

WHEREAS, the Grant County Board of Commissioners appointed a road review committee pursuant to NMSA (1978) § 67-5-4, the members of which reviewed the Property and recommend that the Property is not needed and that the County vacate such Property; and

WHEREAS, the Grant County Board of Commissioners desires to vacate, abandon, and sell the Property.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Grant County Board of Commissioners hereby vacates and abandons the Property, as described on the attached plat.

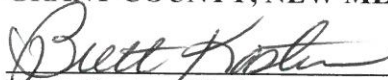
The Board of Commissioners further authorizes the sale of the Property to Lane R. Logan for the appraised amount of \$900.00, and authorizes County Administration to take the necessary steps to implement such sale.

A copy of this Resolution shall be recorded in the Clerk's Office along with the attached plat.

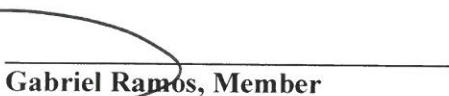
Passed, Approved and Adopted by the Board of Grant County Commissioners this 15th day of September 2016.

**BOARD OF COUNTY COMMISSIONERS
GRANT COUNTY, NEW MEXICO:**

[SEAL]



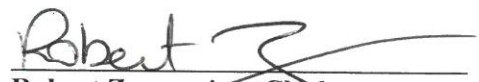
Brett Kasten, Chairman



Gabriel Ramos, Member



Ron Hall, Member



Robert Zamarripa, Clerk

Date:


Grant County Board of Commissioners
Grant County Admin Center
PO Box 898
Silver City, NM 88062


Re: Property Located at Opal Drive

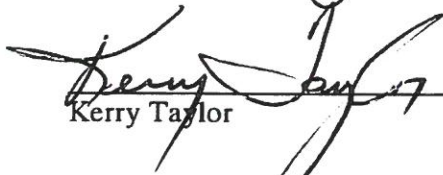
Dear Commissioners:

We have reviewed the property located at Opal Drive, as identified on the attached Plat. We find that the property is not needed by Grant County and recommend that the Board of Commissioners vacate the property.

Sincerely,


Ty Bays


Debbie Rogers


Kerry Taylor

Grant County
Lot 11 PARK
No Transfer Documents Found
3-081-102-521-148

Richards
Lot 3
277/4566
3-082-102-008-160

Vacation Survey Plat

of

THE ALLEY LYING ADJACENT TO LOT 9 OF B & H SUBDIVISION, GRANT COUNTY, NEW MEXICO

LEGAL DESCRIPTION - VACATED TRACT:

A portion of the alley lying adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico, being described more particularly as follows:

Beginning at Corner No. 1, a point identical with the Northwest Corner of said Lot 9; thence S00° 07' 41" W for 119.91 ft. to Corner No. 2, a point identical with the Southwest Corner of Lot 9; thence, along the North line of Opal Drive, S73° 37' 00" W for 30.60 ft. to Corner No. 3, a point on the East line of Branding Iron Properties Subdivision; thence, along the East line of Branding Iron Properties Subdivision, N00° 07' 41" E for 119.91 ft. to Corner No. 4; thence N73° 37' 00" E for 30.60 ft., to the Point of Beginning.

Containing 0.081 acres, more or less.

Subject to easements, reservations, and restrictions of record, and such easements as may exist on the ground.

Vacated Tract
0.081± acres

Logan
Lot 9
265/4005
3-081-102-521-160

Distler & Bloom
Lot 2
276/455
3-082-102-008-174

LEGEND

- Set Rebar With Yellow Plastic Cap Marked 8893 MILLER
- ⊙ Found Rebar With Aluminum Cap Marked 18080
- Power Pole

NOTES

1. Basis of Bearings is New Mexico Coordinate System of 1983, West Zone, Grid North.
2. All distances reflect ground distance in U.S. Survey feet.
3. Minor differences between field and record dimensions were observed and are shown on this plat.

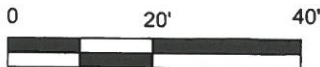
DOCUMENTS USED IN THIS SURVEY

B & H Subdivision,
Plat Book 5, Page 43

FILE NAME

14-337 Logan B & H L 9.trv

SCALE	DATE	DRAWN BY
20 Ft/In	6-28-2016	Bill Miller
JOB	REVISION	SHEET
14-337	1/1	1/1



INDEXING INFO. FOR COUNTY CLERK

Township: 17 South
Range: 14 West
Section: 34
Subdivision: B & H
Owner: Grant County
UPC: No UPC Available

SURVEYOR'S CERTIFICATE:

I, William Ulric Miller, New Mexico Registered Professional Surveyor License No. 8893, do hereby certify that this vacation survey plat and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico in effect at the time which it was performed; and the same is true and correct to the best of my knowledge and belief.

William Ulric Miller, L.S. 8893

Date

Z3 Planners & Surveyors
LLC.
3435 Highway 180 East • (575) 388-2252
Silver City, New Mexico 88061

Appraiser Certification

State of New Mexico

REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622

This is to certify that
Susan Fry Hutchins #03492-R

Having complied with the provisions of the New Mexico Real Estate Appraisers
Act is hereby granted a license to practice as a

Residential Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 07/26/2016 Date Expires: 04/30/2018

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS



FROM:		INVOICE	
Accurate Appraisal, LLC 715 E Idaho Ave., Bldg. 2, Ste. A Las Cruces, NM 88001-4703		INVOICE NUMBER: 0008928-F	
Telephone Number: (575) 522-1874 Fax Number: (575) 532-1590		DATE: 08/12/2016	
		REFERENCE:	
TO: Lane Logan		Internal Order #: Lender Case #: Client File #: FHA/VA Case #: Main File # on form: Other File # on form: Federal Tax ID: Employer ID:	
E-Mail: Telephone Number: Alternate Number:		0008928-F Logan Logan Logan 0008928-F Logan 260806944 	
DESCRIPTION			
Lender:	Lane Logan	Client:	Lane Logan
Purchaser/Borrower:	N/A		
Property Address:	Alley Adjacent to Lot 9 of B & H Subdivision		
City:	Silver City		
County:	Grant	State:	NM Zip: 88061
Legal Description:	The Alley Lying Adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico 0.081 Tract		
FEES			AMOUNT
Land			371.00
Gross Receipts Tax			29.00
SUBTOTAL			400.00
PAYMENTS			AMOUNT
Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 400.00

APPRAISAL OF REAL PROPERTY

LOCATED AT

Silver City, NM 88061
The Alley Lying Adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico 0.081 Tract

FOR

Lane Logan

OPINION OF VALUE

\$900

AS OF

08/04/2016

BY

Susan Fry Hutchins
Accurate Appraisal, LLC
715 E Idaho Ave Ste 2
Las Cruces, NM 88001-4703
(575) 522-1874 x1
accappraisal@comcast.net
accurateappraisalnm@msn.com

LAND APPRAISAL SUMMARY REPORT

Logan

File No.: 0008928-F

Property Address: <u>Alley Adjacent to Lot 9 of B & H Subdivision</u>		City: <u>Silver City</u>		State: <u>NM</u>		Zip Code: <u>88061</u>																																																																																											
County: <u>Grant</u>		Legal Description: <u>The Alley Lying Adjacent to Lot 9 of B & H Subdivision, Grant County, New Mexico 0.081 Tract</u>																																																																																															
Assessor's Parcel #: _____		Tax Year: <u>2016</u>		R.E. Taxes: \$ <u>NA Public</u>		Special Assessments: \$ <u>0</u>																																																																																											
Market Area Name: <u>Silver City outside limits</u>		Map Reference: <u>43500</u>		Census Tract: <u>9643.00</u>																																																																																													
Current Owner of Record: <u>Grant County</u>		Borrower (if applicable): <u>N/A</u>																																																																																															
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) _____		HOA: \$ _____ per year <input type="checkbox"/> per month <input type="checkbox"/> per month																																																																																															
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable		If Yes, give a brief description: _____																																																																																															
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) _____ This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) _____ Intended Use: <u>Prepare a current market valuation on the subject for Lane Logan for potential purchase.</u> Intended User(s) (by name or type): <u>Lane Logan</u>																																																																																																	
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Market Area Comments: <u>There appears to be an adequate supply of homes and land to meet the current demand. The growth for the area is stable with property values stable. Interest rates remain at levels that buyers consider attractive. Typical marketing time for homes in this area 6 to 12 months. The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside of the town limits of Silver City and of similar site size. Due to lack of sales the appraiser extended the search criteria to include all areas similar to the subject. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.</u>																																																																																																	
Dimensions: <u>119.91 x 30.60</u>		Site Area: <u>3,669 sf</u>																																																																																															
Zoning Classification: <u>No Zoning</u>		Description: <u>No Zoning</u>																																																																																															
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																																	
Uses allowed under current zoning: <u>No Zoning</u>																																																																																																	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ / _____																																																																																																	
Comments: _____																																																																																																	
Highest & Best Use as Improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) <u>Highest and best use would be to combine the subject with the residential parcel that is adjacent.</u>																																																																																																	
Actual Use as of Effective Date: <u>Vacant land</u> Use as appraised in this report: <u>Residential</u>																																																																																																	
Summary of Highest & Best Use: <u>In this case, the subject is surplus land that does not have a stand alone highest and best use. Therefore the appraiser has concluded that the highest and best use for this parcel would be to combine the land to the residential lot adjacent.</u>																																																																																																	
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>On-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>30.60 Feet</th> </tr> <tr> <td>Electricity</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street</td> <td>All weather</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Gradual Slope</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Width</td> <td></td> <td></td> <td></td> <td>Size</td> <td>3669 sf</td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Surface</td> <td>All weather</td> <td></td> <td></td> <td>Shape</td> <td>Rectangular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Curb/Gutter</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Appears Adequate</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Residential</td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street Lights</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>								Utilities	Public	Other	Provider/Description	On-site Improvements	Type	Public	Private	Frontage	30.60 Feet	Electricity	<input type="checkbox"/>	<input type="checkbox"/>		Street	All weather	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Gradual Slope	Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width				Size	3669 sf	Water	<input type="checkbox"/>	<input type="checkbox"/>		Surface	All weather			Shape	Rectangular	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential	Telephone	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>												
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Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe) <u>parcel is the alley at end of street on right</u>																																																																																																	
FEMA Spec Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>35017C0995E</u> FEMA Map Date <u>1/6/2011</u>																																																																																																	
Site Comments: <u>Subject property is currently being used as a driveway for the adjacent residence to the East of the subject. It is the only access to the two car garage of the adjacent residence.</u>																																																																																																	

LAND APPRAISAL SUMMARY REPORT

Logan
File No: 0008928-F

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):

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/leasing:	The last transfer for the subject is above
Date:	in the sale/transfer column. The comparable sales last sales date is listed in the sales comparison grid.	
Price:	Any other sales within the past 36 months for the comparable sales would be listed above in the sale/transfer column. New Mexico is a nondisclosure sales state and UAD guidelines do not allow the appraiser to input any other data than numerical data for the price of prior sale or transfer. Due to UAD guidelines the fields contain \$0. If no data exists then there has not been a transfer of the subject or comparables within the specified time period.	
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Alley Adjacent to Lot 9 of B & H S Silver City, NM 88061	415 E 14th St Silver City, NM 88061	unk Spur Dr Silver City, NM 88061	poor Apache St Silver City, NM 88061
Proximity to Subject		1.10 miles SE	4.21 miles S	4.62 miles SE
Sale Price	\$	\$ 5,000	\$ 7,400	\$ 7,000
Price/	\$	\$ 1.04	\$ 0.16	\$ 0.16
Data Source(s)		SCMLS#32541;DOM258	SCMLS#27322;DOM1677	SCMLS#31070;DOM324
Verification Source(s)		SCMLS/County Assessor	SCMLS/County Assessor	SCMLS/County Assessor
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		Cash	Cash	Cash
Concessions				
Date of Sale/Time		05/02/2016	03/05/2015	02/27/2015
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Silver City o/s limits	Silver City w/ limits	Silver City o/s limits	Silver City o/s limits
Site Area	3,669	4,792	44,867	43,896
Utilities	None	Wat, Sew, Ele	None	None
		-150	-6,200	-6,000
		-4,000		
Net Adjustment (Total, in \$)		\$ -4,150	\$ -6,200	\$ -6,000
Adjusted Sale Price (in \$)		Net 83.0 % Gross 83.0 % \$ 850	Net 83.8 % Gross 83.8 % \$ 1,200	Net 85.7 % Gross 85.7 % \$ 1,000

Summary of Sales Comparison Approach: The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside the city limits of Silver City, similar site size and similar amenities. Due to lack of sales the appraiser extended the search criteria to include all areas similar to the subject and extended the search to over 12 months but within 30 months. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.

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:

Indicated Value by: Sales Comparison Approach \$ 900

Final Reconciliation: The sales comparison approach is the most accurate method when establishing market value. The sales comparison approach reflects the actions of buyers within a market area and is weighted at 100%. 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: \$ 9900, as of: 08/04/2016, 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.

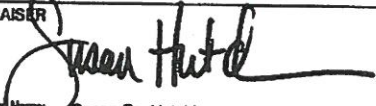
A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Road Addendum ☒ Scope of Work

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Additional Sales

Client Contact: Lane Logan Client Name: Lane Logan

E-Mail: Address: 10 Opal Dr, Silver City, New Mexico 88061

APPRaiser: 

SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: (575) 522-1874 x1 Fax: (575) 532-1590

E-Mail: sccappraisal@comcast.net

Date of Report (Signature): 08/11/2016

License or Certification #: 03492-R State: NM

Designation:

Expiration Date of License or Certification: 04/30/2018

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 08/04/2016

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

GPLAND

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Form GPLND - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE 3/2007

ADDITIONAL COMPARABLE SALES

Logan
File No.: 0008928-F

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Alley Adjacent to Lot 9 of B & H S Silver City, NM 88061	Door Mobile Dr Silver City, NM 88061					
Proximity to Subject		2.57 miles SE					
Sale Price	\$		\$ 3,500	\$		\$	
Price/	\$	\$ 0.32		\$		\$	
Data Source(s)		SCMLS#30535;DOM800					
Verification Source(s)		SCMLS/County Assessor					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+() \$ Adjust	DESCRIPTION	+() \$ Adjust	DESCRIPTION	+() \$ Adjust
Sales or Financing		Cash					
Concessions							
Date of Sale/Time		02/20/2014					
Rights Appraised	Fee Simple	Fee Simple					
Location	Silver City o/s limits	Silver City w/ limits	+1,000				
Site Area	3,669	10,890	-1,100				
Utilities	None	Wat. Ele	-2,500				
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,600		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net 74.3 % Gross 1314 %		Net % Gross %		Net % Gross %	
<p>Summary of Sales Comparison Approach The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside the city limits of Silver City, similar site size and similar amenities. Due to lack of sales the appraiser extended the search criteria to include all areas similar to the subject and extended the search to over 12 months but within 30 months. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.</p>							
<p>The Appraiser extracted a price per square foot of \$0.15 after improvements (utilities). This price was used to calculate the square footage adjustment for each of the comparables. The appraiser was able to extract a percentage adjustment for improved sites (those with certain utilities). Comparable #4 was given a location adjustment for it's inferior location. During market analysis, the appraiser was unable to extract a time adjustment for the comparables that sold over one year.</p>							

Assumptions, Limiting Conditions & Scope of Work

Logan

File No.: 0008928-F

Property Address: City: Silver City State: NM Zip Code: 88061
Client: Lane Logan Address:
Appraiser: Susan Fry Hutchins Address: 715 E Idaho Ave Ste 2, Las Cruces, NM 88001-4703

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.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and 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 or she 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.

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.):

Logan

File No.: 0008928-F

GP LAND

Supplemental Addendum

File No. 0008928-F

Borrower	N/A				
Property Address	Alley Adjacent to Lot 9 of B & H Subdivision				
City	Silver City	County	Grant	State	NM Zip Code 88061
Lender/Client	Lane Logan				

Intended Use/User and Purpose

The intended use of this appraisal is to aid the client in market valuation.

Scope of Work

The scope of work was performed in accordance with USPAP. All data has been taken from current market data and applied correctly by the appraiser in accordance with USPAP to arrive at an accurate market value for the subject property. In preparing this appraisal, I...

- inspected the subject site, subject improvements, and viewed the general neighborhood;
- gathered data on comparable land sales, comparable improved sales
- confirmed and analyzed the data;
- analyzed highest and best use;
- analyzed all sales, agreements of sale, offers, options, or listings of the subject property within three years prior to the effective date of this appraisal;
- developed the most applicable approaches to value.

To determine the appropriate Scope of Work, we have considered the client's request in relation to the intended use of the appraisal, the needs of the user, the complexity of the property and other pertinent factors.

Market Value

USPAP states that an appraiser is to identify the exact definition of market value. According to USPAP paged U-3 and U-4, Market Value is a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Overall Market, Economic Data and Market/Neighborhood Description

Neighborhood boundaries consist of Gila National Forest to the North, Fort Bayard/Santa Clara to the East, open desert to the South and West.

The subject property is located outside the city limits of Silver City, NM. Silver City is located in Grant County in Southern, New Mexico. Major cities near Silver City are Las Cruces (104 miles), El Paso (160 miles), Albuquerque (290 miles) and Tucson (182 miles). The population for New Mexico is currently 2,009,671 people and the overall population has been on a steady increase over the past 20 years. The population of Grant County is currently 29,602 people and the overall population has been on a steady increase for the past 20 years. Population density for Grant County is currently 7.5 people per square mile and there is 2.4 people per household. The median home age for Grant County is 35 years, 63.9% of homes are owner occupied, 20.1% of homes are tenant occupied and 16% are vacant.

Comments on the Subject**SUBJECT**

The subject is located in a suburban area, with about 35% of the area built up and growth for the area appears to be stable. There appears to be an adequate supply of homes and land to meet the current demand. The growth for the area is in balance with property values stable. Interest rates remain at levels that buyers consider attractive. Typical marketing time for homes in this area is over 6 months. The appraiser's opinion of reasonable exposure time for homes like the subject, in the subject's market area, is 6 to 12 months. The subject is located within a growing area consisting of site built and manufactured single family residences. The subject is a vacant 3,669 square foot tract of land.

Environment, Easements, Encroachments and Land Use

The appraiser did not observe any easements other than typical utility easements for the subject property. The appraiser also did not observe any encroachments on the subject's lot. The appraiser is not a surveyor and does not guarantee that the subject is free of any other easements or encroachments. The appraiser is only disclosing that the data gathered to complete this report did not reveal the lot having any encroachments or easements. The value of the subject may differ if the subject does have easements and lot encroachments that the appraiser is not aware of.

The appraiser has done a professional/credible job and has performed due diligence that is appropriate to the scope of work for this particular appraisal assignment. The appraiser did not find any other easements or encroachments for the property.

At the time of the inspection the appraiser did not observe hazardous material or any environmental issues that should be noted in the appraisal report. The appraiser is not qualified to make assessments about hazardous material or environmental issues, but if there were any obvious problems the appraiser would have taken pictures and made reference to the problems in a special addendum.

The appraiser assumes that drainage for the subject's lot is adequate. No inadequacies were noted at the time of

Supplemental Addendum

File No. 0008928-F

Borrower	N/A				
Property Address	Adey Adjacent to Lot 9 of B & H Subdivision				
City	Silver City	County	Grant	State	NM Zip Code 88061
Lender/Client	Lane Logan				

the inspection for the drainage of the subject's lot and there did not appear to be any standing water or drainage issues at the time of inspection.

According to the EPA's website the air quality for Silver City is good, UV Index is high, Silver City is not in a radon zone and the ozone is rated as good. There is no current drainage problems for this area and drainage for this area appears to be adequate. Overall water quality for the area is average and currently there are no threats. There are no contaminated areas near the subject. The overall environment for the area is good with no current concerns according to the EPA's website.

According to FEMA the subject is not located in a FEMA Flood Zone.

Comments on Site

Site adjustments are based on recent and past land sales within the subject's neighborhood and the neighborhoods in which the comparables are located. Location, site size, and/or water rights are the primary factors the market recognizes to establish land values. All site adjustments in the sales comparison approach were arrived at using the information from previous sales and the appraisers knowledge of the area. The value is taken from the local MLS and appraiser files. All land comparables are kept in the appraiser's work file.

COMPARABLE COMMENTS

The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 12 months, outside the city limits of Silver City, similar site size and similar amenities. Due to lack of sales the appraiser extended the search criteria to include all similar to the subject and extended the search to over 12 months but within 30 months. If necessary or required by the client the appraiser may search active listings using the same physical characteristics and add listing comparables to the appraisal to justify the subject's value. The comparables sales used are the most recent and similar to the subject of those available. The sales comparison approach is the most accurate method when establishing value. The sales comparison approach reflects the actions of buyers within a market area.

The comparable sales used in the sales comparison approach are the most similar to the subject of those available. These sales give a good indication of the subject's market and the subject's "market value" (as defined by USPAP).

New Mexico is a non-disclosure state. Since a number of sales transpire between individuals without the inclusion of a realtor it is more difficult to find and substantiate sales information. The Southern New Mexico territory includes BLM, agriculture land, and commercial farms that are composed of large undeveloped plots of land. These areas create substantial distances between communities resulting in comparable sales that are at times over 5 miles distance from the subject. It was not necessary to go further than 5 miles to locate comparable sales.

In order to locate comparable sales data, it was necessary to utilize comparable sales that were over twelve months. This area has a limited number of land sales which are comparable to the subject and it is almost impossible to locate 3 to 6 comparables that have sold within the previous 12 months. Due to the limited number of sales the appraiser was forced to use comparables over 12 months but not more than 30 months..

Final Reconciliation

The sales comparison approach yielded a range of value from \$850 to \$1200. When arriving at a final value for the subject the appraiser uses a weighted comparable equation. The equation that is used is based on the net and gross adjustments of each comparable. Each comparable has a different net and gross ratio, the comparables with the lowest net and gross adjustment carry the most weight because they are the most comparable to the subject property.

The sales comparison approach is the most accurate method when establishing market value. The sales comparison approach reflects the actions of buyers within a market area and is weighted at 100% because it is the most justifiable method when appraising real property.

Final Value = \$900

ADDITIONAL COMMENTS

Due to the amount of internet and e-mail requests, the appraiser(s) use digital signatures on all signature pages of this report. The digital signature is an actual representation of the appraiser's original signature. Passwords are used for security purposes to protect against fraud. Only the appraiser has access to their digital signature and must be placed by the signing appraiser. The computer format presented to the reader does not allow for alteration to the finished report.

State law requires appraisers to disclose fees for appraisal services. Fees for this appraisal are as follows:
Accurate Appraisal, LLC fee is \$400.00.

Appraiser Sources

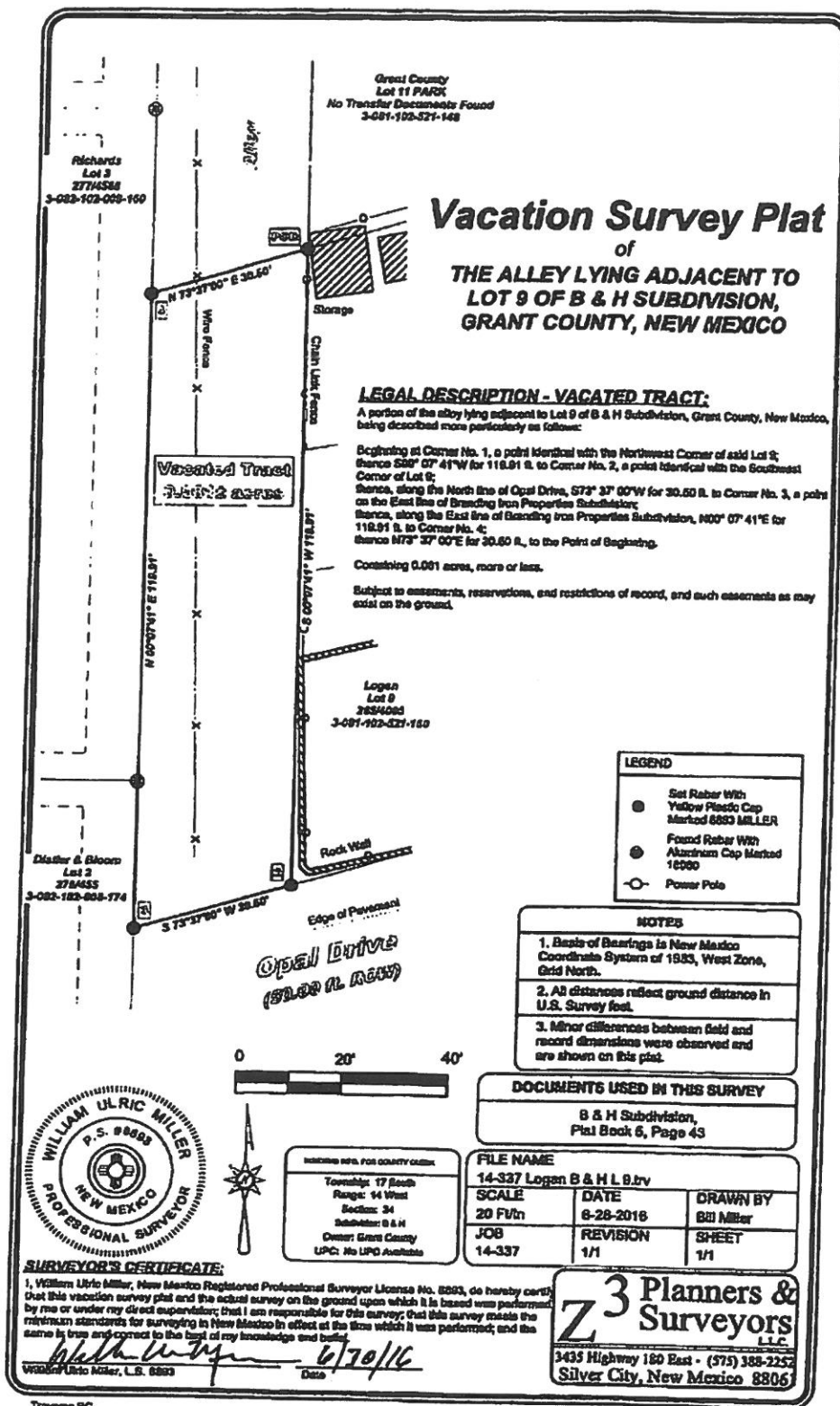
Supplemental Addendum

File No. 0008928-F

Borrower	N/A				
Property Address	Alley Adjacent to Lot 9 of B & H Subdivision				
City	Silver City	County	Grant	State	NM Zip Code 88061
Lender/Client	Lane Logan				

DATA SOURCES: Grant County Records, Grant County Assessor's Office, Grant County Zoning Maps, Grant County GIS, Appraiser Office Files, Community Reports and their sources are as follows: Census Bureau, Bureau of Labor Statistics, Health Care Financing Administration of Social Security, Internal Revenue Service, State and Regional Education Boards and Districts, National Center for Education Statistics, National Weather Service, Regional Climate Centers, Medicare and the U.S. Department of Health and Human Services, Consumer Expenditure Survey, Current Population Survey, National Association of Realtors, Freddie Mac -Conventional Home Price Mortgage Index, National Association of Home Builders, Sperling's Best Places, State and local taxing agencies, FEMA, EPA

Survey



Aerial Map

Borrower	N/A				
Property Address					
City	Silver City	County	Grant	State	NM Zip Code 88061
Lender/Client	Lane Logan				



Subject Photo Page

Borrower	N/A					
Property Address	Alley Adjacent to Lot 9 of B & H Subdivision					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Lender/Client	Lane Logan					

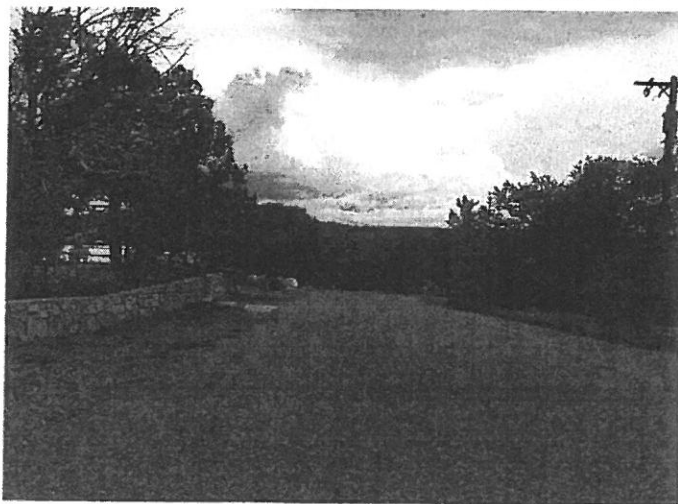


Subject Front

Alley Adjacent to Lot 9 of B & H Subdivision



Subject Rear



Subject Street

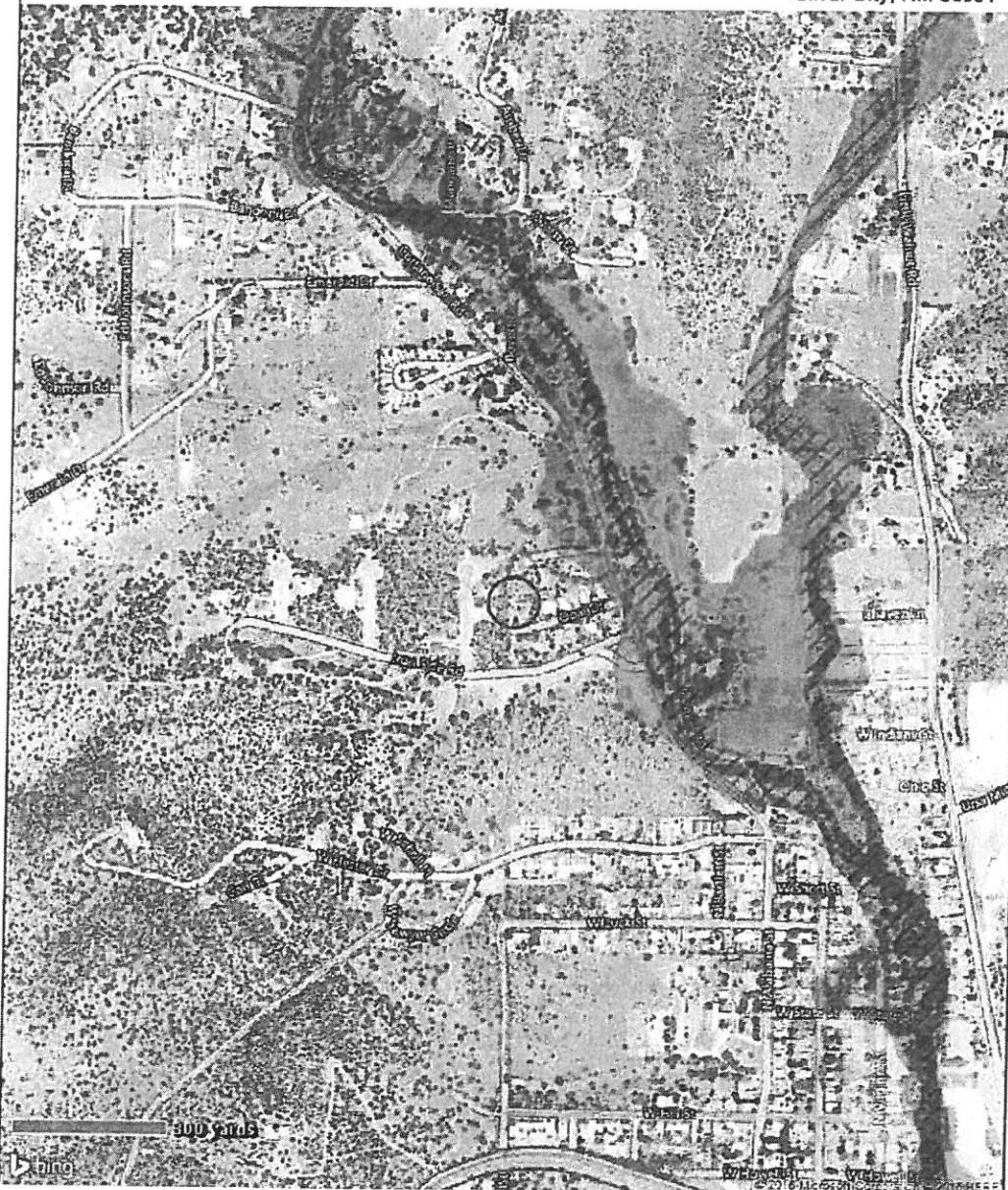
Flood Map

Borrower	N/A				
Property Address	Alley Adjacent to Lot 9 of B & H Subdivision				
City	Silver City	County	Grant	State	NM
Lender/Client	Lane Logan			Zip Code	88061

InterFlood by a la mode

Prepared for: Accurate Appraisals

Silver City, NM 88061



MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 35017C0995E
 Zone: X
 Map Date: January 06, 2011
 FIPS: 35017

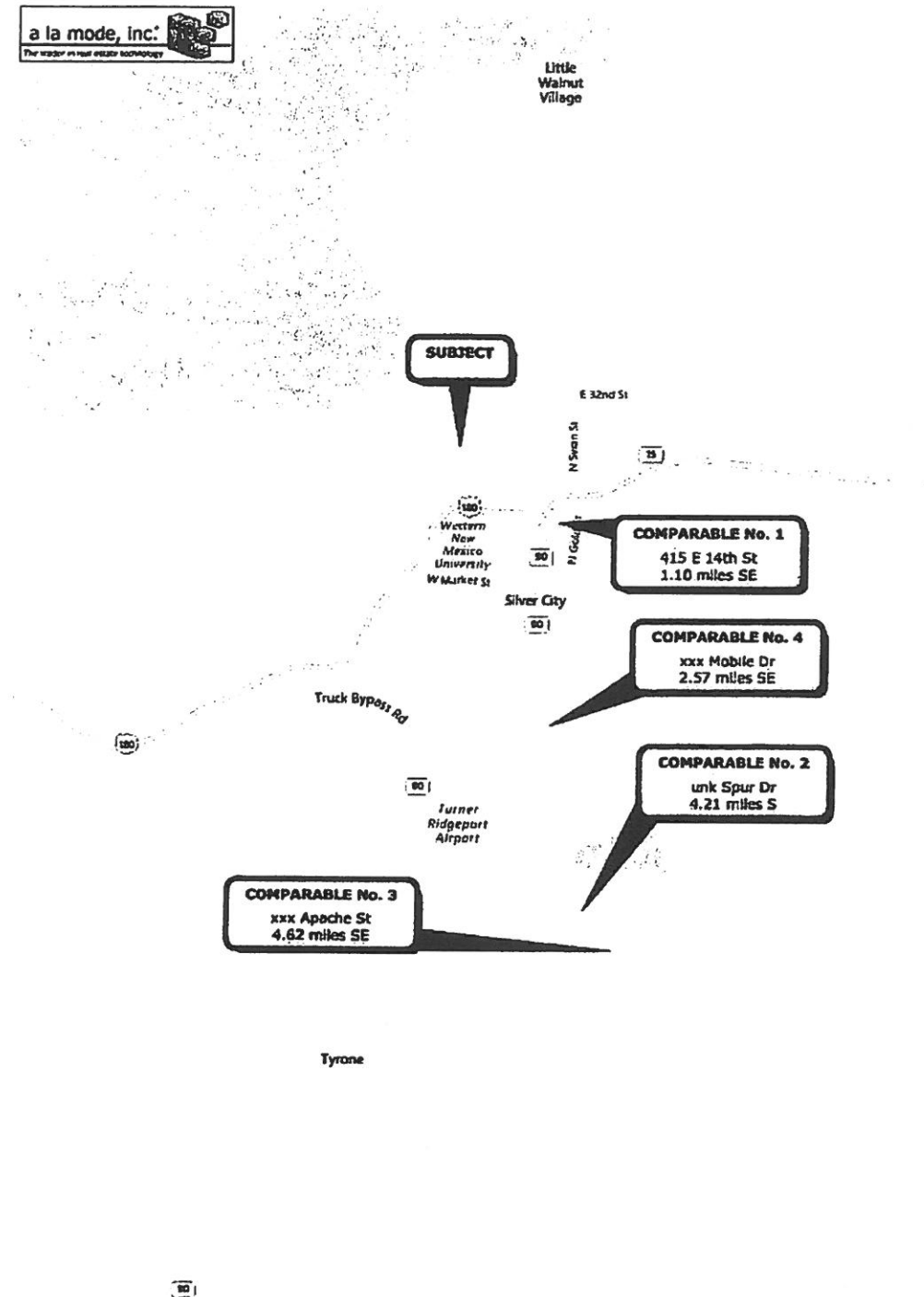
MAP LEGEND

- | | |
|--------------------------------------|-----------------|
| Areas inundated by 500-year flooding | Protected Areas |
| Areas inundated by 100-year flooding | Floodway |
| Velocity Hazard | Subject Area |

Powered by CoreLogic®

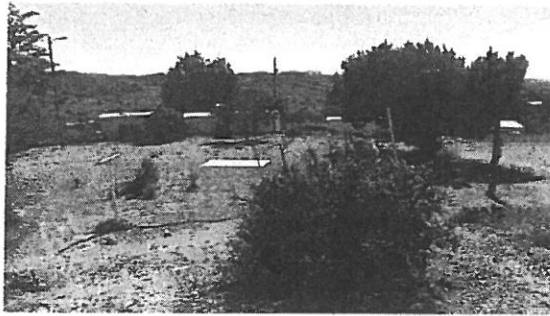
Location Map

Borrower	N/A				
Property Address	Alley Adjacent to Lot 9 of B & H Subdivision				
City	Silver City	County	Grant	State	NM
Lender/Cliant	Lane Logan	Zip Code	88061		



Comparable Photo Page

Borrower	N/A					
Property Address						
City	Silver City	County	Grant	State	NM	Zip Code 88061
Lender/Client	Lane Logan					



Comparable 4

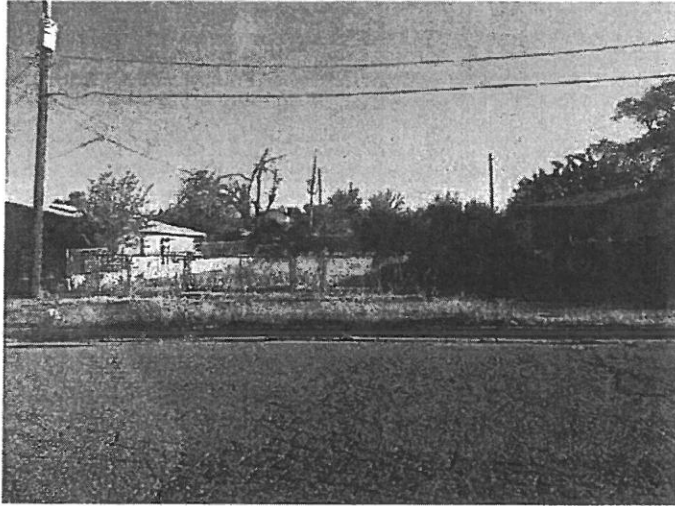
xxx Mobile Dr
 Prox. to Subject 2.57 miles SE
 Sale Price 3,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Silver City w/ limits
 View
 Site 10,890
 Quality
 Age

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable Photo Page

Borrower	N/A					
Property Address	Alley Adjacent to Lot 9 of B & H Subdivision					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Lender/Client	Lane Logan					



Comparable 1

415 E 14th St



Comparable 2

unk Spur Dr



Comparable 3

xxx Apache St

QUITCLAIM DEED

THE COUNTY OF GRANT, NEW MEXICO, whose address is 1400 Highway 180 East, Silver City, New Mexico 88061, hereby quitclaims to Lane R. Logan, whose address is 10 Opal Dr., Silver City, New Mexico 88061, all of its right, title, and interest in the following described real estate located in Grant County, New Mexico:

A portion of the alley lying adjacent to Lot 9 of B&H Subdivision, Grant County, New Mexico being described more particularly as follows:

Beginning at Corner No. 1, a point identical with the Northwest Corner of said Lot 9; thence S00° 07' 41" W for 119.91 ft. to Corner No. 2, a point identical with the Southwest Corner of Lot 9; thence, along the North line of Opal Drive S73° 37' 00" W for 30.60 ft. to Corner No. 3, a point on the East line of Branding Iron Properties Subdivision, N00° 07' 41" NE for 119.91 ft. to Corner No. 4; thence N73° 37' 00" E for 30.60 ft., to the Point of Beginning.

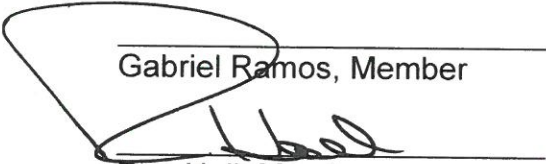
Contains 0.081 acres, more or less.

Subject to easements, reservations, and restrictions of record, and such easements as may exist on the ground.

WITNESS by my hand and seal this 15th day of September, 2016.

Board of Grant County Commissioners:


Brett Kasten, Chairperson


Gabriel Ramos, Member


Ron Hall, Member

ATTEST:


Robert Zamarripa, Grant County Clerk

[SEAL]

ACKNOWLEDGMENT

State of New Mexico)
) ss.
County of Grant)

This instrument was acknowledged before me on this 15th day of September, 2016,
by ~~the three~~ Two members of the Board of Grant County Commissioners.


NOTARY PUBLIC

My commission expires: 8-28-19

Grant County Treasurer
P.O. BOX 89
Silver City, NM 88062
(575) 574-0055
Receipt: 2016-09-16-LLH-189278

Product Name	Extended
3 Miscellaneous Receipts	\$900.00
401-00-4340	

Reference: LANE LOGAN - SALE OF COUNTY
PROPERTY

Journal Account	Name	Debits	Credits
401-00-1000	CWT - GENERAL	\$900.00	
401-00-4340	SALE OF COUNTY PROPERTY		(\$900.00)

Total	\$900.00
Tender (Check)	\$900.00
Check Number 701	
Payor LANE LOGAN	

Thank You for visiting the Grant County
Treasurer's Office!
Fri Sep 16 10:20:21 MDT 2016 lhernandez