

RICHARD G. GODFREY, M.A.I.
REAL ESTATE APPRAISER & CONSULTANT
457 WASHINGTON STREET, SOUTHEAST
ALBUQUERQUE, NEW MEXICO 87108
TELEPHONE 265-0033

September 20, 1966

University of New Mexico
Albuquerque, New Mexico

Attention: Mr. John Perovich, Comptroller

Gentlemen:

In accordance with your request the undersigned has made an investigation, study and appraisal of the property which is commonly known as

1808 Las Lomas Road N.E.
Albuquerque, New Mexico,

and which is legally described as:

Lot Nine (9) in Block A of
The Campus of the
University of New Mexico.

I submit herewith a report of 13 and three (3) exhibits, which describes the property under consideration, approaches to value, analysis of data and the underlying reasoning and conclusions reached.

The property under consideration has been appraised as of September 16, 1966, in accordance with the standards of practice and ethics of the American Institute of Real Estate Appraisers.

It is the opinion of this appraiser that the most probable market value of the property herein described as of September 16, 1966, was:

FOURTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS....(\$14,250.00)

Respectfully submitted,


Richard G. Godfrey, M.A.I.



PHOTOGRAPHS OF THE SUBJECT PROPERTY

1808 Las Lomas Road N.E.

Albuquerque, New Mexico

RICHARD G. GODFREY, M.A.I.

THE SUBJECT PROPERTY

The property under appraisal is a single family residence of one story, in the pueblo style of architecture. The property is located in the northeast quadrant of the city of Albuquerque approximately five blocks north of Central Avenue and in the first block west of Yale Boulevard on the south side of Las Lomas Road N.E.

The site is addressed 1808 Las Lomas Road N.E. and lies approximately 300 feet west of Yale Boulevard and 160 feet east of Buena Vista Drive.

LEGAL DESCRIPTION

The legal description of the subject property has been furnished to the appraiser by the owner. This legal description is Lot Nine (9) in Block A of the Campus of the University of New Mexico.

The property is not rectangular, Las Lomas Road being on a somewhat southwesterly angle from the north-south street of Yale Boulevard. The site is, however, sized 79.75 feet for the front and rear property lines and 140.33 feet for the east and west property lines.

DATE AND PURPOSE OF THE APPRAISAL

The following appraisal report has been made in order to estimate the market value of the property under consideration as of September 16, 1966. The market value in this case consists of the fee simple title to the improvements which are located on land which is leased for a 99 year term.

Market value is defined as ... "the highest price estimated in terms of money that the property will bring if exposed for sale

on the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses for which the property is adapted and for which it is capable of being used".

The estimate of market value considers that neither buyer nor seller is under any undue compulsion.

NEIGHBORHOOD DATA

The neighborhood under consideration is located in the northeast quadrant of the City of Albuquerque as shown on the accompanying city map.

This city map denotes the downtown area of Albuquerque in green and the subject area in red. The subject area is immediately adjacent to the campus of the University of New Mexico.

The northeast quadrant of the city of Albuquerque has been the fastest growing area of the city. The neighborhood within which the subject property is located is an area of primarily residential development ranging in age up to approximately 30 years. The area is currently virtually completely developed and is immediately adjacent to the campus of the University of New Mexico.

The general area of the subject property is described as lying between Central Avenue and Lomas Boulevard, the south and north boundary streets and between Yale Boulevard and Interstate Highway 25 the east and west boundaries.

Distance to "downtown" Albuquerque is approximately two miles by way of Central Avenue or Lomas Boulevard. The subject property lies in the easterly segment of the neighborhood, being only some 300 feet west of Yale Boulevard.

The zoning of the tract is R-3, multiple family residential, however, the use of the immediate area is single family residential and allied uses which compliment the campus of the University of New Mexico. Demand for this type property is apparently good, since there have not been numerous sales, however, any property coming on the market in the immediate vicinity is sold within very reasonable times of the listing.

The location of the subject neighborhood within the city, being close to the University for student purposes as well as employment purposes and being convenient to amenities of single family residential living would indicate a demand over a long period of time.

DESCRIPTION OF THE SITE

The site under consideration is Lot Nine (9) in Block A of the Campus of the University of New Mexico. The site is located on the south side of Las Lomas Road N.E. approximately 160 feet east of the intersection of Las Lomas Road and Buena Vista Drive. The site fronts for 79.75 feet on the south side of Las Lomas Road and has a depth of 140.33 feet to a 15 foot paved alley at the rear of the site.

The site is noted on the accompanying map in the addendum which is identified as Exhibit B. The subject property is colored in red on this map and sales which are considered to be comparable and which have been used to estimate the market value of the property are located on this map in green.

The topography of the land is relatively level with good drainage characteristics. The site is assumed to be decomposed granite and sandy loam, suitable for residential improvements.

The street improvements on the subject property consist of curb, gutter, asphalt paving and concrete sidewalks. All public

utilities are available and connected to the property. The property is serviced by utility company water, sewer, natural gas, electricity and telephone facilities.

For the location of on-site and off-site improvements, reference is made to the addendum of this report wherein a plat of the property has been prepared showing the location of the improvements on the site and the room arrangement within the improvements. The plot plan is referenced as Exhibit C.

ZONING AND LEGAL RESTRICTIONS

The zoning of the site under consideration is R-3, multiple family residential. The property zoned for this purpose in Albuquerque is permitted to be used as single family residential or multiple family residential purposes to the coverage within the zoning ordinance. The current improvements represent conformity with the zoning of the site, however, under the zoning additional units could be built and the character of the property changed to multiple family residential use.

The permissive uses under R-3 zoning consist of apartment house use, boarding or lodging house use, club or lodge use (with no liquor license), fraternity or sorority house, nursing or rest home.

HIGHEST AND BEST USE

The character of the neighborhood within which the subject property is located is single family residential and University use. The zoning would permit additional utility of the property and the size of the improvements located on the site is such that additional facilities could be added.

The surrounding area for University use of fraternity houses, sorority houses, religious centers and the like is the most

probable ultimate use of the property. The improvements on the site still retain a value sufficient to provide residential facilities, however, this use would be short lived.

It is the opinion of the appraiser that the present use is not the highest and best use of the property but that it is an interim use awaiting a higher and better use for incorporation into the general utility of the area and specifically the University of New Mexico.

VALUE ESTIMATE OF THE SITE

In order to estimate the market value of the entire property under consideration it is necessary to estimate the market value of the site, as though vacant.

Investigation of the immediate area reveals that there have been no sales of vacant land in the recent past. Based upon competing areas of residential classification as well as known prices paid for land which is similarly zoned, it is the opinion of the appraiser that the market value of the site under consideration would range from \$70.00 to \$77.00 per front foot if the site were vacant.

Considering the probable highest and best use of the site and the prices paid for such sites, it is the opinion of the appraiser that \$75.00 per front foot most probably represents the value of the tract and that the site, if vacant, would have a market value of \$6,000.00.

DESCRIPTION OF THE IMPROVEMENTS

The improvements under consideration consist of a single family residential property in the pueblo style of architecture with a partial basement. There are no porches or garages with the property. On-site improvements consist of the residence, driveways,

fencing and landscaping.

The residence is constructed of adobe with stuccoed exterior and plastered interior. The roof of the structure is flat with assumed built up roofing in the native, pueblo style of architecture. Floors of the building are hardwood with linoleum in the kitchen and bath areas.

Heating of the building is accomplished by a forced air furnace located in the basement which is ducted to all rooms. The furnace is a dual unit which also supplies refrigerated air for the cooling of the house in the summer months. Plumbing of the building consists of a single compartment kitchen sink, automatic water heater and 3/4 bath. The bath contains a stall shower, lavatory and toilet. There is a sump drain in the basement. Wiring of the building is considered to be adequate for a property the age of the subject, however, the knob and tube wiring is old fashioned and the convenience outlets and fixtures would be considered inadequate by current FHA standards.

The room arrangement within the building is considered to be inadequate by today's standards. The accompanying plot plan notes the room arrangement with bedroom and sitting room or den on the east side of the building with dining room facilities on the west. Access to the living room area from the kitchen is through the dining room and is considered to be inadequate. It would be possible to correct this deficiency for residential purposes by opening a door from the kitchen directly to the living room for traffic purposes.

The living area of the main residence is 1087 square feet on the ground floor and the basement contains 225 square feet. The basement has concrete floors and concrete walls and, although not finished, would provide a hobby room or workshop for the owner of the property. In addition to the residence

and basement there is approximately 3300 square feet of gravelled, curbed driveway and some 80 lineal feet of fencing at the paved alley line at the rear of the property.

Landscaping of the property is considered to be good and the property should be quite saleable on the open market. Maintenance of the property has been proper and the appraiser finds no evidence of necessary repairs, at this time.

APPROACHES TO MARKET VALUE

The market value of the property under consideration may be estimated by two approaches. The approaches used by the appraiser are the cost approach and the market comparison approach. The cost approach estimates the market value of the property by considering the depreciated construction cost of the improvements and the market value of the vacant site while the market comparison approach considers the property in direct relationship with other known properties which have sold. The appraiser has not utilized the income approach to the market value of the property since there was insufficient data on rentals to arrive at a conclusion by income.

COST APPROACH

The cost approach to the market value of the property under consideration estimates the value of the property by considering reconstruction costs of all improvements, less all depreciation, plus the market value of the vacant site.

Cost estimates have been prepared by the appraiser based upon known construction costs within the Albuquerque area. These costs of construction are checked regularly with contractors and builder suppliers as well as by reference to known building costs in cost guides published by reputable firms.

Depreciation on property such as the subject is based upon its effective age as it relates to its probable remaining life. The property under consideration is approximately 25 to 30 years old, however maintenance of the property has been such that the effective age of the property does not exceed 15 years. For residential purposes, the remaining life of the improvements will be considered to be approximately 25 years. In addition to the loss due to physical wear and tear on the property, the inadequate floor plan of the residence would command an additional loss in market value due, either to inconvenience of room arrangement or cost of correction of the traffic pattern. It is the opinion of the appraiser that the overall depreciation of the improvements is approximately 40%.

The cost approach to the market value of the property under consideration is best detailed as follows:

Residence	1087 sft. @ \$9.85	\$10,707.00
Basement	225 sft. @ \$5.50	1,238.00
Driveway	3300 sft. @ \$0.25	825.00
Fence	80 lft. @ \$1.50	<u>120.00</u>
Reconstruction Cost		\$12,890.00
Depreciation 40%		<u>5,156.00</u>
Depreciated Cost		7,734.00
Landscaping		500.00
Land Value		<u>6,000.00</u>
Indication by the Cost Approach		\$14,234.00

Considering the foregoing tabulation, new construction cost, estimated depreciation, and land value, the indicated value of the subject property by the cost approach is:

FOURTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS...(\$14,250.00)

MARKET COMPARISON APPROACH

The appraiser has approached the market value of the property under consideration by comparison of the subject property with known sales within the neighborhood under consideration. Reference is made to the market data map in the addendum to this report for the specific properties considered most comparable, however, numerous properties were considered. Most known sales were considered to be quite superior to the subject and a direct comparison was virtually impossible. The subject property, together with a few other properties, represents a minority within the area, being a small residence whereas the typical residence is in excess of 1600 square feet and is quite elaborate. The subject property is relatively small, approximately 1087 square feet, and is basically quite plain with the exception of the refrigerated air conditioning. Two of the sales utilized are directly comparable to the subject while the third sale, although large, could be adjusted for an indication of value.

The sales considered by the appraiser are analyzed on a market analysis chart following the basic description of each of the sales.

The first sale considered is the transfer of 415 Maple N.E. in August, 1965. This property sold for a total price of \$14,800.00. The residence with 970 square feet on the ground floor and had a full basement which had been finished off for living purposes. The residence contains five rooms and bath on the ground floor with three additional rooms and 3/4 bath in the basement. There is a large screened in front porch and two fireplaces with the residence.

The property at 424 Sycamore N.E. contains six rooms and bath plus an unfinished basement area of 26' x 36'. There is an attached front porch and a detached single garage. The residence

has two fireplaces, no air conditioning, and a range and refrigerator were included in the sale price. This property sold in January of 1966 for \$14,800.00.

The property at 427 Sycamore N.E. is a 2300 square foot residence containing six rooms and bath on the ground floor with three rooms and 3/4 bath in the finished basement area. The property has a completely equipped kitchen area and numerous extras. There is a covered front porch and an attached car port area. This property sold in July of 1966 for \$26,000.00.

The foregoing sales are compared in detail with the subject property on the following market comparison chart.

MARKET COMPARISON CHART

ITEM	SUBJECT PROPERTY	SALE	ADJUST.	SALE	ADJUST.	SALE	ADJUST.
	1808 Las Lomas NE	424 Sycamore NE	1/66	415 Maple NE	8/65	427 Sycamore NE	7/66
Building Area	1087 sft.	985 sft.	\$ 500.	970 sft.	\$ 500.	2300 sft.	\$ -6000.
Condition	Good	Good		Good		Good	
Plumbing	K - 3/4 B	K - B	-200.	K 1 3/4 B	-500.	K - 1 3/4 B	- 500.
Construction	Adobe Stucco	Tile Stucco		Adobe Stucco		Tile-Brick	
Basement	15x15 conc fl	26x36 conc fl	-500.	Full-Finished	-1500.	Finished	-3500.
Roof	Pueblo	Pueblo		Pueblo		Pitch-Cedar	- 750.
Floor	Hardwood	Hardwood		Hardwood		Hardwood	
Heating	Forced Air	Forced Air		Forced Air		Forced Air (2)	- 250.
Porch	None	Covered	-200.	Screened	-400.	Covered	- 200.
Garage	None	1 car det.	-750.	None		1 car port	- 500.
Fireplace	Hogan WB	2 WB	-500.	2 - WB	-250.	W B	
Landscaping	Good	Good		Good		Good	
Cabinetry	Typical	Typical		Typical		Typical	
Fencing	At alley	Block Wall	-500.	Block Wall	-500.	Block Wall	- 500.
Walk-Drive	Gravel	Concrete		Concrete		Conc. Gravel	
Topography	Level	Slight Slope		Sloping		Level	
Lot	79.75x140.33	50 x 132	1500.	50x94	1500.	50 x irreg.	1500.
Range & Oven	None	Free Standing	-250.	None		Incl Ref-Freez.	-750.
Dishwasher	None	None		None		Built-In	- 250.
Air Cond'n'r	Refrigerated	None	500.	Evaporative	250.	Evaporative	250.
Patio	None	None		None		Open-Stone	- 250.
Prinklers	Front-Rear	Front-Rear	250.	None		Front	
Total Adjustment		\$ -400.00	\$ -650.00	\$ -11,700.00			
Selling Price		\$14,800.00	\$14,800.00	\$14,800.00		\$ 26,000.00	
Indicated Value		\$14,400.00	\$14,150.00	\$ 14,300.00			

Considering the indications of value by the three sales noted, there is an indicated range in the market value of the subject property from \$14,150.00 to \$14,400.00. It is the opinion of the appraiser that the most probable market value of the subject property lies between these indications and not at either the high or the low end.

CORRELATION AND CONCLUSION

Considering the cost approach to the market value of the subject property with an indicated value of \$14,250.00 and the indicated range in market value by direct comparison from \$14,150.00 to \$14,400.00, it is the opinion of the appraiser that both approaches tend to indicate the probable market value.

The cost approach falls within the range indicated by the market comparison approach and, since the market comparison approach is a range in value, the cost approach is the most probable indicator within this range.

It is the opinion of this appraiser that the most probable market value of the property under consideration as of September 16, 1966, was:

FOURTEEN THOUSAND TWO HUNDRED FIFTY DOLLARS.....(\$14,250.00)

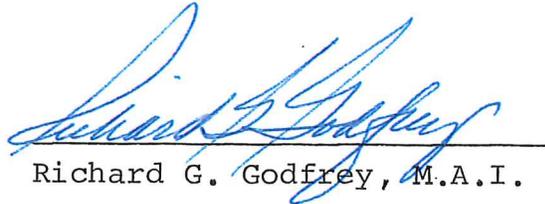
Of the foregoing market value estimate, it is the opinion of the appraiser that the contribution would consist of \$6,000.00 of land value and \$8,500.00 for improvement value.

CERTIFICATION

I hereby certify that the facts and data used herein are true and correct to the best of my knowledge and belief, that I have personally inspected the property under consideration,

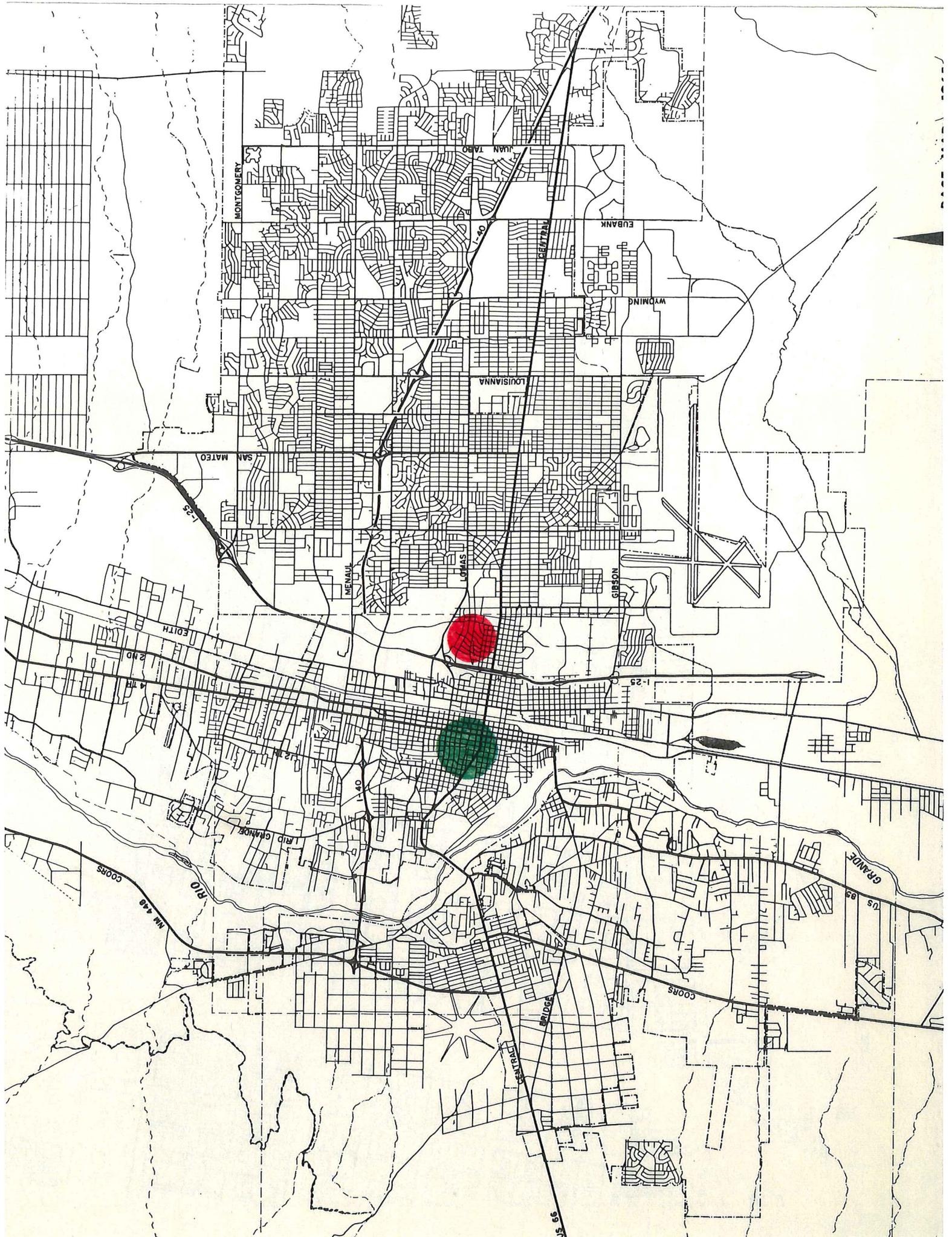
both inside and outside, and that I have no interest, either present or prospective therein. I further certify that this appraisal has been made in conformance with the standards of practice and ethics of the American Institute of Real Estate Appraisers, of which I am a member.

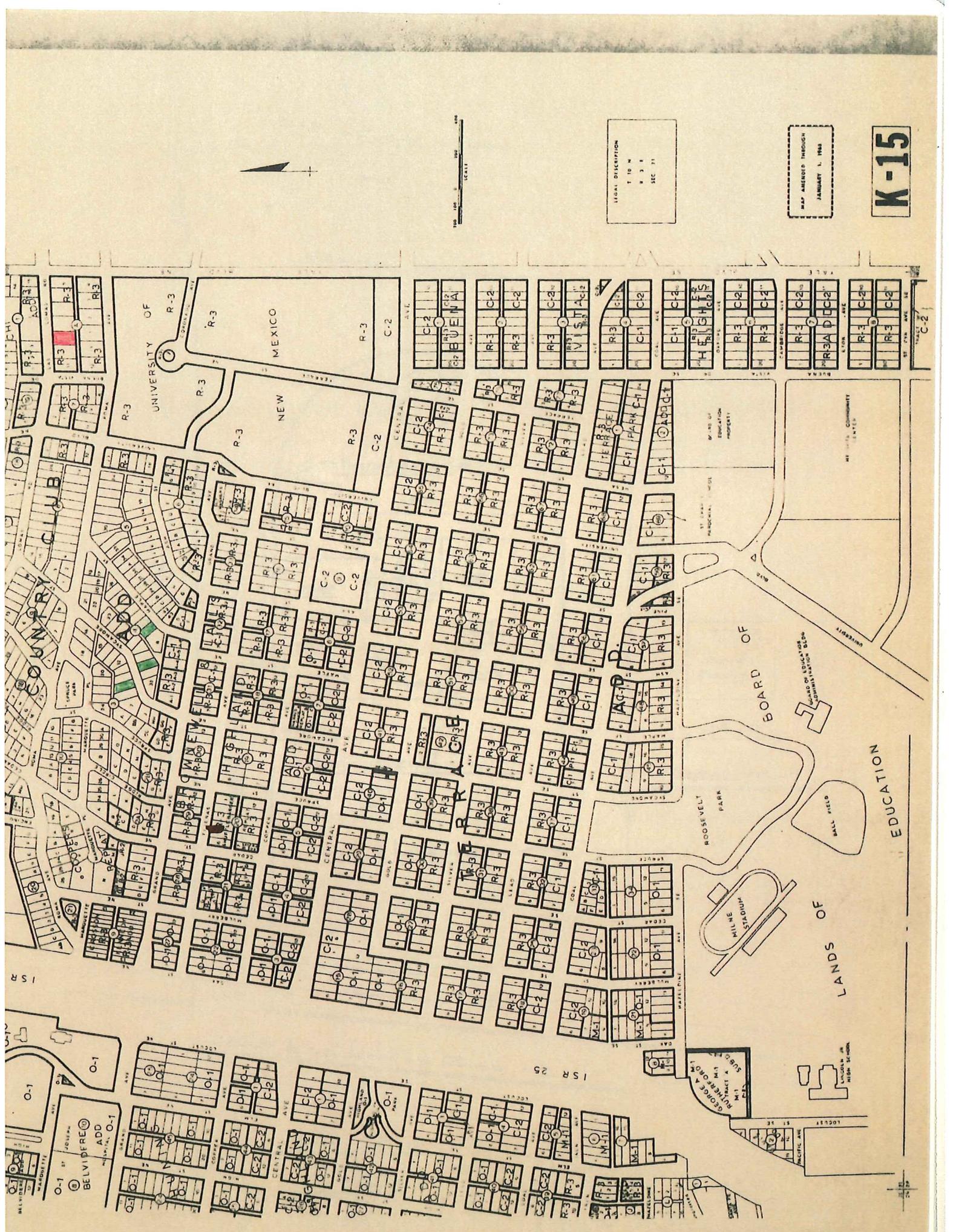
Respectfully submitted,



Richard G. Godfrey, M.A.I.

September 21, 1966

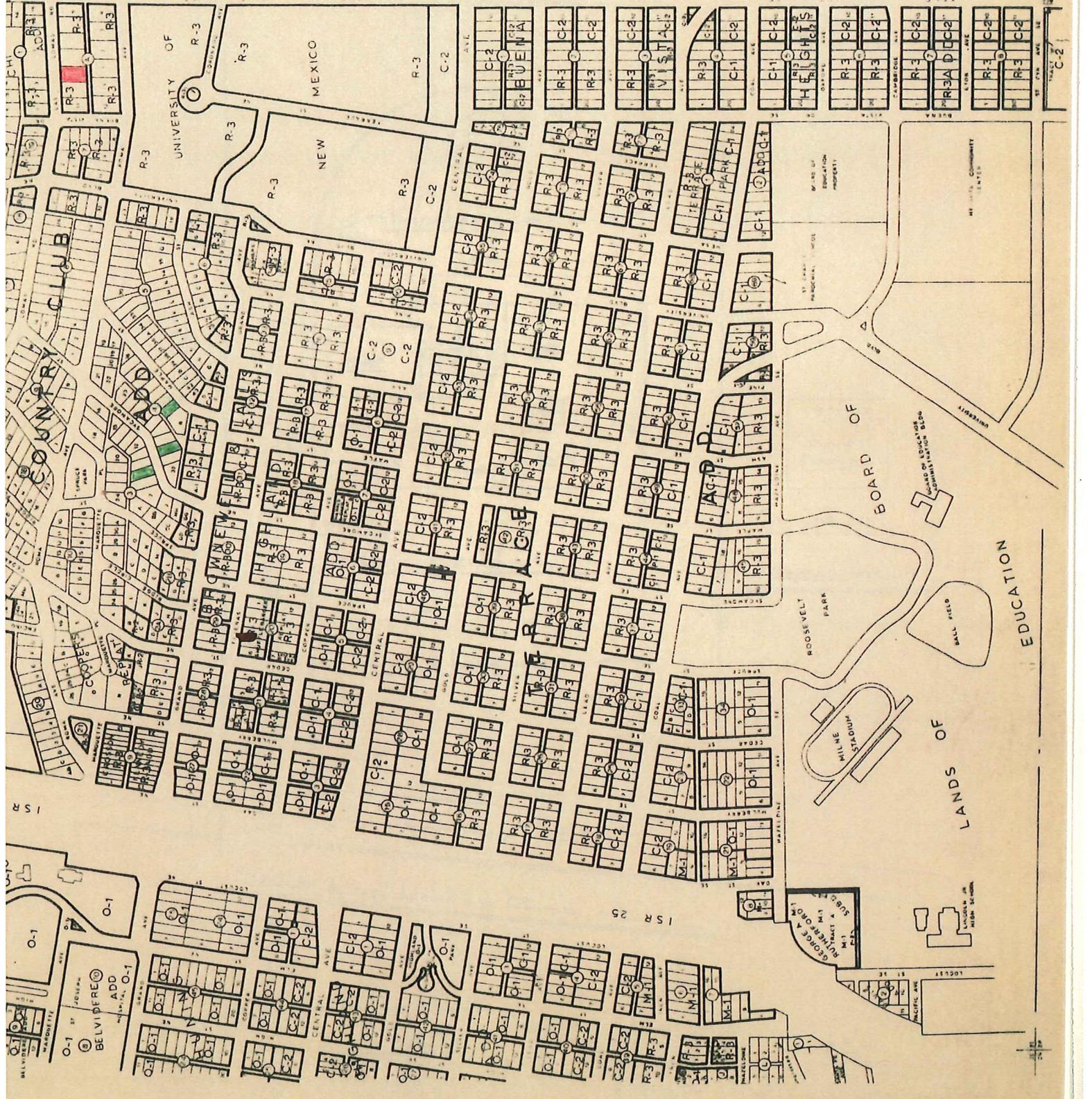




LEGAL DESCRIPTION
 T 10 N
 R 3 E
 SEC 21

MAP AMENDED THROUGH
 JANUARY 1, 1943

K-15



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 T 10 N
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K-15

CONTINGENT AND LIMITING CONDITIONS

The legal description used in this report has been furnished the appraiser by the owner of the property. The legal description is assumed to be correct, however, no responsibility is assumed therefor.

The appraiser assumes no responsibility for matters legal in character, nor does he render any opinion as to the title which is assumed to be good. The subject land is owned by the University of New Mexico and under long term lease (99 years) to the current owner. Other liens and encumbrances have been disregarded, and with the exception of the foregoing, the property is appraised as though free and clear under responsible ownership and competent management.

The plats and sketches included in this report are to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumes no responsibility therefor.

Possession of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant and in any event only with proper qualification.

The appraiser is not required to give testimony or attendance in Court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made therefor.

The distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuation of land and buildings must not be used in conjunction with any other appraisal and such valuations are invalid if so used.

RICHARD G. GODFREY, M.A.I.

QUALIFICATIONS OF THE APPRAISER

RICHARD G. GODFREY

ELEMENTARY SCHOOL

HIGH SCHOOL

COLLEGE EDUCATION

APPRAISAL EDUCATION

EXPERIENCE

MAJOR CLIENTS

MEMBERSHIPS

Born December 18, 1927

Sharon, Pennsylvania

St. John's Military Academy, 1945

Ripon College, Wisconsin, 1945-1949

University of New Mexico, 1950

AIREA Course I, 1954

AIREA Course II, 1963

Fee Construction Inspector, 1950-1951

Fee Appraiser, 1951 to Date

Vice-President, Home Savings and

Loan Association, 1958-1960

Real Estate Broker, 1961 to Date

Qualified as Expert Appraisal Witness

before District Courts:

McKinley County 1961

Bernalillo County 1962

Santa Fe County 1964

Veterans Administration

State of New Mexico

City of Albuquerque

ACF Industries

Mortgage Guaranty Insurance Corp.

Local Attorneys

Private Parties for Market Value

Estimates

Albuquerque Board of Realtors

National Association of Real

Estate Boards

American Right-of-Way Association

American Institute of Real Estate

Appraisers