

----- Original Message -----

From: "Haynes, Will" <Will.Haynes@colliers.com>

Date: Fri, November 12, 2021 10:48 AM -0600

To: aansari@horizonmontessori.net

CC: "Grier, Clarence" <Clarence.Grier@rbccm.com>, "Mooney, Calvin" <Calvin.Mooney@colliers.com>, "Hayes, Vada" <Vada.Hayes@colliers.com>

Subject: Horizon Montessori - Appraisal Request

[External]

Mr. Ansari –

I apologize for the delays, I was at a conference in Philadelphia this week.

Here's the information regarding your request for an appraisal. Please review the information below and approve.

Client: Horizon Montessori

Request: Colliers Appraisal

Location: 1222 W Sugarcane Dr, Weslaco TX 78599

Cost: \$6,050

Estimate Time of Completion: 6 weeks

Let me know if you have any questions. I look forward to working with you.

Thanks,

Will Haynes, II

Managing Director | Dallas-Fort Worth

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Property Detail Report

1222 W SUGARCANE DR WESLACO TX 78599

Owner Information

Owner Name 1	ANSARI, ALIM U	Owner Name 2	DBA HORIZON MONTESSORI II
Mailing Address	1222 W SUGARCANE DR WESLACO TX 78599	Owner Type	--
Vesting Code Desc	--	Vesting Code	--

Location Information

Legal Description			
WEST TRACT W2.847AC-16.912AC FT 128 2.847AC NET			
County	HIDALGO	Parcel No. (APN)	W3800-00-128-0000-01
FIPS Code	48215	Alternative APN	--
Census Trct/Blk	022402/1	Legal Book/Page	--
Twncshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Weslaco Independent School District
Legal Block	128	Subdivision	WEST TRACT - SWL

Last Market Sale Information

Recording Date	1999/12/02 00:00:00	New Construction	--
Sale Date	1999/12/02 00:00:00	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	--
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	5,826 SF	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	1999 / 2005 Effective	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	CENTRAL
Roof Type	540573523_2685	Air Cond. Type	CENTRAL
Roof Material	COMPOSITION SHINGLE	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	--	Assessor Acreage	2.85
County Use Code	OFF	Calculated Acreage	2.76
County Use Code Desc.	OFFICE	Assessed Lot SF	124,015
Land Use Code	3001	Calculated Lot SF	120,335
Land Use Desc.	PROFESSIONAL BLDG	Assessor Lot W/D	0 / 0
Land Use Category	COMMERCIAL (OFFICE)	Topography	--

Tax and Value Information

Tax Year	2020	Improvement Value	\$554,515
Property Tax	\$17,618	Improvement %	79.54%
Tax Rate Code	CWL DR1 GHD JCC	Market Value Year	2020
Tax Exemption	HOMESTEAD, SENIOR CITIZEN	Total Market Value	\$697,133
Assessed Year	2020	Land Market Value	142618
Assessed Value	\$697,133	Market Imprv. Value	554515
Land Value	\$142,618	AVM Value	--

Hazard Information

Flood Zone	--	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		