



CAMERON COUNTY PURCHASING

1100 East Monroe St,
Brownsville, Texas 78520
(956) 544-0871 Fax: (956) 550-7219

ADDENDUM # 2 - PAGE 1 of 3

DATE OUT: 01/31/24

RFQ TITLE: REAL ESTATE APPRAISAL SERVICES

RFQ NUMBER # 240206

DEADLINE: February 7th, 2024 at 3:00 p.m.

(IN ORDER TO AVOID DISQUALIFICATION – ALL ADDENDUMS MUST BE SIGNED AND RETURNED BY DEADLINE AND INCLUDED IN THE SEALED RFQ PACKAGE SUBMITTED)

1.- As part of the scope of work under RFQ # 240206 for Real Estate Appraisal services, Cameron County will classify each participating Appraisal firm(s) based on their specialty in order to assign work orders under term contract once awarded by County Court Commission.

Note:

This addendum shall become part of the RFQ and all RESPONDERS/PARTICIPANTS shall be bound by its content. All aspects of the scope of work/services not covered herein shall remain the same.

Acknowledgment of receipt:

Company Name _____ Phone # _____

Vendor Signature _____ Date _____

Must include and return with RFQ package.

01/31/2024

PROPERTY USE CLASSIFICATION:

Please **check** on any property use classification that your firm is competent in. This information will be used to classify each participant (Appraiser) based on their specialty(ies) and or specific type of appraisal that firm specializes in to assign a work order once a contract is awarded by County Court Commission.

Vacant Land Classes

- Cropland
- Grove/Orchard
- Mixed-Use
- Pastureland
- Commercial Sites
- Housing Tracts
- Industrial Land
- Park and Open Space
- Recreation Land
- Water-Related

Building Classes

- Agricultural Facilities
- Club/Lodge
- Community/Recreation Center
- Convention Center
- Reception/Banquet Hall
- Religious Facility
- Restaurants
- Single-tenant Retail
- Retail Strip Centers
- Big Box Retail
- Shopping Centers
- Healthcare Related
- Single-family Housing
- Multi-family Housing
- Senior Housing
- Mobile Home/RecVeh Parks
- Flex Space
- Manufacturing Facilities
- Warehouse
- Self-Storage/Mini-Storage
- Hotels
- Motels
- Single-tenant Offices

- Multi-tenant Offices
- Medical Offices
- Banks
- Government Offices
- Government Facilities
- Courthouse
- Educational Facilities

- Fire House
- Jail/Correctional Facility
- Library
- Police Station
- Post Office
- Airport Hanger
- Airport Infrastructure
- Airport Terminal
- Other Airport Facilities
- Bus Terminal
- Roads, Bridges, and Related Items
- Customs Facilities

Types of Appraisals

- Right-of-way Appraisals
- Condemnation Appraisals
- UASFLA (Yellow Book) Appraisals

Types of Reviews

- USPAP Review
- USPAP - Right-of-way Review
- UASFLA (Yellow Book) Review

Cameron County is looking for real estate appraisals to provide different types of commercial appraisals for:

- ✓ Cost approach
- ✓ Sales comparison approach
- ✓ Income capitalization approach
- ✓ Income approach
- ✓ Gross rent multiplier approach
- ✓ Common appraisal challenges
- ✓ Market approach
- ✓ Price per square foot
- ✓ Structure/Building appraisal

Appraisal reports must be presented to Cameron County in three (3) formats:

1. Self-contained report
2. Summary report
3. Restricted report

Cameron County will require an appraisal review assignment when necessary to validate the accuracy and reliability of the appraisal. (See types of reviews on previous page)

END OF ADDENDUM # 2

01/31/2024