

Jodie Ledat

From: Steve Dumaine <stevedumaine@gmail.com>
Sent: Monday, September 10, 2018 10:36 AM
To: Jodie Ledat
Cc: Joulia@proushomes.com; jkouptra@gmail.com
Subject: Re: Alley Abandonment Options
Attachments: image008.jpg; image003.png; image006.jpg; image007.png

Jodie,

I am writing to express our interest in purchasing the abandonment area behind our home at 3615 Amherst Ave. We are specifically interested in the North portion of the parcel which is sized at 5'x83.98' or 419.9 sqft (as shown below). While we have reviewed the city's appraisal, we believe that the property is worth substantially less for the following reasons:

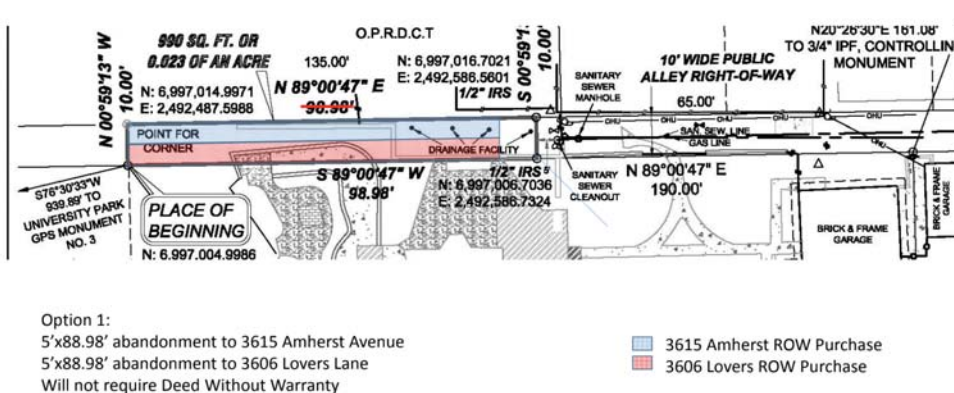
- There is no other viable buyer for the parcel.
- Our property has a home built in 2014 which is unlikely to be razed for decades if at all. Therefore, buyers do not value the property based on lot value and adding <1% of square footage does not improve the sales price at all.
- The property owners have maintained this parcel for decades including the addition of drainage facilities in 2014 (as seen on the survey) to avoid pooling water and mosquito risks.
- Approximately 1/3 of the parcel is water which is unusable.
- Selling the parcel saves the city from potentially having to pave it at significant expense.
- Our property sold for lot value in 2014 at \$1,782,270 or \$94/sqft so in the worst case, it is implausible that it is now worth much more than that.
- Finally, if there is indeed a precedent of the city giving a similar parcel to our neighbors on the other side of the pond for free, there should be some fairness applied here.

Similar to the Prous, we are willing to offer \$10,000 for our side of the parcel.

Many thanks for all of you help through this process. We look forward to speaking with Council.

Regards,

Steve Dumaine and Michelle Apple



On Thu, Aug 30, 2018 at 4:53 PM Jodie Ledat <jledat@uptexas.org> wrote: