

**AN APPRAISAL OF
THE FEE SIMPLE INTEREST
LOTS 63-66, SIERRA VISTA ADDITION
T or C, SIERRA COUNTY NM**

AUGUST 25, 2022

**FOR
CITY OF TRUTH OR CONSEQUENCES NEW MEXICO
TRACI ALVAREZ, ASSISTANT CITY MANAGER
505 SIMS ST.
TRUTH OR CONSEQUENCES NEW MEXICO**

**BY
LEE MORRIS
MORRIS APPRAISAL SERVICE INC.
PO BOX 1119
LAS CRUCES, NM 88004**

MORRIS APPRAISAL SERVICES, INC.

SPECIALIZING IN RURAL, FARM AND RANCH PROPERTIES

LEE MORRIS
State Certified – New Mexico

Federal Tax ID #26-3909383

PO Box 1119
LAS CRUCES, NEW MEXICO 88004
(575) / 636-2003

August 25, 2022

City Of Truth or Consequences New Mexico
Traci Alvarez, Assistant City Manager
505 Sims St.
Truth or Consequences New Mexico

PO# 76713

Subject: Lots 63-66 Sierra Vista Addition, Assessor # 20672

Dear Ms. Alvarez,

In accordance with your request, Lee Morris of Morris Appraisal Services Inc. has prepared an appraisal of the fee simple interest in above property. T or C, Sierra County NM. This appraisal is being prepared to facilitate the client for portfolio management. Date of inspection was August 25, 2022 which is the effective date of this appraisal.

Definition:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” (The Dictionary of Real Estate Appraisal, 4th Ed., page 113)

Lee Morris’ analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. Data was collected and confirmed from credible confidential sources only. This report does not use data from other states but may use data from other cities and counties.

Therefore, by reason of my research of the current market, and by virtue of my experience, I have formed the opinion that the fee simple interest value of the subject lots as of the effective date of this report was.: **\$8,000.00.** each lot

EIGHT THOUSAND DOLLARS, Each Lot

I invite your attention to the data, analysis, and conclusions that follow. I appreciate this opportunity to perform this work for you and the City of Truth or Consequences.

Respectfully submitted



Lee Morris

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location:	Between 6 th and 9 th streets, western part of . T or C, Sierra County New Mexico.
Land Area:	7,980 SF each lot
Value Sought:	Market Value
Interest Appraised:	Fee Simple
Use of Appraisal:	To estimate the market value to assist the client in portfolio management.
Highest & Best Use:	As developed,
Zoning:	R1, residential
Flood Zone:	The subject is located in area that has not been mapped by FEMA
Reasonable Exposure Time:	One Year
Intended Users:	City of Truth or Consequences
Recent Ownership History:	To the best of my knowledge the subject property is currently not listed for sale.
Date of the Report:	August 25, 2022. The subject was personally inspected by the appraiser.
Appraiser:	Lee Morris

APPRAISAL REPORT

SUBJECT: Lots 63-66 Sierra Vista Addition. T or C, Sierra County New Mexico

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value, as defined, of the subject property, as of the effective date of the appraisal. The property is appraised as if free and clear, and as if without liens and encumbrances.

INTENDED USE OF REPORT:

This appraisal is intended assist the client in portfolio management on the subject.

ITENDED USERS OF THE REPORT

The intended users of this report City of Truth or Consequences.

EFFECTIVE DATE OF VALUE: August 25, 2022

DATE OF INSPECTION: August 25, 2022

DATE OF REPORT: August 31, 2022

MARKET VALUE ESTIMATE:

8,000.00 each lot

REASONABLE EXPOSURE TIME: One year.



LEE MORRIS, MNAA

LIMITING CONDITIONS AND ASSUMPTIONS

By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report. They are prefaces to any certification, definition, fact or analysis, and are intended to establish as a matter of record that my function is to provide a present market value indication for the subject property based upon my observations as to the subject property and real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, is not implied.

The liability of Morris Appraisal Services, Inc. and employees and affiliated independent contractors is limited to the client only and to the fee received (total per appraisal). Further, there is no accountability, obligation, or liability to any third party.

The legal description is assumed to be correct as used in this report as furnished by the client, his representative, or as derived by me.

I assume no responsibility for matters legal in character, nor do I render any opinion as to title, which is assumed to be marketable. Unless otherwise stated, all existing liens and encumbrances have been disregarded. The property is appraised as though free and clear and under responsible ownership and competent management.

Any sketches in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility about such matters.

This appraisal is made on the premise that there are no other encumbrances limiting the use of the appraisal property than those herein reported.

The information contained in this report was gathered from seemingly reliable sources, but is in no sense guaranteed.

Possession of this report or any copy of it does not carry with it the right of publication, nor may

it be used for other than its intended use. The physical reports remain the property of the appraiser for the use of the client, the fee being for the analytical services only. The client may distribute copies of this appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the public by advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser.

I assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. I assume no responsibility for such conditions or for the engineering required to discover such factors.

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. I am not an expert in the identification of hazardous substances or detrimental environmental conditions. Routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions, which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey to determine if it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

The contract for appraisal, consultation or analytical service is fulfilled, and the total fee is

payable upon completion of the report. The Appraiser(s) or those helping in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report or the physical report itself. Amount or payment of the fee for services is not contingent on any result, approval amount or other estimates or statements.

I reserve the right to alter statements, analysis, conclusion or any value estimate in the appraisal if there becomes known to me facts pertinent to the appraisal process, which were unknown, when the report was finished. ***An additional charge may be owed if this becomes true.***

Acceptance of, and/or use of, this appraisal report by client or any third party constitutes acceptance of the above conditions. My liability extends only to the stated client, not subsequent parties or users of any type, and the total liability of appraiser and firm is limited to the amount of the fee received by appraiser.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described and considered in this report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this report.

EXTRAORDINARY ASSUMPTIONS:

USPAP defines this as a condition, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions.

For this assignment there is one. First that information provided to the appraiser is true and correct.

HYPOTHETICAL CONDITIONS:

USPAP defines this as a condition, directly related to an assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

For this assignment there are none.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

Unless otherwise noted, this appraisal was prepared for a party with at least a general knowledge and familiarity of the South-Central New Mexico area. Data used in this report was collected and confirmed from local sources only. This report does not use data from other cities, counties or states and no comparisons were made of the subject property or its environs with other market areas. The appraiser has inspected the subject property. The appraiser has inspected the comparable sale properties.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

This Appraisal Report is a brief recapitulation of the appraiser's data, analyzes, and conclusions. Supporting documentation is retained in the appraiser's file.

SCOPE OF WORK :

This appraisal is being prepared to determine the market value, as defined, of the subject property in the "AS IS" condition. To complete the agreed upon work the following steps were undertaken:

1. Inspection of the subject property.
2. Gathering of data from verifiable sources, both primary and secondary.
3. Investigation of the general economic and demographic conditions to the area and region.
4. Collection and verification of sales from reliable sources.
5. Supply enough information within the report to create a credible report.
6. Include all assumptions, exclusions, and limiting conditions that could have an impact on the final determination of value.
7. Include a signed certification within the report.
8. Due diligence, sufficient data, and analysis are included to meet the needs of the client.

STANDARD APPRAISAL TECHNIQUES BRIEFLY EXPLAINED

There are three distinctly separate approaches in appraising real property that when applied to market data indicate a property's value in its own market. These approaches, or techniques, are commonly distinguished from each other by the nature of the data used; cost, sales, or income. It should be emphasized there that all three approaches to value are based upon the market behavior of buyers and sellers, and therefore, if ample market data is available for all approaches, then each approach should provide a similar estimate of value for the subject. This is the ideal situation, however, and is not often encountered by the appraiser. Therefore, the final value estimate is based upon that approach for which the quantity and quality of market data are most readily available and reliable. A brief explanation of these techniques and their application to this appraisal follows.

Cost Approach to Value:

In the cost approach to value the appraiser estimates the amount of money required to produce an improved property of the same utility as the property being appraised. As an alternative to purchasing the subject property, an informed purchaser is assumed to consider purchasing a vacant tract of land and constructing improvements of the same utility. The basic economic principle of this approach states that no one is justified in paying more for a property than that amount by which he can obtain, by purchase of the site and construction of the improvements, without undue delay, a property of equal desirability and utility. In the application of the cost approach, the current cost of reproducing the improvements is estimated and then accrued depreciation from all sources is deducted. To the depreciated value of the improvements is then added the value of the land to arrive at the indicated value of the property from the cost approach.

Sales Comparison Approach to Value:

The sales comparison approach to value is a process of comparing sales data, that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy. The sales data approach is based upon the principle of substitution, which holds that a prudent person will not pay more for a property than it would cost to buy an equally desirable substitute property. The application of the sales comparison approach requires the comparing and rating of the property being appraised with similar properties for which sales data is available. By making adjustments for any physical, functional and location differences, indications are developed of what these comparable properties would have sold for had they possessed the same characteristics as the subject.

Capitalized Net Income Approach to Value:

Real estate represents the present worth of future benefits, which an owner can reasonably anticipate. The income approach to value is a discounting process through which future income expectations are translated to present worth. The income approach is predicated on the assumption that there is a definite relationship between the amount of net income the property can produce and its value. The application of the income approach calls for estimating the economic rent that the property can produce. After estimating the gross income, the provision for vacancy and collection loss is deducted as well as the estimated expenses, which will be incurred in producing this gross income. The expenses estimate must consider the necessary operating expenditures, taxes, insurance, and reserves for replacement of short-lived items. The net income thus derived is then capitalized into an indication of value using a capitalization rate, which is typical for the property being appraised in the current market environment.

Approaches Applicable to this Appraisal:

For this appraisal, only the sales comparison approach to value will be developed. There are no buildings on the subject lots, so the cost approach does not apply. There is no income stream to the lots to develop a income capitalization approach.

IDENTIFICATION OF THE APPRAISED PROPERTY :

Type of Property: Vacant residential lots.

Location: Between 6th and 9th street on an unnamed dirt street. T or C New Mexico.

Legal Description: See attached survey.

Sierra County Assessor Parcel No.

Owner of Record: City of Truth or Consequences

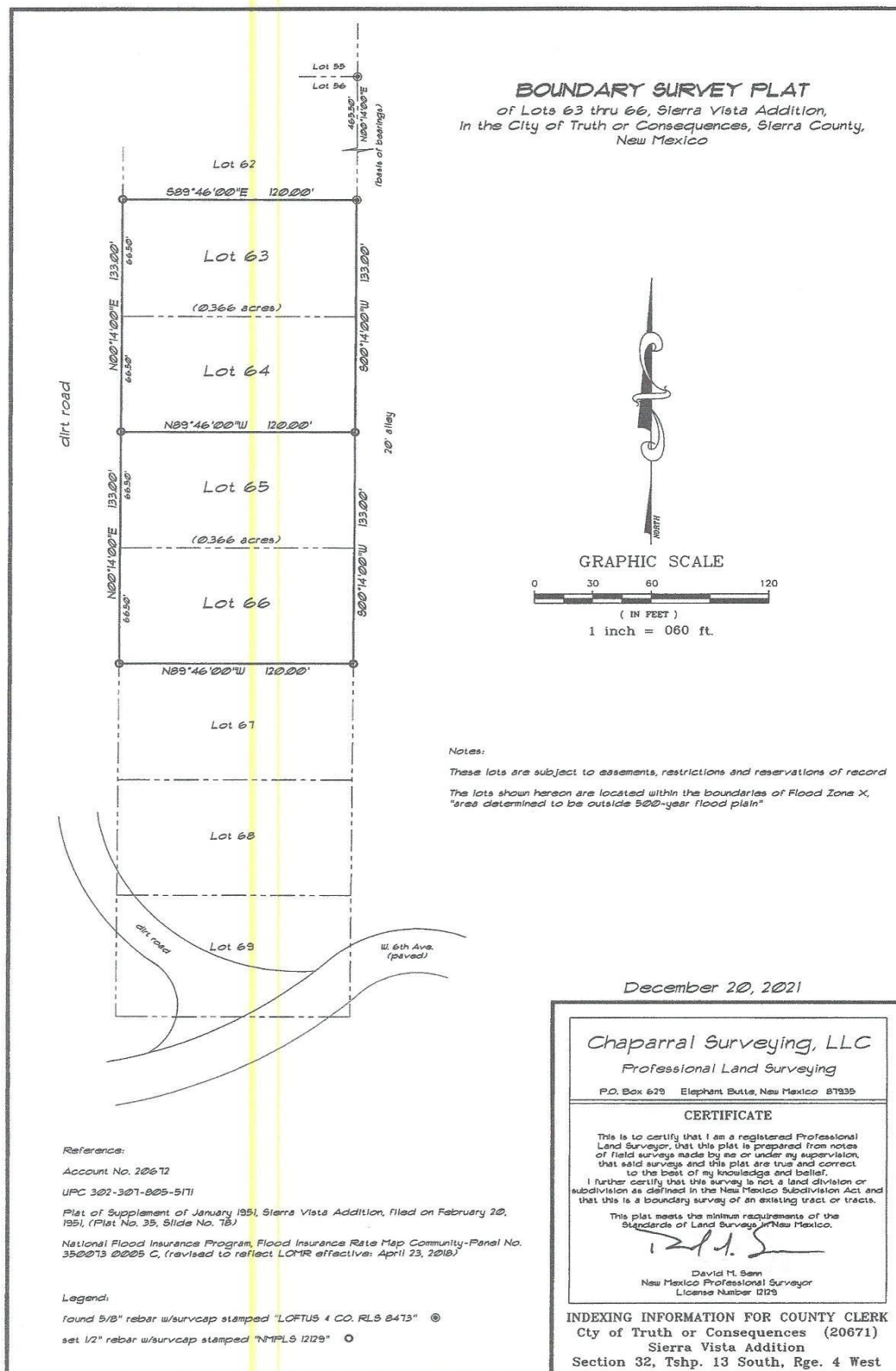
Owner ID#: 20672.

Assessed Value:

Lots: \$5,620.00

- Also includes lots 67, 68, 69

According to the County Assessor taxes are current.



Navigation

Search

Languages

MSC Home ([/portal/](#))

MSC Search by Address
([/portal/search](#))

MSC Search All Products
([/portal/advanceSearch](#))

▼ MSC Products and Tools
([/portal/resources/productsandtools](#))

Hazus
([/portal/resources/hazus](#))

LOMC Batch Files
([/portal/resources/lomc](#))

Product Availability
([/portal/productAvailability](#))

MSC Frequently Asked Questions
(FAQs) ([/portal/resources/faq](#))

MSC Email Subscriptions
([/portal/subscriptionHome](#))

Contact MSC Help
([/portal/resources/contact](#))

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: ?

sierra vista dr truth or consequences nm

Search

Whether you are in a high risk zone or not, you may need [flood insurance \(https://www.fema.gov/national-flood-insurance-program\)](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take \(https://www.fema.gov/what-mitigation\)](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for LAS CRUCES, CITY OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=355332&communityName=LAS CRUCES>,

The flood map for the selected area is number **35013C1084G**, effective on **07/06/2016** ?

DYNAMIC MAP



MAP IMAGE



DOWNLOAD
FIRM PANEL

(<https://msc.fema.gov/portal/downloadProduct?>

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=35013C1084G](#))

Changes to this FIRM ?

Revisions (0)

Amendments (0)

Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

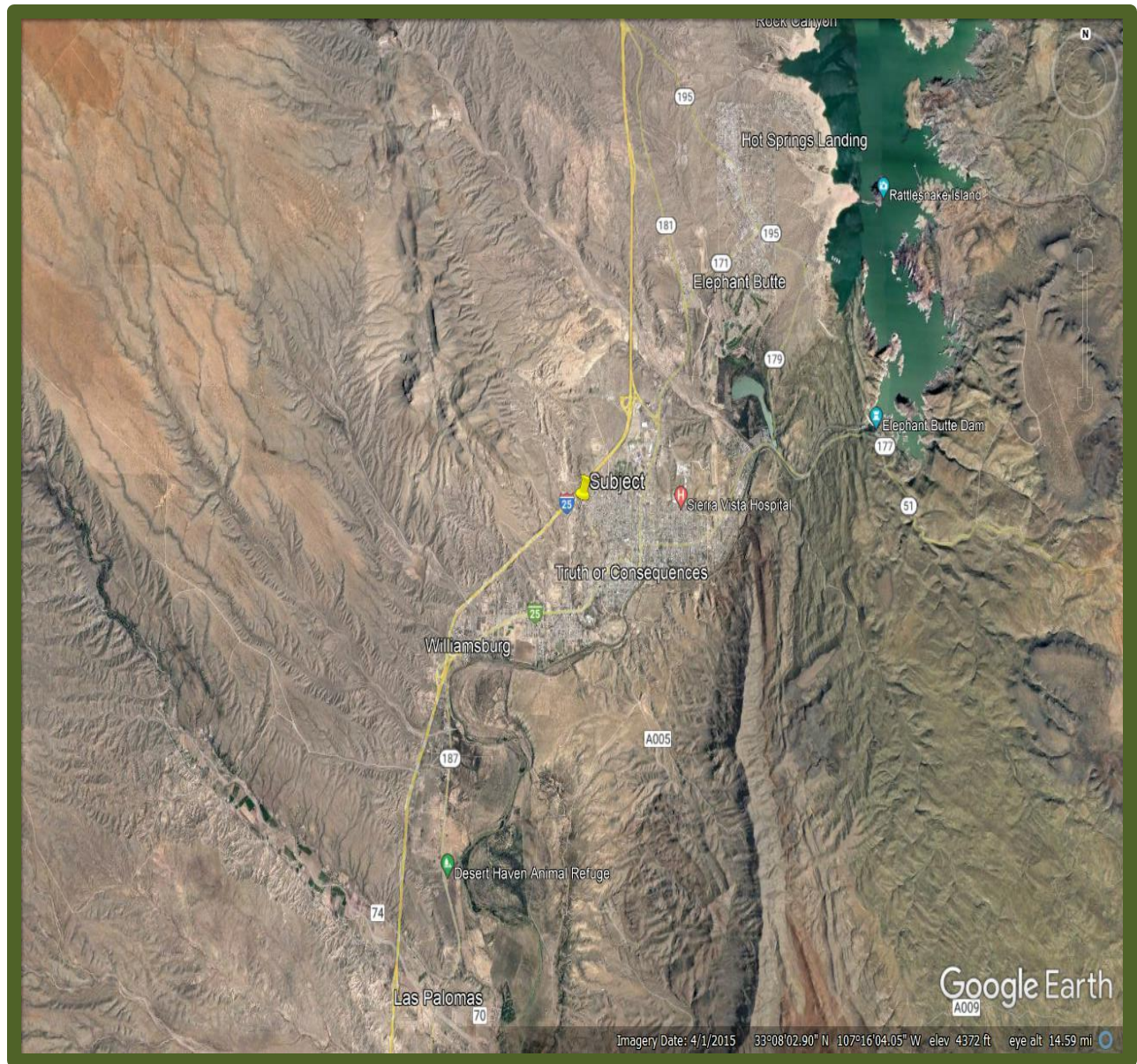
Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338>)



Flood

Lots 63-66

15



Regional Map



Subject Map



Subject Lots



Dirt Road

LOCATION DESCRIPTION :

Geographic Influences:

This subject property is located in T or C, Sierra County, New Mexico and approximately 75 miles northwest of Las Cruces, New Mexico. This is a ranching area within the state of New Mexico; most of the employment activities are related to agriculture. Truth or Consequences is the county seat.. Sierra County contains approximately 4,236 square miles, which includes approximately 56 square miles of water. Farmland is limited to the southern part of the county in the Rio Grande Valley below Caballo Lake State Park. The county is bounded on the West by the Black Range part of The Gila National Forest and on the East by the San Andres Mountains, with peaks above 7,500 feet. The elevation of the city is 4,100 feet. The Rio Grande River bisects the county, providing water for agriculture and recreation.

The area has an arid continental climate characterized by moderately warm summers, mild winters and average rainfall. Average precipitation is approximately fourteen inches per year, with average snowfall being 3 inches per year. Summer temperatures generally range 30 degrees bringing appreciable cooling at night. Daytime winter temperatures generally range between 25 and 40 degrees in the coldest months and night temperatures very rarely fall below zero in the lower elevations of the county, the higher elevations will be much cooler. Humidity is low. Winds are usually light from the West except during late winter and spring. Sierra County has an average growing season of 201 days, from April 10 to early October. The area normally experiences from 75 to 80 percent of the sunshine possible each day.

Farmland is limited to the areas of land along Rio Grande River.

Population:

The population of T or C and Sierra County has remained fairly stable over the past few years or so. According to the US Census Bureau the population of the county in 2010 was 11,988 and within T or C the population was 6,475.

Housing:

Census data reports the total housing units in Sierra County for 2010 as 8,602. Owner occupied housing represents 73.9% while renters occupy 36.1%. Average household size is 2.75.

Summary and Conclusion:

The prospect for overall economic growth in the area is good due to the stability of the federal and state facilities, the established agribusiness, the recreation provided to the state by the two large lakes and numerous state parks in the area, the proposed opening of a new spaceport facility in the southeastern part of the county, and a proposed new NASCAR type racetrack

MARKET AREA ANALYSIS :

Types of Improved Properties:

Commercial:	15%
Industrial:	0%
Residential:	45%
State Parks	20%
Vacant agricultural land:	20%

Recent Market Activity: Within the past few years' development activity has slowed. The demand for new residential subdivisions has declined with no new subdivisions being considered

in this part of the county at this time.

Utilities: Public utilities in the neighborhood include electric and telephone. Many of the homes in the area have utilized septic systems for wastewater treatment. Many also have private wells for drinking water.

PROPERTY DESCRIPTION

Location: Western area of Truth or Consequences NM, Between 6th and 9th streets on a dirt road.

Access: Is provided off 6th and 9th streets.

Size and Shape: Rectangular, 7,980 SF each lot.

Topography: Broken hills and desert,

Drainage: Appears adequate.

Site Improvements: The subject lots have not been developed into building lots. There is needed dirt work to bring the lots to a flat grade.

Encroachments or Easements: Those noted on the deed.

Special Amenities: Nice View.

Adverse Influences: None noted.

Flood Zone: The subject is not mapped by FEMA.

Environmental Concerns: There was no apparent evidence that the property is affected by the existence of hazardous substances or detrimental environmental conditions.

Utilities: City utilities are available.

Zoning: R1, residential by the city of Truth or Consequences.

Legal Limitations to Use: The site is zoned as residential. The use as vacant is allowed.

HIGHEST AND BEST USE

The highest and best use of the land is defined as “The reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value. (*The Appraisal of Real Estate, Thirteenth Edition, 2008*). To develop an opinion of the highest and best use there are four steps to be analyzed, which are;

1. Possible use of the site – what uses are physically possible, given the size, shape, and topography of the site.
2. Permissible uses of the site – among the physically possible uses, what are the legally allowed uses given the zoning, easements, and/or deed restrictions.
3. Financially feasible uses of the site – among the uses that are physically possible and legally permissible, what uses would provide a reasonable residual net return to the land
4. Most productive uses of the site – among the financially feasible uses which use would provide the greatest return to the land.

Possible Uses:

The subject site is a residential site. The site is level with utilities. Access is provided off city streets. The uses to the site are many.

Permissible Uses:

The site is zoned as R1, by the City of Truth or Consequences. This zone is for medium density residential. The zone includes site-built homes, manufactured homes and multi family.

Feasible/Productive:

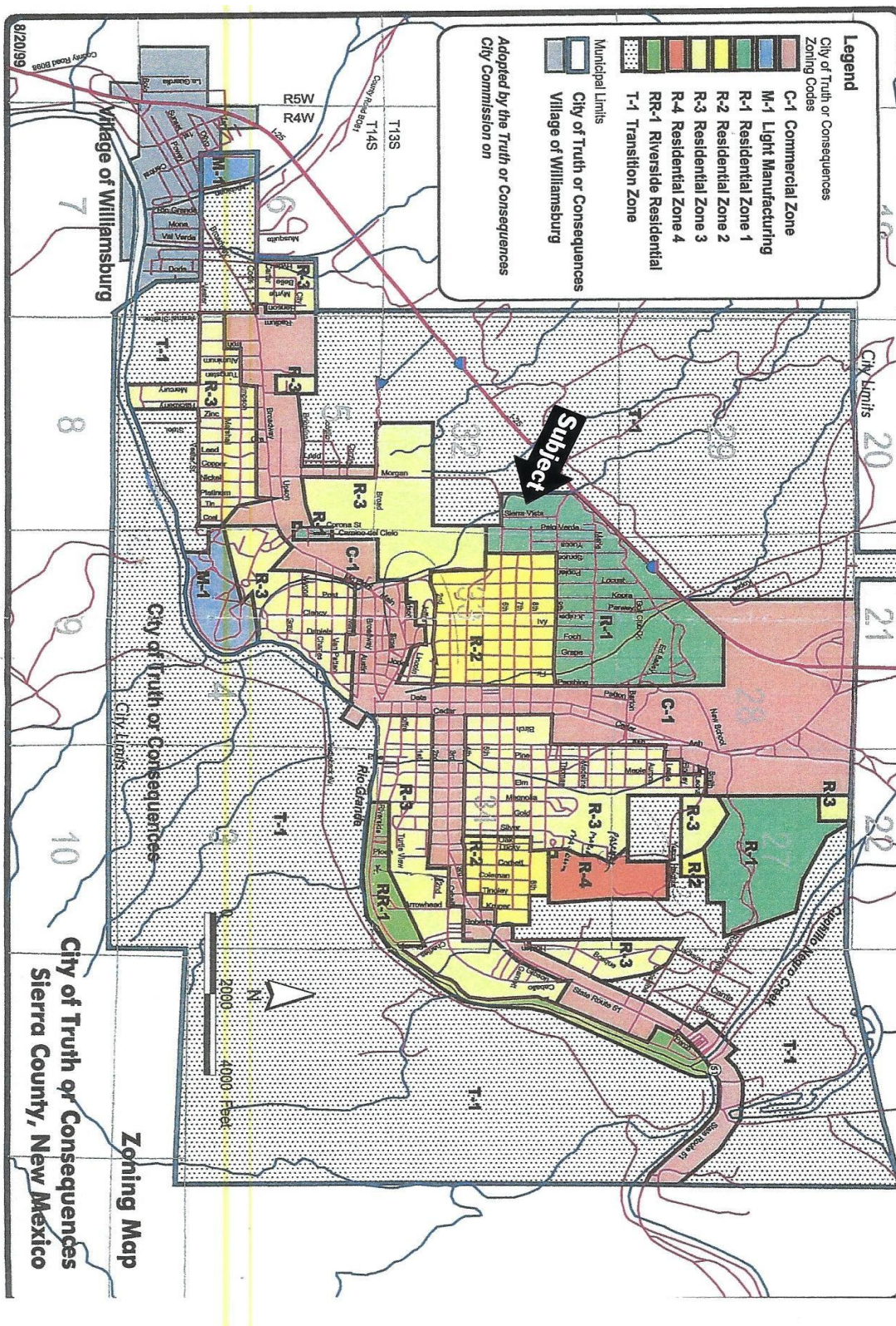
The use as developed meets the all the criteria for the highest and best use analysis as described.

Conclusion:

Based on an analysis of features, factors, and conditions creating, maintaining, or destroying market value in the immediate area, the highest and best use of the subject property at the effective date of this appraisal is concluded to be:

Residential development

Value is attributable to the uses to which a property can legally be put in the most reasonable and dependably foreseeable future, which will most likely produce the greatest net return over a given period of time. Use makes value and use must be currently in demand by financially able buyers to have value.



Zoning Map

Lots 63-66
25

THE SALES COMPARISON APPROACH

SUMMARY OF ANALYSIS AND VALUATION

SITE VALUE:

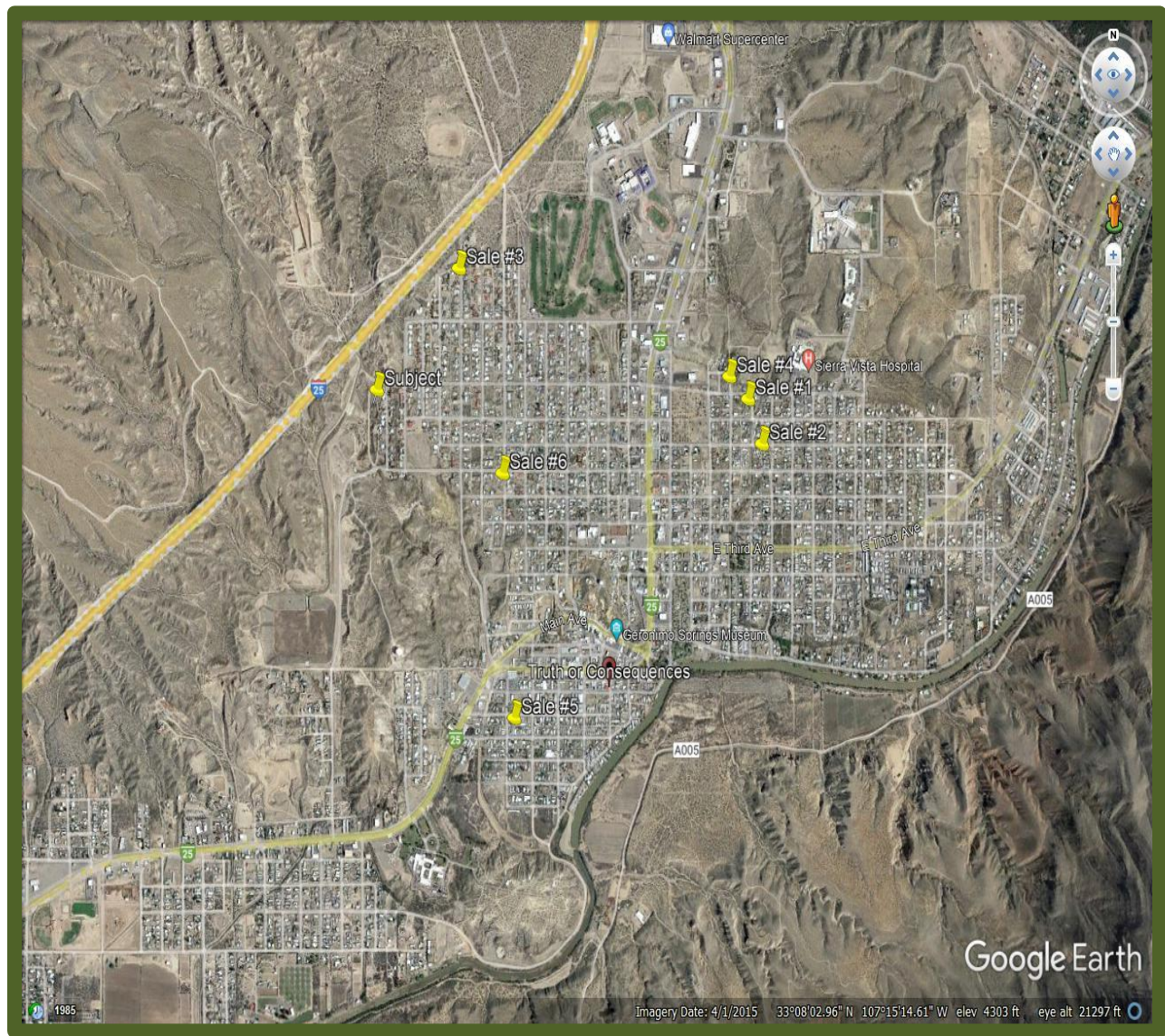
The value of the site is estimated by direct comparison of the subject property with sales or offers of properties with similar characteristics. Analysis of these property sales and comparison of their value influencing qualities to those of the subject produces the indications of value for the subject land as shown in the following table.

Sale#	1	2	3	4	5	6
Address	540 E 8th	605 N. Maple	1010 Poplar	Pine & 9th	676 Post	508 Kopra
MLS/Data Base #	20191062	20195327	20114185	20119582	20195300	20212096
Sale Price	\$20,900	\$12,500	\$15,000	\$21,000	\$15,000	\$20,000
Size	12197	9800	13650	14400	4950	8276
Price/SF	\$1.71	\$1.28	\$1.10	\$1.46	\$3.03	\$2.42
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market	Market	Market	Market	Market	Market
Terms Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$1.71	\$1.28	\$1.10	\$1.46	\$3.03	\$2.42
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arms Length
Conditions Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$1.71	\$1.28	\$1.10	\$1.46	\$3.03	\$2.42
Date of Sale	Jul-19	Dec-19	Jul-20	Oct-20	Feb-20	Jun-21
Date Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$1.71	\$1.28	\$1.10	\$1.46	\$3.03	\$2.42
Adjustments:						
Legal Use	0.00	0.00	0.00	0.00	0.00	0.00
Physical	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30
Location	0.00	0.00	0.00	0.00	0.00	0.00
Size	0.10	0.00	0.10	0.10	-0.20	0.00
Utilities	0.00	0.00	0.00	0.00	0.00	0.00
Access	0.00	0.00	0.00	0.00	0.00	0.00
Subject Rating	0.80	0.70	0.80	0.80	0.50	0.70
Adj. Value/Acre	\$1.37	\$0.90	\$0.88	\$1.17	\$1.52	\$1.69

Indicated value per SF = \$1.00

\$1.00 SF X 7,980 SF = \$7,980.00 each lot

Rounded to \$8,000.00 each lot



Lot Sales Map

Discussion of Sales: The sales analyzed in this appraisal are similar in many respects to the subject and different in some characteristics. The various adjustment categories are as follows:

1. Terms of Financing.
2. Conditions of Sale.
3. Date of Sale (Market Conditions).
4. Legal Use (Zoning, Covenants).
5. Physical Characteristics.
6. Location.
7. Relative size of site.
8. Availability of supporting utilities.
9. Quality of access and exposure.

The adjustment criteria and the comparability of the subject and the comparables are discussed below.

Terms of Financing - The subject property is being appraised on a cash equivalent basis. Therefore; if any of the sales were made under either favorable or unfavorable terms, an adjustment may be called for. An example of favorable buyer terms would be below market interest rates, a very small or no down payment or excessive discount points paid by the seller on behalf of the buyer. A downward price adjustment is usually indicated for favorable terms of sales. All sales analyzed were sold for cash or its market equivalent and therefore no adjustment

was considered justified for terms of sale.

Conditions of Sale - This adjustment is made whenever there is evidence that the sale was not "arm's length". That is to say either the buyer or seller was under other than typical motivation to buy or sell. No such conditions were indicated during confirmation of these sales. Therefore; no adjustments were made.

Date of Sale - This adjustment is made to account for increases or decreases in property value over time due to differences in market conditions, supply and demand, etc. Paired sales analysis for this type of property in the Sierras County area indicates a stable level of prices over the past five or so years. There can be dramatic changes in property prices in specific neighborhoods due to impact of new development such as the construction of a large mall, new interstate access, road improvements, etc. The sales analyzed were all located in stable neighborhoods undergoing normal growth.

Legal Use - The difference in permitted uses and density of use for the subject and the sales is important in considering comparability. Generally, properties with the same zoning are considered equal unless there is a protective covenant or other encumbrance restricting use. Properties with different zoning but the same general highest and best use are also considered similar. When differences in zoning or other limitations to use affect the reasons for purchasing a property or its density of use, then an adjustment is made. All sales were considered to be comparable to the subject in terms of legal use.

Physical Characteristics - The physical characteristics of the site including shape, topography, drainage, frontage, and soil conditions are important in considering the comparability of properties. The subject lots have not been developed and will need dirt work to make them ready for building. Lots sales chosen do not need this work so were adjusted downward.

Location - Nothing affecting real estate value is more significant than the location of the property. Whenever possible sales are used that have similar location and neighborhood characteristics. The appraiser attempts to conclude whether the market recognizes that a property is superior, similar or inferior to another in terms of location characteristics.

Size - The relative size of a sale tract as compared to the subject may have an effect on the value. Typically, all other things being similar, a larger tract will sell for less per unit of sale, i.e. square foot or acre, than a smaller tract. Particularly if a tract is likely to be divided one or more times prior to its final use it will sell for less than a similar tract at a size typical of final highest and best use.

Utilities - The availability of supporting utilities is very important in analyzing the comparability of sales to the subject. Most land tracts require basic support utilities such as electricity, water, sewage treatment, and telephone prior to being utilized for any type of high-density use including residential. Adjustment must be made to account for the lack of a necessary utility and/or the cost of extending or providing it.

Access - The ease of access and amount of exposure can be very important criteria affecting the value of real property. Particularly for commercial real estate, ease of access and good traffic exposure are often the most important characteristics.

Discussion of comparable sales- The sales used are the most recent most similar sales to the subject the appraiser could find. All adjustment are based on market and using the sales within the grid as matched similar. MLS data sheets are included within the addendum and may not be reproduced without written consent of the appraiser.

RECONCILIATION AND FINAL VALUE CONCLUSION

All approaches to value are based upon market data. However, each approach deals with market data differently due to the assumptions or point of view upon which each analysis is based. Each of the property value indications was for the most part, developed independently, and the purpose of the reconciliation analysis is to reevaluate the strength of each approach compared with the others. The value indications developed and the relative weight given each approach are as follows:

Value by Sales Comparison Approach	\$8,000
Value by Cost Approach	Not Developed
Value by Income Approach	Not Developed
Indicated Value	\$8,000.00
Rounded to	\$8,000.00

That approach in which the appraiser has the most confidence is accordingly given the greatest consideration in the final value estimate. This implies a sufficient quantity of data, which reflects the attitudes of purchasers of this type of property, and maximum data reliability and comparability. The basic assumption underlying all approaches to market value is the principle of substitution, which essentially suggests that a prudent purchaser will not pay more for any particular property than the cost of acquiring a substitute in the open market, and that the purchaser is aware of and does consider alternate properties in the process of his ultimate selection.

FINAL VALUE CONCLUSION

Therefore it is my conclusion, based upon an inspection of the property and data gathered in the investigation as related in this report that the market value of the subject property as of the date of inspection of the subject property is as follows

Lots 63-66

\$8,000.00 each lot

MORRIS APPRAISAL SERVICES, INC.

SPECIALIZING IN RURAL, FARM AND RANCH PROPERTIES

LEE MORRIS

PO Box 1119

LAS CRUCES, NEW MEXICO 88004
(575) / 636-2003

CERTIFICATION:

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

- * The statements of fact contained in this report are true and correct.
- * The reported analyzes, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyzes, opinions, and conclusions.
- * I have no present or prospective 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.
- * I have not provided services regarding the subject property in the three years immediately preceding acceptance of this assignment, as an appraiser or in any other capacity
- * I have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyzes, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice
- * I made a personal inspection of the property that is the subject of this report.
- * No one provided significant professional assistance to the person signing this report.

Respectfully submitted,



Lee Morris, MNAA

Date: August 31, 2022

HARVEY LEE MORRIS

PO Box 1119
Las Cruces, NM 88004
575-640-7060 - Cell

CAREER EXPERIENCE

01/02 - Present, Morris Appraisal Services, Inc. 575-636-2003

Self-employed real estate appraiser and construction inspector. I provide all types of agricultural appraisals, farms, ranches, rural residential, agriculture related businesses, simple to complex residential, simple to complex multi-family, simple to complex commercial, and new and proposed sub-division work. I have performed appraisal assignments on gravel and rock quarries and working precious mineral mining claims, diminution of value due to forest fires, road easements, partial and whole takings, for litigation and other purposes. I have completed large commercial projects, and for various governmental agencies such as universities, counties, cities, and state land offices, where sensitivity to the public concerns were paramount. I have been an expert witness for small to very large claims and have been an integral part of the settlement process, working as an independent valuation consultant. I also provide review appraisals for litigation purposes, banks, and others as requested. As an independent appraiser I am able to provide appraisal and study services for a wide variety of assignments. I also provide construction inspection and consulting services to a variety of customers to include residential, commercial, industrial, underground and civil. I previously served on the New Mexico Board of Real Estate Appraisers and was chairman of the board. Currently certified as MNAA by the National Association of Appraisers. **New Mexico Certified General Appraiser #02932-G.**

.

1989-01/2002- all of these years were in the construction industry

I spent the previous years working the construction industry. I held many positions from general contractor/owner, to owner's representative, to project manager, to superintendent, to equipment operator, carpenter, and laborer. I have been involved with many projects ranging in scope from

underground utilities to large institutional buildings. I have built or overseen the construction of civil projects from underground to surface, residential project to include houses to apartments, commercial buildings such as retail and restaurants, to institutional buildings such as 572 bed detention facility, preservation of an historic school which was remodeled into a district court building. At the completion of both of the detention and courtroom facilities I remained with the county and was responsible for the operation and training for both of these facilities.

PROFESSIONAL SEMINARS ATTENDED

Desktop Valuations, Sponsored by Columbia Institute, Las Cruces NM, March 2020

Performing USPAP Compliant Reviews, Sponsored by Columbia Institute, Las Cruces NM, March 2020

2020-21 USPAP Update, Sponsored by Columbia Institute, Las Cruces NM, March 2020

Appraisal of Small Residential Properties, Sponsored by Columbia Institute, Las Cruces NM March 2020.

Redflags in the appraisal process, Sponsored by Columbia Institute, Las Cruces NM, March 2018

ANSI measurement Standards, Sponsored by Columbia Institute, Las Cruces NM, March 2018

USPAP update 2018, Sponsored by Columbia Institute, Las Cruces NM, March 2018

USPAP update 2016, Sponsored by Columbia Institute, Las Cruces NM, February 2016

Integrated Approach's to Value, Denver CO, June 2014, Sponsored by ASFMRA

Eminent Domain April 2014, Denver CO, Sponsored by ASFRMA.

USPAP update 2014, Sponsored by Columbia Institute, Albuquerque NM, February 2014

General Appraiser Report Writing and Case Studies, sponsored by the Appraisal Institute, Dallas TX, October 2013

15 hour USPAP, Sponsored by Columbia Institute, Albuquerque NM 6/2013

Highest and Best Use, sponsored by ASFMRA, Denver CO. 8/2012

USPAP update 2012, 2/2012, sponsored by ASFMRA.

The requirements of Yellow Book, August 2011, Sponsored by the American Society of Farm Managers and Rural appraisers, Denver CO.

Analyzing Distressed Real Estate; April 2010 Sponsored By The Appraisal Institute, Online

USPAP Update 2010; Sponsored by the American Society of Farm Managers & Rural Appraisers, Ruidoso NM.

Attacking and Defending an Appraisal in Litigation: sponsored by the Appraisal Institute. El Paso TX.

USPAP Update 2008; Sponsored by the American Society of Farm Managers & Rural Appraisers, Ruidoso NM.

Advanced Approaches to Value for Rural Appraisal; 2007. Sponsored by American Society of Farm Managers & Rural Appraisers, Kansas City, KS.

Intermediate Approaches to Value for Rural Appraisal; 2007. Sponsored by American Society of Farm Managers & Rural Appraisers, Denver, CO.

Basic Income Capitalization; 2007. Sponsored by Appraisal Institute, Dallas, TX.

USPAP Update; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

FHA and the New Residential Appraisal Forms; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

Appraisal Consulting; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

Appraising from Blueprints and Specs; 2005. Sponsored by Appraisal Institute, Las Cruces, NM.

2004 Rules and Regulations and Statutes Update for Appraisers; 2005. New Mexico Licensing and Regulation Department, Las Cruces, NM.

NM Real Estate Disclosure Law; 2004. Sponsored by Appraisal Institute, Albuquerque, NM.

Mobile Home Manufacture Review; 2004. National Association of Fee Appraisers, Albuquerque, NM.

USPAP Update; 2004. National Association of Fee Appraisers, Albuquerque, NM
Mobile/Manufactured Home Review; 2004. Sponsored by National Association of

Independent Fee Appraisers, Albuquerque, NM.

Online Appraising From Blueprints and Specifications; 2003. Sponsored by Appraisal Institute.

Rural Appraisal, 2002. New Mexico State University, Las Cruces, NM.

USPAP; 2001. Sponsored by National Association of Fee Appraisers, El Paso, TX.

5.0 Professional Standards of Practice; 2001. Sponsored by National Association of Independent Fee Appraisers, El Paso, TX.

Real Estate Law; 2000. New Mexico State University, Las Cruces, NM.

Principles of Finance, 2000. New Mexico State University, Las Cruces, NM.

Principles of Real Estate, Real Estate Law, Real Estate Valuation, Rural Appraisal; 2000. New Mexico State University, Las Cruces, NM.

Real Estate Valuation, 2000. New Mexico State University, Las Cruces, NM.

EDUCATION

New Mexico State University; Las Cruces, NM, 3.54 GPA. Crimson Scholar, Bachelor's Degree, May 2013. Copy of transcript available on request.

New Mexico State University; Las Cruces, NM, 1993 - 1994, 3.66 GPA. Real Estate, Business Finance, and Economics.

New Mexico State University, Las Cruces, NM, 1976 - 1978. Accounting and Small Business Administration.

ORGANIZATIONS

Member; New Mexico Real Estate Appraiser Board. 2009-2011

MNAA, Charter Member of The National Association of Appraisers

REFERENCES

1st New Mexico Bank
Chuck Widger
3000 E. Lohman
Las Cruces, NM 88011
575-556-3000

Farm Credit of New Mexico
Richard Armijo ARA, Vice President
PO Box 15039
Las Cruces, NM 88004
575-528-7104

Lots 63-66

Dan Delaney Real Estate
Dan Delaney
318 W. Amador Avenue
Las Cruces, NM 88005
575-647-5041

CRUA
Brent Westmoreland, Executive Director
Las Cruces NM 88007
575-649-9349

Partial Client List

New Mexico State University
Liberty Mutual Insurance
First NM Bank
Doña Ana County
City of Las Cruces
Turner Branch Law Firm
Farm Credit of Missouri
Cadigan Law Firm

New Mexico State Land Office
Cochiti Pueblo
Wells Fargo
Otero County
Joseph Holmes, Attorney
Farm Credit of NM
Boy Scouts of America

Expert witness in:

Bernalillo County District Court
Doña Ana County District Court
Federal Bankruptcy Court

Partial Court Case List.

D-1329-CV-2018-02242

D-1329-CV-2012-01665

D-1329-CV-2013-01224, 01223

State of New Mexico

REAL ESTATE APPRAISERS BOARD

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



This is to certify that

Harvey Lee Morris #02932-G

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

General Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 01/28/2008 Date Expires: 04/30/2024

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

National Association of Appraisers



This is to Certify that

Harber L. Morris

Has formally qualified for membership in the National Association of Appraisers
and has been accepted as such and designated by the Board of Directors as a

Member

National Association of Appraisers

NAA

and is entitled to all rights and privileges appertaining thereto.

By Wake

Ceresa E. Walker, Administrator

Member No. 24



James C. Egan

James C. Egan, NAA, President
Reissued: April 28, 2015

A D D E N D U M

**CITY OF TRUTH OR CONSEQUENCES**

505 Sims St.
Truth or Consequences, NM 87901
PH: (575) 894-6673
FAX: (575) 894-0363

PURCHASE ORDER**PO Number:** 76713**Date:** 08/17/2022**Requisition #:** 88304**Vendor #:** 8806**ISSUED TO:** MORRIS APPRAISAL SERVICE INC

Attn: LEE MORRIS
PO BOX 1119
LAS CRUCES, NM 88004-

SHIP TO:

City of Truth or Consequences
505 Sims St.
Truth or Consequences, NM 87901

ITEM	UNITS	VENDOR PART #	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0		SIERRA COUNTY LOTS 63-69 & 56-59 PLUS NMGR	101-1010-48598		0.00	3,790.95
2	0		BALLFIELD & WATER TANK CELL TOWER GROUND	101-1010-48598		0.00	4,874.09
			PLUS NMGR				
3	0		ARROYO LOT-STEEL STREET PLUS NMGR	101-1010-48598		0.00	2,166.26
			APPRAISAL SERVICES				
			SIERRA COUNTY LOTS 63-69				
			SIERRA COUNTY LOTS 56-59				
			BALLFIELD CELL TOWER GROUND LEASE				
			WATER TANK CELL TOWER GROUND LEASE				
			ARROYO LOT-STEEL STREET				

Chief Purchasing Office

Date:

Director of Finance:

Requisition approved electronically.

City Manager:

Requisition approved electronically.

SUBTOTAL:	10,831.30
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	10,831.30

1. Send INVOICE to Accounts Payable, address as noted above.
2. Prepay all transportation charges, and attach receipted freight bill to invoice.
3. Show our Purchase Order number on all invoices, Bills of Lading, Packages, etc.
4. This order must NOT be filled in greater or lesser quantities than shown without our written permission.
5. This order is issued with the understanding that if material is not according to our specifications, same will be returned at seller's expense.
6. The right is reserved to cancel this order if not filled within a reasonable length of time.
7. The City is exempt from all federal excise and state tax - ID# 01-405755-007

Lots 63-66

1/18/22, 11:00 AM

[Click to Print](#)

Owner Information

Owner # 20672 District 6 IN
CITY OF T OR C

505 SIMS ST
T OR C NM 87901

Estimated Taxes for Owner

Estimated Tax Estimated Year used
\$0.00 2021

[Calculate Estimated Tax](#)

Recap Value Information

Central Full Value	0	Full Value	16860
Land Full Value	16860	Taxable Value	5620
Improvements Full value	0	Exempt Value	5620
Personal Property Full Value	0	Net Value	0
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 3023078055228
Book 95 Page 495 Reception# 200103952
Physical Address
Bldg Apt
Subdivision SIERRA VISTA
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67

1/2

Assessor Report

Lots 63-66
44

1/18/22, 11:00 AM

LOT 68

LOT 69

LOT 63 THROUGH 69 INCL

Property Value Information

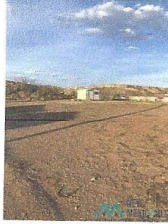
008 Non-Residential Other Exemptions 0.00 5620

MLS # 20191062

Address: 540 E 8th

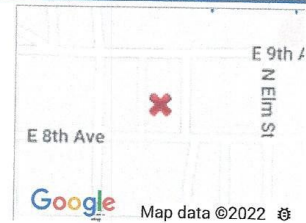
Page 1 of 2

PRIMARY INFORMATION



Address 540 E 8th
Asking Price \$29,900
Total # of Acres
Status Sold-In House
Legal Property Code
Description 3021078432173 Book 124 Page 2912
 Reception# 201500165
 Subdivision LA VISTA
 ADDITION 50 BLOCK 50
 LOT 18, 19, 20

MLS # 20191062
Sale/Rent For Sale
Class LAND
Type Lot
City Truth Or Consequences
State NM
County Sierra County
Zip 87901
Days On Market 125



BROKER / BROKERAGE INFORMATION

Broker SUMMER WOODS - CELL: 575-650-0930
Listing Broker Email
Broker 1 License # 19507
Listing Office 1 CRIPPLE CREEK REALTY, LLC - OFF: 575-343-5980

Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name
QB License #
Address 2
Structure
Days On MLS 124

List Team
Transaction Coordinator
Transaction Coordinator Name
Office Broker
Office Broker License # 19507
Variable Rate No
Buyer's Broker Compensation 3%
Covenants
Municipal Water Y
IDX Disclaimer The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only
Comp Type
Non-Branded Virtual Showing
Showing Instructions Drive by
Directions
Owner (Recorded Name) ELOISA A PADILLA
Sellers NMREC Licensee No
Lot Land Size .28
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular No
Water Rights Y/N
Water Rights/Acres
Acres-Range
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

Parcel ID or Uniform Parcel Code 3021078432173
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision
Original Price \$29,900
Lease Hold

SECONDARY PROPERTY INFORMATION

MLS #: 20191062

08/30/2022 09:22 AM

Page 1 of 2

Gas

Y

Audio/video surveillance?

Lots 63-66

46

Sentir
Municipal 20191062
Electricity Y
Well N
Total Baths
Property Disclosure

Address: 540 E 8th

Geocode Quality
Search By Map
Associated Document Count 0
Additional Utilities Info

Page 2 of 2

DATA DISSEMINATION

Internet Y/N Yes
VOW Address Yes
VOW AVM No
Homesnap Facebook Market
Blogging Yes
List Hub
Move
Smarter Agent

VOW Include Yes
VOW Comment No
IDX Include Y
Automated Valuation Yes
Realtor.com
CoStar/Homes.com
CoStar/Homesnap.com
Terradatum

FEATURES

FLOOD ZONE

Unknown

WATER

City

FINANCIAL INFORMATION

Seller Pays NM GRT? Yes
GRT Code 21124 – Truth or Consequences
Short Sale No
REO/Bank Owned No
3rd Party Approval No
Court Approval No
List Type Exclusive Right to Sell
Sole & Separate Agreement

Taxes \$ \$1.00
Tax Year 2018
Owner Financing No
Auction No
Assessments 1
Assessments 2
Financial Remarks

IMPORTANT DATES

Listing Date 3/7/2019
Expiration Date 8/31/2019
Off Market Date 7/10/2019
Update Date 7/29/2019 1:51 AM
Buyer Contingency Deadline
Time Off Market

Input Date 3/8/2019 11:23 AM
Status Date 7/29/2019
Price Date 7/29/2019
HotSheet Date 7/29/2019
Auction Date

INFORMATION DISSEMINATION

Broker Hit Count 12
Client Hit Count 0
Picture Count 1

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks Room to build your dream home or place a manufactured home. Great lot size .28 of an acre and conveniently located in town with access to all city utilities.

Syndication Remarks

SOLD INFORMATION

Contract Date 6/12/2019
Closing Date 7/10/2019
How Sold Cash
Sale Type Arm Length Sale (Unrelated Parties Acting in their Own)
Sold Price \$20,900
Sold Price Per SQFT
Final Seller Concession

Selling Broker 1 KATIE RENAULT - CELL: 575-740-7458
Selling Office 1 CRIPPLE CREEK REALTY, LLC - OFF: 575-343-5980
Selling Broker 2
Selling Office 2
Sell Team
Additional Comments

DISCLAIMER

This information is deemed reliable, but not guaranteed. The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed. COPYRIGHT©2021 New Mexico Multiple Listing Service dba New Mexico MLS.

MLS #: 20191062

08/30/2022 09:22 AM

Page 2 of 2

Lot Sale #1

Lots 63-66

47

MLS # 20195327

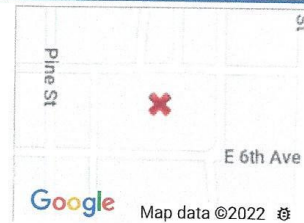
Address: 605 N Maple

Page 1 of 3

PRIMARY INFORMATION



Address 605 N Maple
Asking Price \$15,000
Total # of Acres
Status Sold-In House
Legal Description N2 of E2 of lot 3 N2 of W2 of lot 4 Block 35 La Vista Addition
MLS # 20195327
Sale/Rent For Sale
Class LAND
Type Lot
City Truth Or Consequences
State NM
County Sierra County
Zip 87901
Days On Market 34



BROKER / BROKERAGE INFORMATION

Broker RACHEL WOODARD - CELL: 575-740-0012
Listing Broker Email
Broker 1 License # 17450
Listing Office 1 HOMESTEADERS REALTY - OFFC: 575-744-5283
Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name
QB License #
Address 2
Structure
Days On MLS 34

List Team
Transaction Coordinator No
Transaction Coordinator Name
Office Broker CATHY VICKERS
Office Broker License # 17450
Variable Rate No
Buyer's Broker Compensation 3%
Covenants
Municipal Water Y
IDX Disclaimer The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only
Comp Type
Non-Branded Virtual Showing
Showing Instructions Vacant lot show anytime
Directions Property is located in alley behind 640 E 6th ST
Owner (Recorded Name) Mark S Matthiessen and Mark E Schilkey
Sellers NMREC Licensee No
Lot Land Size 70X140
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular Yes
Water Rights Y/N
Water Rights/Acres
Acres-Range
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

Parcel ID or Uniform Parcel Code 3021078411238
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision
Original Price \$15,000
Lease Hold

SECONDARY PROPERTY INFORMATION

Gas Y
Septic N
Municipal Sewer Y
Electricity Y
Well N

MLS #: 20195327

08/30/2022 09:23 AM

Page 1 of 3

Audio/video surveillance?
 Geocode Quality
 Search By Map

Lots 63-66

48

MLS # 20195327

Address: 605 N Maple

Associated Document Count 0

Additional Utilities Info

City utilities are to the lot line

Page 2 of 3

Total Baths
Property Disclosure No

DATA DISSEMINATION

Internet Y/N Yes
VOW Address Yes
VOW AVM No
Homesnap Facebook Market
Blogging Yes
List Hub
Move
Smarter Agent

VOW Include Yes
VOW Comment No
IDX Include Y
Automated Valuation Yes
Realtor.com
CoStar/Homes.com
CoStar/Homesnap.com
Terradatum

FEATURES

FLOOD ZONE
Unknown
ELECTRIC
Near-Site
Overhead

GAS
Natural Gas
Near-Site

SEWER
City
Near-Site
SOIL TYPE
Sandy

TERRAIN
Flat
WATER
City
Near-Site

FINANCIAL INFORMATION

Seller Pays NM GRT? Yes
GRT Code 21124 – Truth or Consequences
Short Sale No
REO/Bank Owned No
3rd Party Approval No
Court Approval No
List Type Exclusive Right to Sell
Sole & Separate Agreement

Taxes \$ \$99.00
Tax Year 18
Owner Financing No
Auction No
Assessments 1
Assessments 2
Financial Remarks

IMPORTANT DATES

Listing Date 10/29/2019
Expiration Date 4/30/2020
Off Market Date 12/2/2019
Update Date 12/3/2019 1:29 PM
Buyer Contingency Deadline
Time Off Market

Input Date 10/29/2019 3:17 PM
Status Date 12/3/2019
Price Date 12/3/2019
HotSheet Date 12/3/2019
Auction Date

INFORMATION DISSEMINATION

Broker Hit Count 3
Client Hit Count 0
Picture Count 5

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks City lot priced to sell, City utilities are to the lot line. Just minutes from downtown T or C, Hot mineral baths and shopping.
Syndication Remarks

SOLD INFORMATION

Contract Date 11/20/2019
Closing Date 12/2/2019
How Sold Cash
Sale Type Arm Length Sale (Unrelated Parties Acting in their Own)
Sold Price \$12,500
Sold Price Per SQFT
Final Seller Concession

Selling Broker 1 RACHEL WOODARD - CELL: 575-740-0012
Selling Office 1 HOMESTEADERS REALTY - OFFC: 575-744-5283
Selling Broker 2
Selling Office 2
Sell Team
Additional Comments

ADDITIONAL PICTURES

MLS #: 20195327

08/30/2022 09:23 AM

Page 2 of 3

Lot Sale #2

Lots 63-66

49

MLS # 20114185

Address: 1010 POPLAR

Page 1 of 3

PRIMARY INFORMATION



Address	1010 POPLAR	MLS #	20114185
Asking Price	\$19,500	Sale/Rent	For Sale
Total # of Acres	0.31	Class	LAND
Status	Sold-In House	Type	Lot
Legal Description	LOT 6, BLOCK 2, CHAPARREL HILLS REPLAT "B"	City	Truth Or Consequences
		State	NM
		County	Sierra County
		Zip	87901
		Days On Market	3600



BROKER / BROKERAGE INFORMATION

Broker ANDREA FREEMAN - CELL: 575-740-7196
Listing Broker Email
Broker 1 License # 18137
Listing Office 1 HOWELL ASSOCIATES, INC REAL ESTATE - OFF: 575-894-6611

Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name WILLIAM M. HOWELL, GRI
QB License # 7620
Address 2
Structure No
Days On MLS 3593

List Team
Transaction Coordinator No
Transaction Coordinator Name
Office Broker WILLIAM HOWELL
Office Broker License # 7620
Variable Rate No
Buyer's Broker Compensation 5%
Covenants
Municipal Water N
IDX Disclaimer
 The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only
Comp Type
Non-Branded Virtual Showing No
Showing Instructions VACANT LAND
Directions W. ON MARIE TO POPLAR - N. TO 1010 - INTERIOR LOT - W SIDE OF POPLAR
Owner (Recorded Name) WILLIS
Sellers NMREC Licensee No
Lot Land Size 97.50' X 140' PAO
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular No
Water Rights Y/N No
Water Rights/Acres
Acres-Range 0
Acres-Pasture 0
Acres-Dry Farm 0
Acres-Cultivated 0
Acres-Irrigated 0
Acres-Orchard 0
Acres-Private 0
Acres-BLM 0
Acres-Forest 0
Acres-Deeded .31
Acres-State 0
Acres-Other 0

Parcel ID or Uniform Parcel Code 10433
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision
Original Price \$55,000
Lease Hold No

SECONDARY PROPERTY INFORMATION

Gas N
Septic N
Municipal Sewer N
Electricity N
Well N

MLS #: 20114185

08/30/2022 09:25 AM

Page 1 of 3

Audio/video surveillance? No
Geocode Quality
Search By Map

Lots 63-66

50

MLS # 20114185

Address: 1010 POPLAR

Associated Document Count 0
Additional Utilities Info

Page 2 of 3

Total Baths
Property Disclosure**DATA DISSEMINATION**

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	IDX Include	Y
Homesnap Facebook Market		Automated Valuation	No
Blogging	No	Realtor.com	
List Hub		CoStar/Homes.com	
Move		CoStar/Homesnap.com	
Smarter Agent		Terradatum	

FEATURES

ACCESS TO PROPERTY	FEES	POSSESSION	TERRAIN
Driveway To City Street	None	Upon Closing	Flat
CROPS/LIVESTOCK	GAS	SEWER	WATER
None	Near-Site	Near-Site	City
FLOOD ZONE	IMPROVEMENTS	TERMS OF SALE	Near-Site
Unknown	Curb & Gutter	Cash	
ELECTRIC	Road-Paved	Conventional	
Near-Site			

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$190.00
GRT Code	21124 - Truth or Consequences	Tax Year	09
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	CASH-NEW LOAN - NO REC
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	9/8/2010	Input Date	9/15/2010 4:35 PM
Expiration Date	12/1/2020	Status Date	7/17/2020
Off Market Date	7/17/2020	Price Date	7/17/2020
Update Date	7/17/2020 3:26 PM	HotSheet Date	7/17/2020
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count	46
Client Hit Count	11
Picture Count	2

BROKER ONLY REMARKS

Broker Only Remarks	
---------------------	--

PUBLIC & SYNDICATION REMARKS

Public Remarks	ALL FIGURES PER AO - CHOICE RESIDENTIAL LOT - R1 ZONING - LEVEL W/GREAT VIEWS - NO UTILITIES ON SITE - ONE OF THE FEW R1 ZONED LOTS REMAINING - DATA DEEMED RELIABLE BUT NOT GUARANTEED.
Syndication Remarks	

SOLD INFORMATION

Contract Date	7/13/2020	Selling Broker 1	ANDREA FREEMAN - CELL: 575-740-7196
Closing Date	7/17/2020	Selling Office 1	HOWELL ASSOCIATES, INC REAL ESTATE - OFFI: 575-894-6611
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$15,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES

MLS #: 20114185

08/30/2022 09:25 AM

Page 2 of 3

Lot Sale #3

Lots 63-66

51

MLS # 20119582

Address: 000 Pine&Ninth

Page 2 of 2

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market Blogging	No	Automated Valuation	No
List Hub		Realtor.com	
Move		CoStar/Homes.com	
Smarter Agent		CoStar/Homesnap.com	
		Terradatum	

FEATURES**FLOOD ZONE**

No

WATER

Near-Site

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$281.27
GRT Code	21124 – Truth or Consequences	Tax Year	10
Short Sale	No	Owner Financing	Yes
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	cash
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	9/26/2011	Input Date	9/29/2011 12:58 PM
Expiration Date	4/30/2021	Status Date	12/29/2020
Off Market Date	10/1/2020	Price Date	12/29/2020
Update Date	12/29/2020 4:03 PM	HotSheet Date	12/29/2020
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 51
 Client Hit Count 13
 Picture Count 1

BROKER ONLY REMARKS

Broker Only Remarks large lot in nice neighborhood, great views, great price.

PUBLIC & SYNDICATION REMARKS

Public Remarks large lot in nice neighborhood, great views, great price.
 Syndication Remarks

SOLD INFORMATION

Contract Date	6/19/2020	Selling Broker 1	SIDNEY BRYAN - OFFC: 575-894-0037
Closing Date	10/1/2020	Selling Office 1	SEA PROPERTIES LTD - OFFC: 575-894-0037
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$21,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

DISCLAIMER

This information is deemed reliable, but not guaranteed. The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed. COPYRIGHT©2021 New Mexico Multiple Listing Service dba New Mexico MLS.

MLS #: 20119582

08/30/2022 09:26 AM

Page 2 of 2

Lot Sale #4

Lots 63-66

52

MLS # 20195300

Address: 675 Post

Geocode Quality
Search By Map
Associated Document Count 0
Additional Utilities Info

Page 2 of 3

Electricity Y
Well N
Total Baths
Property Disclosure

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market		Automated Valuation	Yes
Blogging	Yes	Realtor.com	
List Hub		CoStar/Homes.com	
Move		CoStar/Homesnap.com	
Smarter Agent		Terradatum	

FEATURES

ACCESS TO PROPERTY Driveway To City Street	FLOOD ZONE Unknown	OTHER UTILITIES None	TERMS OF SALE Cash
ADJACENT/ADJOIN None	ELECTRIC Near-Site	POSSESSION Upon Funding	Conventional
ASSESSMENTS None	FEES None	SEWER Near-Site	TERRAIN Flat
CROPS/LIVESTOCK None	GAS Near-Site		WATER City Near-Site

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$410.03
GRT Code	21124 – Truth or Consequences	Tax Year	2019
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	10/26/2019	Input Date	10/27/2019 7:44 PM
Expiration Date	6/30/2020	Status Date	2/15/2020
Off Market Date	2/14/2020	Price Date	2/15/2020
Update Date	2/15/2020 9:30 AM	HotSheet Date	2/15/2020
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 14
Client Hit Count 0
Picture Count 3

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks Great location in the Hot Water District. This lot is on the corner of Post and Van Patten.
Syndication Remarks

SOLD INFORMATION

Contract Date	2/1/2020	Selling Broker 1	SIDNEY BRYAN - OFFC: 575-894-0037
Closing Date	2/14/2020	Selling Office 1	SEA PROPERTIES LTD - OFFC: 575-894-0037
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$15,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES

MLS #: 20195300

08/30/2022 01:22 PM

Page 2 of 3

Lot Sale #5

Lots 63-66

53

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	IDX Include	Y
Homesnap Facebook Market		Automated Valuation	Yes
Blogging	Yes	Realtor.com	
List Hub		CoStar/Homes.com	
Move		CoStar/Homesnap.com	
Smarter Agent		Terradatum	

FEATURES

ACCESS TO PROPERTY	ELECTRIC	SEWER	WATER
Driveway To City Street	Near-Site	City	City
FLOOD ZONE	GAS	Near-Site	Near-Site
Unknown	Near-Site		

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$190.00
GRT Code	21124 – Truth or Consequences	Tax Year	2020
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	4/23/2021	Input Date	4/23/2021 12:49 PM
Expiration Date	10/31/2021	Status Date	6/9/2021
Off Market Date	6/7/2021	Price Date	4/23/2021
Update Date	6/9/2021 1:00 PM	HotSheet Date	6/9/2021
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count	6
Client Hit Count	1
Picture Count	6

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks .19 Acs building lot zoned for stick built or manufactured homes. Located minutes from the Hot Water District of Truth or Consequences, the Rio Grande River, Downtown, local shopping and all of the Hot Mineral Bath Houses. Buyer to verify availability of all utilities.

Syndication Remarks .19 Acs building lot zoned for stick built or manufactured homes. Located minutes from the Hot Water District of Truth or Consequences, the Rio Grande River, Downtown, local shopping and all of the Hot Mineral Bath Houses. Buyer to verify availability of all utilities. Call Rachel 575-740-0012

SOLD INFORMATION

Contract Date	5/21/2021	Selling Broker 1	CATHY L VICKERS - CELL: 575-740-0003
Closing Date	6/7/2021	Selling Office 1	HOMESTEADERS REALTY - OFFC: 575-744-5283
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$20,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES**Lot Sale #6**

Lots 63-66

54