

Broker's Statement of Market Analysis

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

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

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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

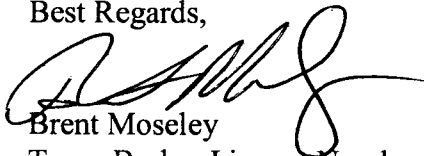
I have no existing interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analysis, opinion and conclusions in, or the use of, this report.

My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the rules of the Texas Real Estate Commission.

I have made a personal inspection of the property that is the subject of this report.

Best Regards,



Brent Moseley

Texas Broker License Number 0570566

February 21, 2023
(Exhibit # 7)

Subject Property

Legal: South End of abandoned County Road named Lincoln Road Brownwood, TX. Located between Diamond P Enterprisers and Superior Essex. Survey or full legal description was not provided or on record. See attached aerial

Broker Comments: Brown County Commissioner Gary Worley requested a Brokers Price Opinion on approximately .3 acre of Lincoln Road located in Brownwood, TX. Market value was determined from comparable sales in the Brownwood industrial area. Adjustments were made due to limited comps and size and shape of subject property. Note this parcel would not be beneficial to anyone other than adjoining property owners.

Market Value:

.3 acres = \$8,000

Comparable Sales:

Comp. #1

1506 Sheridan Road Brownwood, TX, .559 acres of vacant land. Sold for \$13,000 in February of 2021

Comp. #2

N Side of Morris Sheppard Dr. Brownwood, TX, 3.48 acres of vacant land. Sold for \$60,000 in August of 2020

51416

Lej

3 acres

2.504

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