

Proposed Park Plaza development seeks to acquire 2,250 s.f. of alley ROW in order to combine a 27,000 s.f. tract zoned O-2 with 44,100 s.f. of tracts zoned Parking and Multi-family to create a site totaling 73,350 s.f. for the proposed PD development.

Appraiser/Source of Valuation	Address	City	Date	Land Area	Zoning	Sales Price /s.f.	Adjusted Value	Notes
National Valuation Consultants	6417 Hillcrest - Park Plaza	U.P.	06/19/16	2250 / 73350	PD (O, Retail)	\$ 225.00	\$ 225.00	Appraisal was based on then-current O-2 devmt potential
Michael W. Massey & Associates	6417 Hillcrest - Park Plaza	U.P.	08/23/16	2250 / 73350	PD (O, Retail)	\$ 144.44	\$ 144.44	Appraisal was based on proposed PD development of the property
Park Plaza Appraisal Averages			07/21/16			\$ 184.72	\$ 184.72	
National Valuation Consultants	5905 Sherry Lane	Dallas	09/04/15	37,633	PD w/NO(A)	\$ 225.00	\$ 225.00	134 unit assisted living facility
National Valuation Consultants	3406 Oak Grove Ave	Dallas	02/10/16	16,963	PD (O-2)	\$ 224.02	\$ 224.02	Owner plans to purchase adjacent sites for future MF development
National Valuation Consultants	6141 Sherry Lane	Dallas	08/22/14	8,700	PD w/NO(A)	\$ 229.89	\$ 207.30	Value of improvements on site were deducted for adj. value
Michael W. Massey & Associates	2500 Alamo Street	Dallas	06/05/15	45,258	PD (MU-MF/R)	\$ 175.00	\$ 113.75	23-story MF over Retail, FAR 6.63:1; -35% adj. for density
Michael W. Massey & Associates	5905 Sherry Lane	Dallas	08/04/15	37,633	PD w/NO(A)	\$ 225.00	\$ 168.75	7-story, 134 unit assisted living, FAR 3.4:1; -25% adj. for density
Michael W. Massey & Associates	3415 Cedar Springs	Dallas	11/05/15	124,864	PD (O)	\$ 220.00	\$ 165.00	High-rise office (up to 20-story) FAR 4:1; -25% adj. for density
Michael W. Massey & Associates	2902 Carlisle Street	Dallas	03/29/16	43,898	PD (MF)	\$ 205.49	\$ 143.84	15-story MF, FAR 4.56:1; -30% adj. for density
Park Plaza Comp. Averages			08/24/15	44,993		\$ 214.91	\$ 178.24	
Condemnation Proceeding	4100 blk Lovers Ln	U.P.		27,092	MF-2	\$ 129.19	\$ 129.19	5 MF lots aquired by HPISD for future use
Known Sale	Lovers-52	U.P.		130,521	PD (MF)	\$ 137.91	\$ 137.91	2 lots zoned PD for 3-story MF units; HPISD future use
City Council	4401 Stanhope	U.P.	08/16/16	1,245	SF-3	\$ 112.68	\$ 115.00	Abandonment of excess street ROW with recent sales price
National Valuation Consultants	5809 Hillcrest	U.P.	06/19/16	2,250	PD	\$ 225.00	\$ 225.00	Alley abandonment for new Biggers Bldg
Appraisal, Brokerage and Consulting Company	3945 Amherst	U.P.	10/12/15	1,400	SF-4	\$ 115.00	\$ 115.00	Abandonment of excess street ROW
Appraisal, Brokerage and Consulting Company	3745 Purdue	U.P.	10/12/15	1,400	SF-4	\$ 115.00	\$ 115.00	Abandonment of excess street ROW
Appraisal, Brokerage and Consulting Company	4001 Stanford	U.P.	10/12/15	1,400	SF-4	\$ 115.00	\$ 115.00	Abandonment of excess street ROW
Hagen Appraisal Services/City Council	4500 Mockingbird Lane	U.P.	08/06/15	98	SF-4	\$ 68.07	\$ 77.40	Abandonment of excess street ROW for resident construction
Appraisal, Brokerage and Consulting Company	4100 blk Lovers Ln - alley (partial)	U.P.	04/15/15	1,757	PD (MF-2)	\$ 117.30	\$ 117.30	Abandonment of alleys for Lovers 52 development

Appraisal, Brokerage and Consulting Company	4100 blk Grassmere St. - alley	U.P.	04/15/15	4,030 PD (MF-2)	\$	122.40	\$	122.40	Abandonment of alleys for Lovers 52 development
Appraisal, Brokerage and Consulting Company	3000 blk Fondren	U.P.	09/11/13	37,896 UC-3	\$	62.00	\$	62.00	Abandonment of Street ROW for SMU expansion
Appraisal, Brokerage and Consulting Company	3000 blk Fondren - University alley	U.P.	09/11/13	7,584 UC-3	\$	62.00	\$	62.00	Alley abandonment for SMU expansion
Appraisal, Brokerage and Consulting Company	3000 blk Fondren - McFarlin alley	U.P.	09/11/13	7,574 UC-3	\$	62.00	\$	62.00	Alley abandonment for SMU expansion
Appraisal, Brokerage and Consulting Company	3000 blk SMU Blvd - McFarlin alley	U.P.	09/11/13	9,766 UC-3	\$	62.00	\$	62.00	Alley abandonment for SMU expansion
Appraisal, Brokerage and Consulting Company	Brentwood Street	U.P.	09/17/11	7,625 GR	\$	75.00	\$	75.00	Excess street ROW for
Sales & ROW Abandonment Averages			11/07/14		\$	105.37	\$	106.15	