



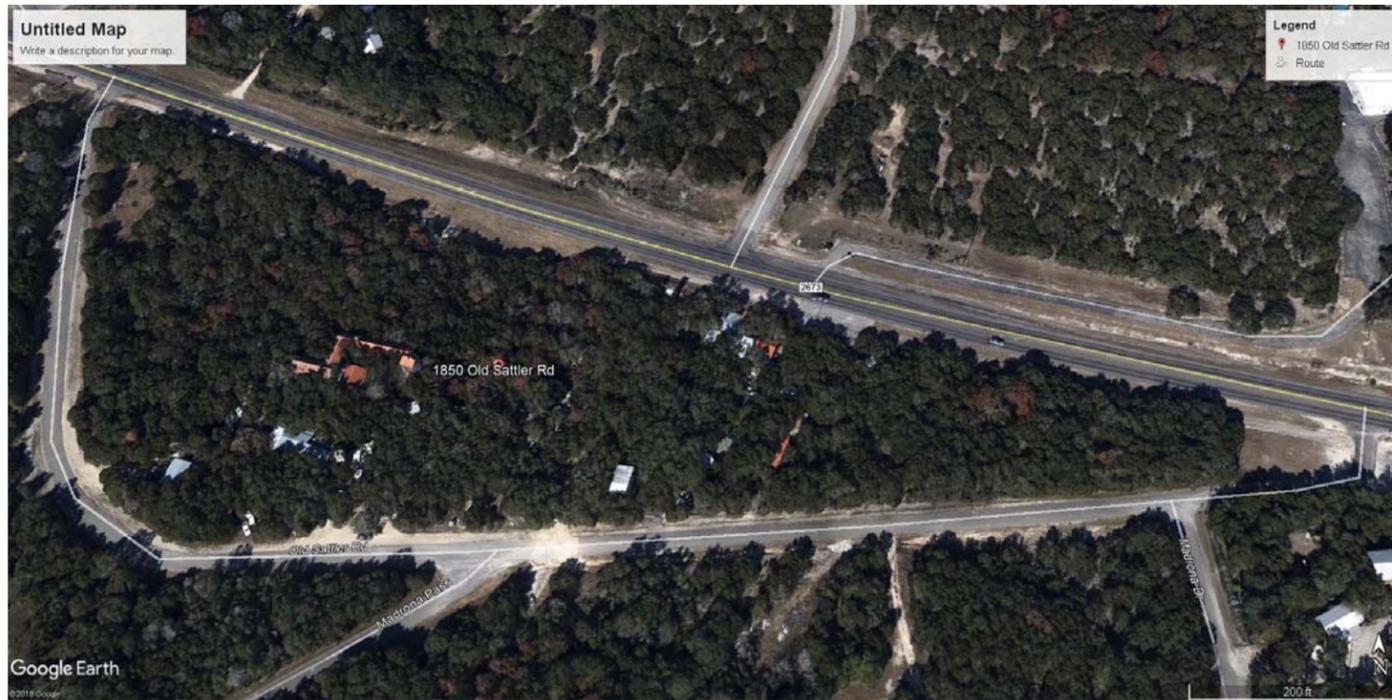
An Architect's
Analysis of the Property of
Mr. Douglas Kirk

By

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Architect
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2/15/2019



9.8950 Acre Site Owned by Douglas Kirk

Owner's History

Douglas Kirk bought the subject property shown above in 1978 and 1979 for around \$23,000 (he received a portion as a gift in 2011). There were no improvements on the property when he purchased it. Mr. Kirk built all the storage and living space on the property over this 41 year period.

Prior to purchasing his subject property, he had never built anything and was not in the building trades. He is not a skilled craftsmen and the only experience he has in building is what he has done on his property.

Mr. Kirk never borrowed any money to build anything upon his subject property. He acquired building materials for free and at cheap prices and stored them on his property until he could get around to

using them. There are no mortgages on his property.

The approach has two results. First, Mr. Kirk truly owns his property, a good thing these days. Second, the quality of construction being a lot less than professional makes his property value affordable for him. Both results are advantageous to Mr. Kirk, the owner.

Summary of Property Value

Mr. Kirk has stored a lot of material on his property and for the purposes of many this would be a liability rather than an asset. This is considered detraction to land developers.

The concrete masonry unit buildings appear to be structurally sound regardless of their want of skillful finish. This would not be pleasing to most but is certainly suitable to the owner. The value is greatly reduced to others but affordable and substantial to the owner.

A reasonable value of the site improvements and detractions of the property support the following values of structures on the Kirk property:

- Home \$36,000
- Attached Storage \$32,964
- Fireworks Stand \$13,100

- CMU Bottle Bldg. \$1,100
- Abandoned Office \$5,165
- Original Shelter \$2,400
- Storage Sheds \$0,000
- Film Sets \$0,000
- Pump House \$800
- Tower, Storage, Garage \$870.

Total: \$92,399

The land market value was estimated to be about \$133,000 by the CAD. However there are three runoff channels that cross this property reducing the effective area of the property by 29%. This would result in a value of **\$94,430**.

The combined value of the structures and land would bring the total to **\$186,829**.

Architect's Approach

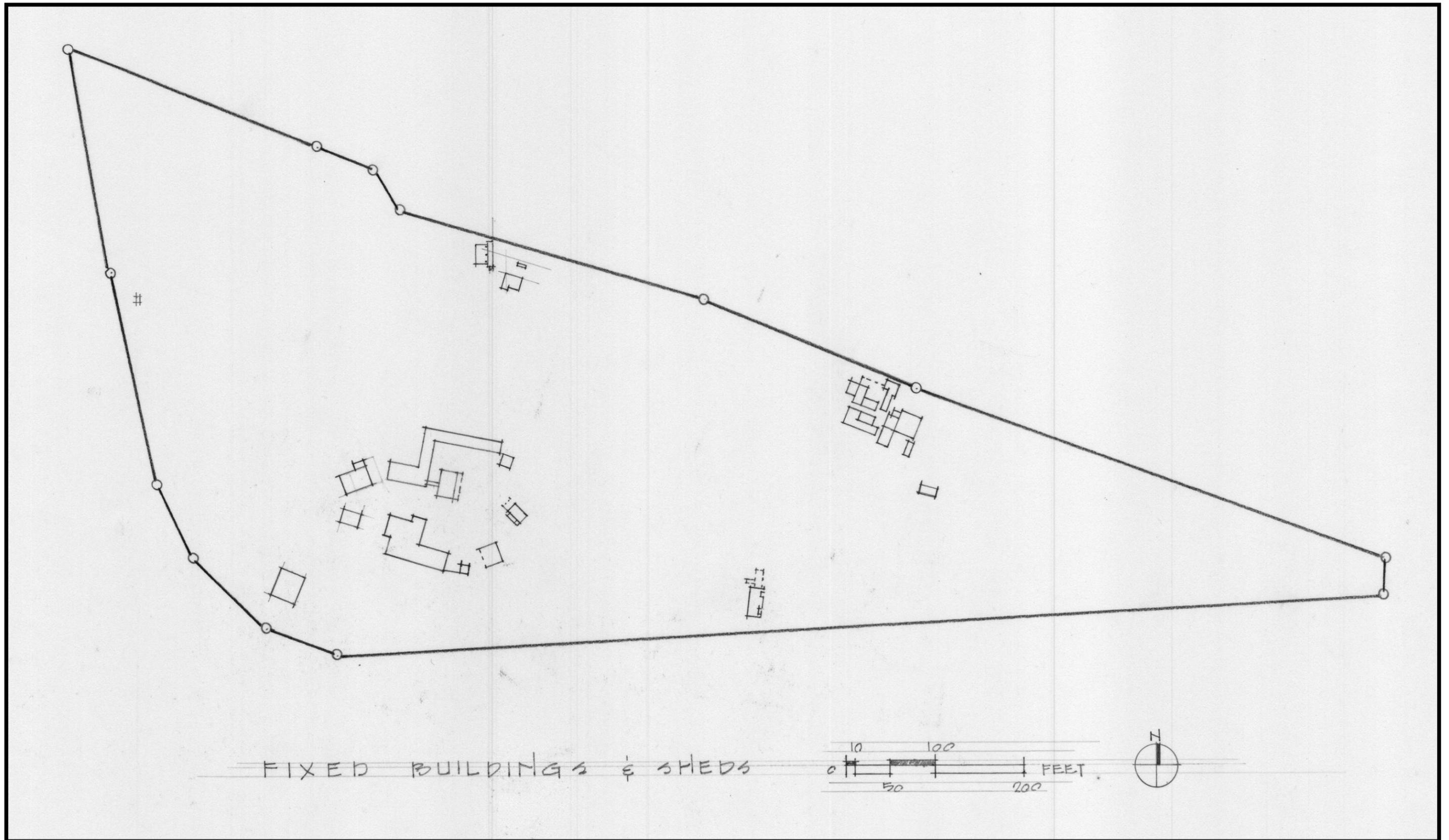
The first priority was to document all the structures that are fixed to the ground on the property. These were hand measured on site. Then an assessment was made about the limited value of the structures that were documented.

The use of estimating books cannot be applied directly as they do not include work that is done by those outside the construction trades as is the owner of this property.

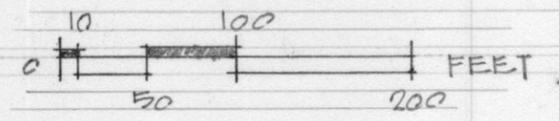
RSMeans Building Construction Cost Data 2014 was consulted on the few building materials that were assembled in the structures mainly Concrete Masonry

Units. Means shows a cost of materials for CMU at \$2.45/SF and labor at \$4.22/SF. But there was no labor or skilled labor involved. Even though the CMU structures on site seem to be holding up well they lack the appearance of skilled craftsmanship. The values set herein are reasonable for these structures. The structures on site cannot fit contractor built statistics.

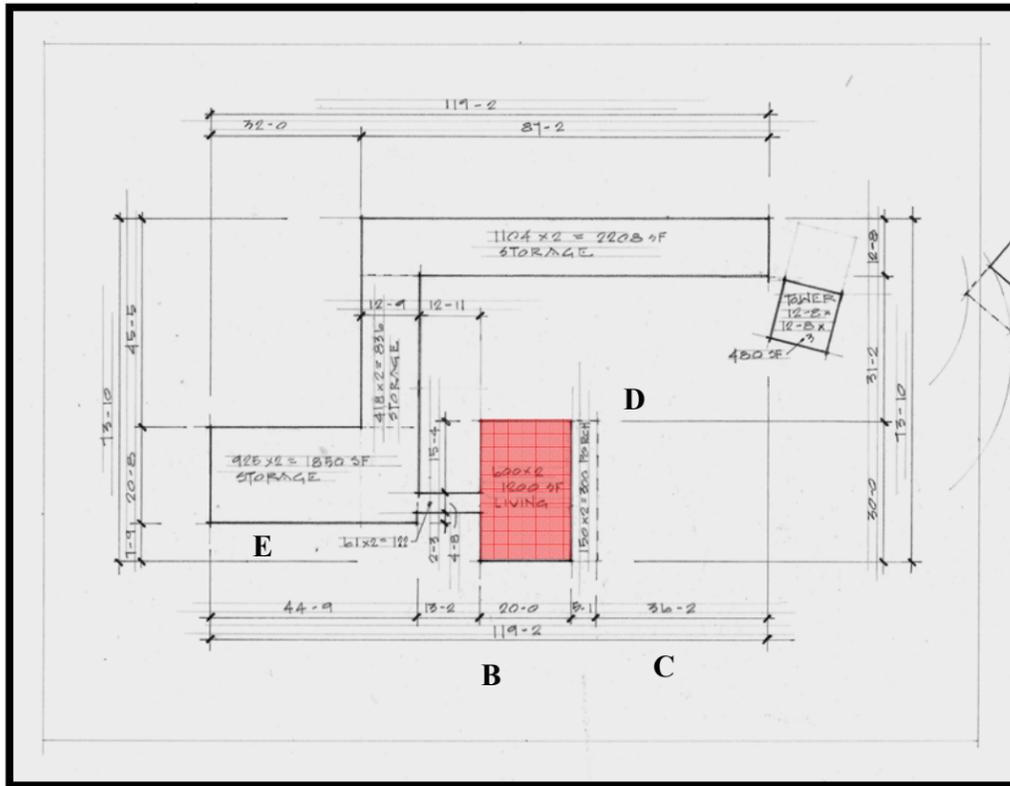
I have been an architect for 35 years and have sealed over 100 house plans for *David Weekly Homes* in the Schertz, Texas area in the last three years. I have also built my own structures.



FIXED BUILDINGS & SHEDS



Approximate Location of Buildings Using Handheld GPS Land Meter on the Ground



A Entry Drive



B



C



D

HOME

Size:
 20 x 30 x two stories = **1200 SF**
 Front Porch = 5-1 x 30 = 150 x 2 = 300 SF

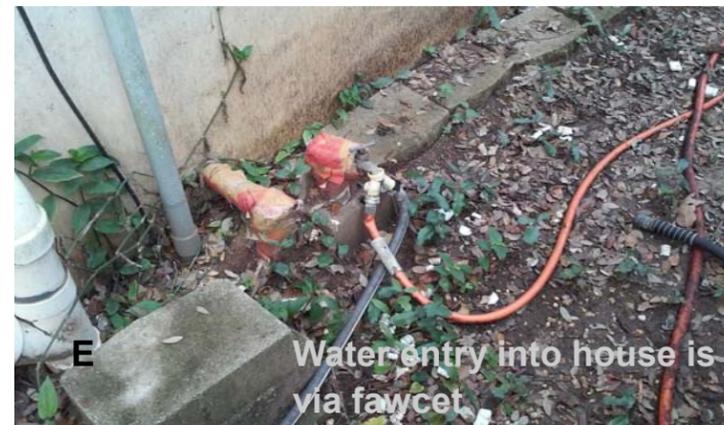
Structure:
 Constructed of 8x8x16 inch concrete masonry units (CMU) w/ glass fiber reinforced stucco on exterior & no interior finish on the CMU. The interior partitions are of 2x4 studs with Gypsum Board. Roof is concrete tiles on plywood on wood roof trusses. Foundation is reinforced concrete slab on grade.

Condition:
 Home was built by the present owner who is not a builder with experience in the building field. It is unfinished and plumbing is in bad shape, bare plywood floors upstairs, Tile is coming up in

places downstairs due to slab cracks. Stairs have open risers and no finish. Wood trim is rotting. Clothes dryer is broken. Barrels are intended for future roof rain water collection system.

Utilities:
 Electrical, Plumbing and HVAC, Water from pump house via above ground garden hose.

Unit value:
 $\$30. / SF \times 1200 SF = \mathbf{\$36,000}$



E



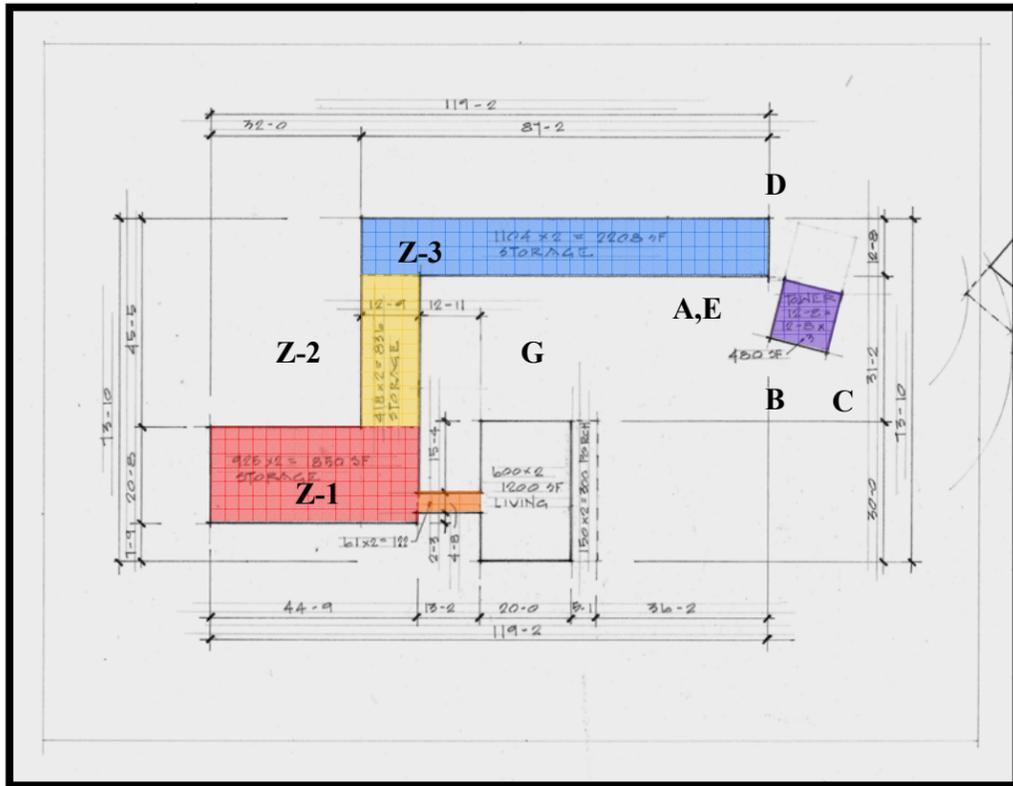
F



G



H



Barrels for future roof rain water collection system.

STORAGE

The 2 story long flipped "Z" shaped building is all storage and connected to the home by a narrow 2 story corridor that is 4-8 x13-0 long. There is a 3 story tower that is at the end of Zone 3 but not connected.

Size:

Zone 1 @ 1850 SF, Zone 2 @ 836 SF, Zone 3 @ 2208 SF, Connecting Hall @ 122, & Tower @ 480 SF for a total of **5,496 SF**

Structure:

Built by present owner between 1999 and 2010. Slab was poured in 1999 and dried-in by 2010. Owner has no experience in the building trades. Constructed of 8x8x16 inch CMU w/ glass fiber reinforced stucco on exterior & no interior finish. Foundation is reinforced concrete

slab on grade. Roof is concrete tiles on wood trusses. Second floor is pre-fab 2x4 wood trusses with plywood on one side with exposed plywood floor.

Condition:

Unfinished and in disrepair. Water damage from previous roof leaks. Plywood was used to strengthen water damaged trusses. Exposed Plywood floors show signs of previous water damage due to years without roof.

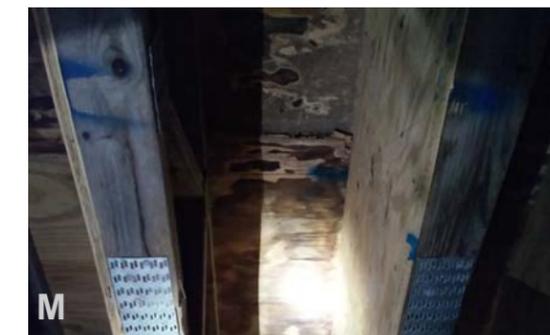
Owner has been burglarized six times and fears that it will happen again.

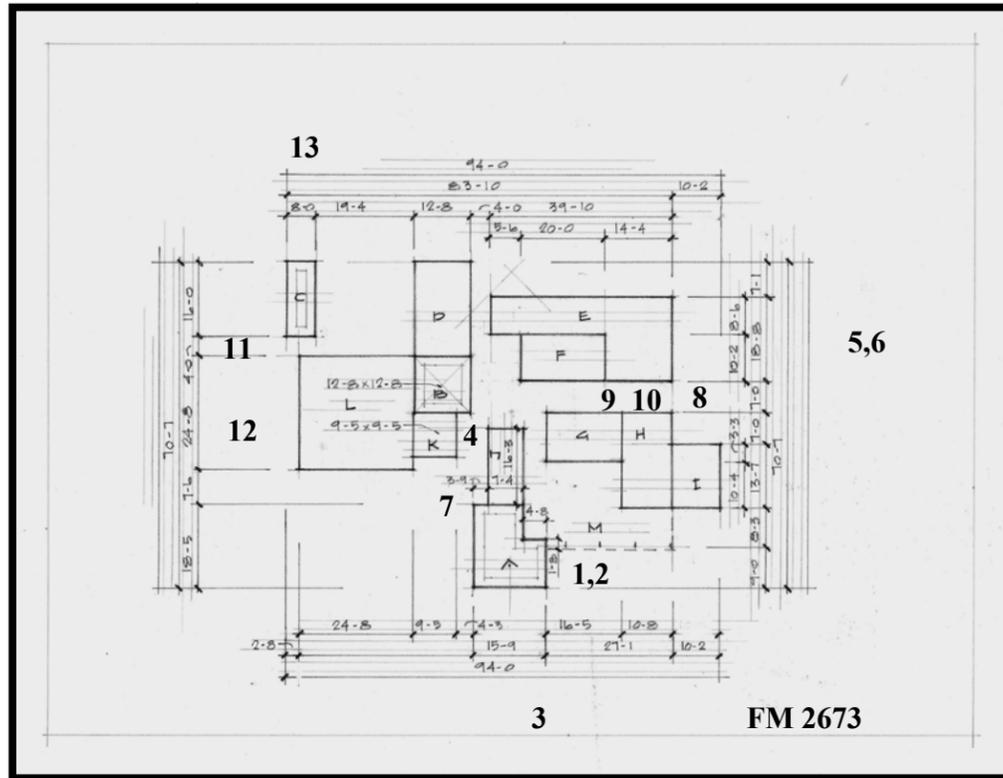
Utilities:

No mechanical, electrical or plumbing available in the storage areas.

Unit value:

\$6.00 / SF x 5,494 SF = **\$32,964**





FIREWORKS STAND

Complex was built in phases over 26 years between 1985 and 2011 by present owner, unskilled in the building trades.

Size:

A: Concrete Masonry Units (CMU) 254 SF
 B: CMU 2 Levels 320 SF w/ metal roof.
 C: CMU 128 SF w/ no roof.
 L: CMU 608 SF
 Total of **1,310 SF of CMU w/ tile & mtl. roof**
 D: Corrugated Metal Siding (CMS) 253 SF
 E: CMS 485 SF
 F: CMS 203 SF
 G: CMS 168 SF
 H: CMS 220 SF
 I: CMS 138 SF
 J: CMS 119 SF
 K: CMS 89 SF
 Total of **1,675 SF of CMS with CMS roof**

Structure:

Zone A, C, are 8x8x16 CMU with concrete tile roof on concrete slab on grade.
 Zone B is CMU with CMS roof. Other

structures are 2x4 wood open frame with corrugated metal siding. No interior finish. Walkways between buildings are Brick and stone floor on earth. More like shacks and sheds. Floors inside metal buildings are gravel or stone. Rains have flooded these floors from runoff.

Condition:

Much is open to the air and shows signs of water damage on eaves and fascias. Roofs leak.

Utilities:

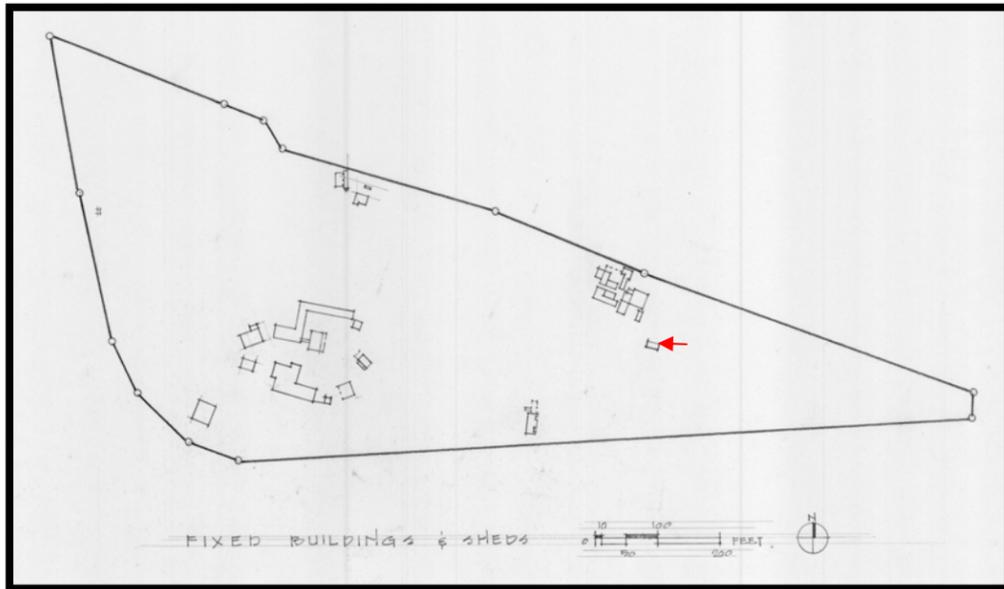
One window unit and electrical in zone A. No water, sewer, or HVAC.

Unit Value:

\$0/SF for metal sheds x 1,675 = \$0.00.
 \$10/SF CMU bldgs. x 1,310 = \$13,100.

Total: \$13,100.





Bottle Wall CMU Building

Infill between CMU blocks is bottles laid in place with concrete.

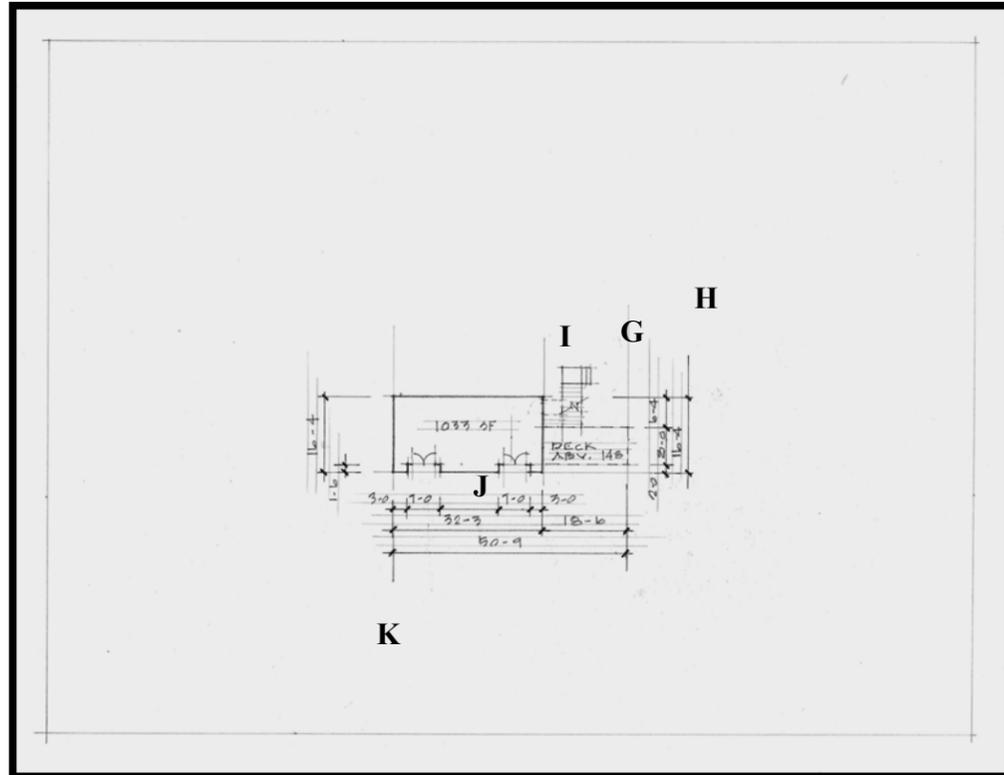
Size:
11-1 x 20-0 = 220 SF

Structure:
CMU block with fiber reinforced stucco exterior with wood framed gables. Foundation is reinforced concrete slab on grade. Roof is Corrugated Metal on wood framed rafters. No interior finish.

Condition:
Unfinished with residual concrete on bottles.

Utilities:
Electrical only.

Unit Value:
\$5/SF x 220 = **\$1,100**



ABANDONED OFFICE

Two story structure was built by present owner, who had no experience in the building trades and abandoned after serious roof leaks.

Size:
Total of **1033 SF**
Elevated Deck @ 148 SF

Structure:
2x4 wood frame on concrete slab on grade with 105 wood siding and low slope roll composition shingles with metal over it.

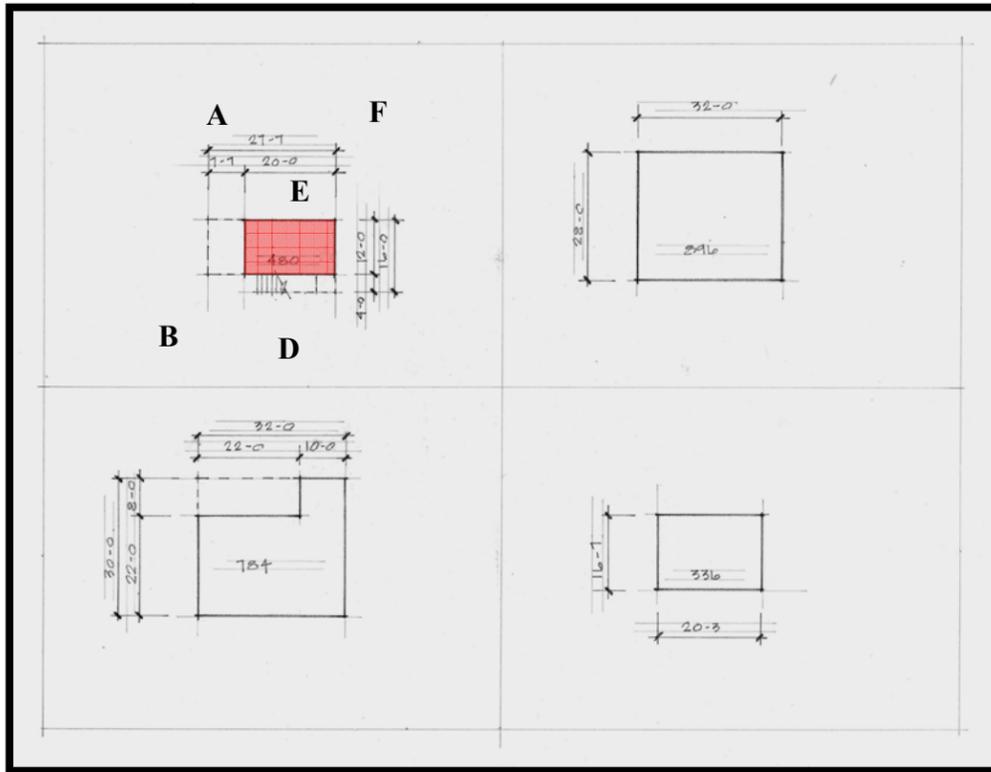
Condition:
Unfinished. Built 38 years ago by present owner in 1981 without construction experience. It shows signs of siding and parapet rot. Severe roof damage caused owner to abandon it. There are no interior stairs to get to 2nd floor. Deck was in-

stalled after first exterior stair collapsed. Roll vinyl flooring separating from plywood subfloor. No interior finish on 2nd floor.

Utilities:
Electrical lights available. No plumbing or HVAC.

Unit Value:
 $\$5/\text{SF} \times 1,033 = \$5,165$





ABANDONED ORIGINAL SHELTER

Owner lived here while building house he is in presently.

Size:
20 x 12 = 240 x 2 stories = **480 SF**

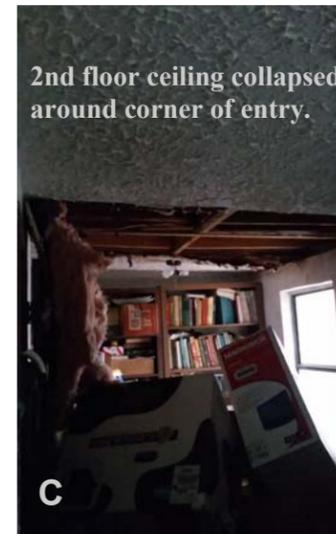
Structure:
CMU w/ glass reinforced stucco on exterior w/ no interior finish. Foundation is reinforced concrete slab on grade except at porch. Access to 2nd floor from interior is by steep ship's ladder.

Condition:
Major leaks caused ceiling collapses and damaged contents. The exterior doors & stairs are rotting. There is no kitchen but has a very small non-functioning bathroom. The front porch is rotted out and the porch deck has collapsed.

Utilities:
Electrical lighting and outlets.

No HVAC

Unit Value:
\$5/SF x 480 = **\$2,400**



2nd floor ceiling collapsed around corner of entry.



2nd Floor Entry



E

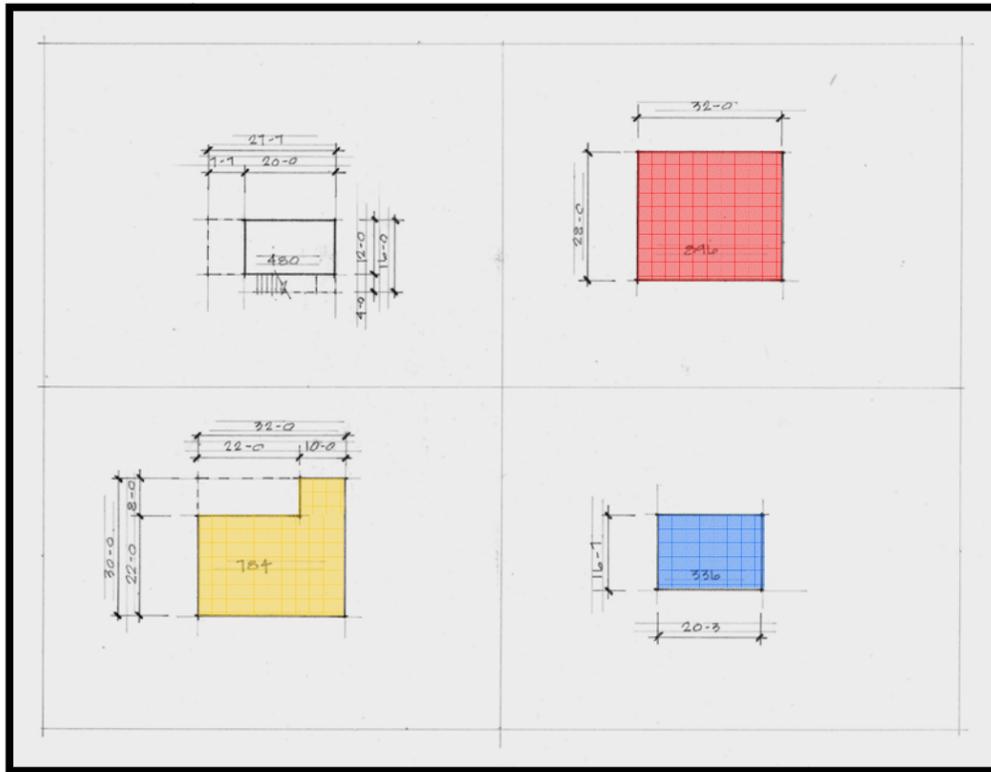


F



View from open 2nd Floor door

G



Storage Shed 1:

THREE STORAGE SHEDS

Size:

- 1. Red: **896 SF**
- 2. Yellow: **784 SF**
- 3. Blue: **336 SF**

Total: 2,016 SF

Structure:
 Post and 2x4 open wood frame w/ corrugated metal siding. Foundation is earth. Roof sheds or low slope gables w/ corrugated metal.

Condition:
 Very poor.

Utilities:
 None.

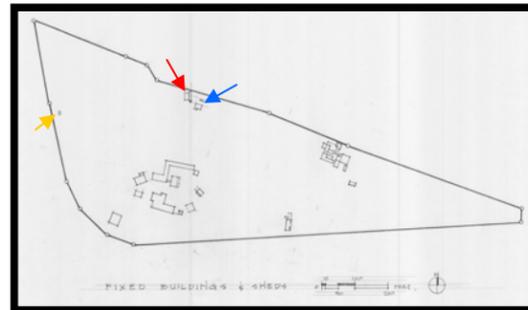
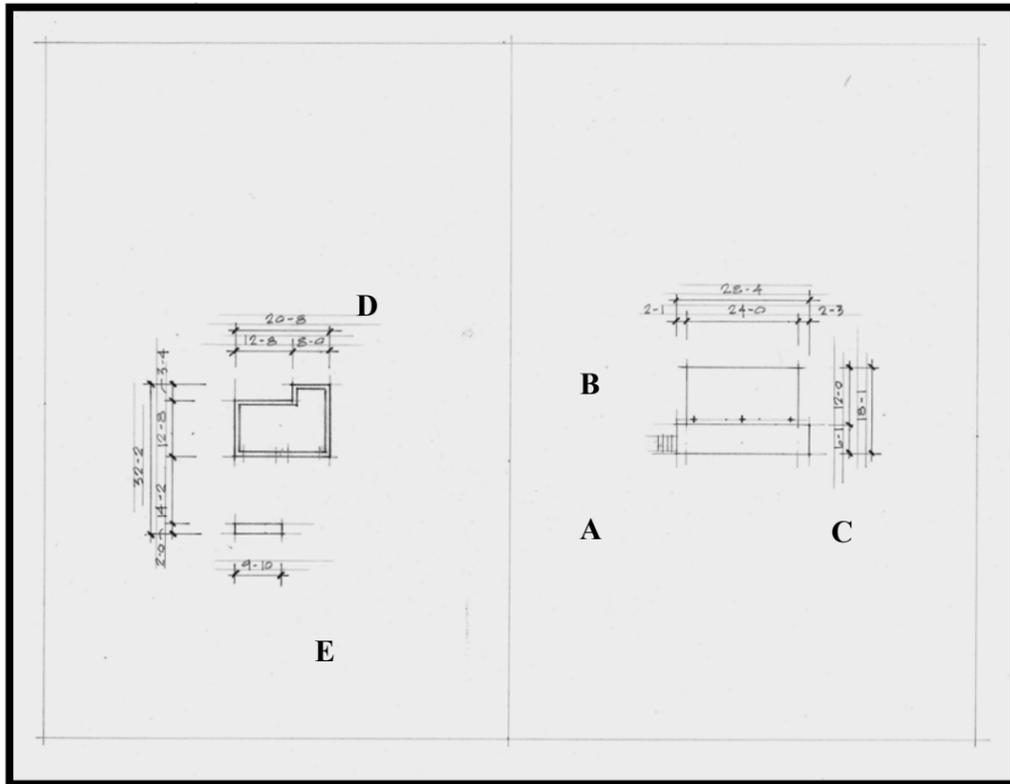
Unit Value:
 \$0/SF = **\$0.00**



Storage Shed 3:



Storage Shed 2:



PARTIAL FILM SETS & PUMP HOUSE

Film Sets:

The red and blue arrows point to structures that were built for video sets for owner's film making hobby. These structures have no other functional use and contain no doors, roofs or utilities of any kind.

Unit Value:

$\$0/\text{SF} \times 0 \text{ SF} = \0.00

Pump House:

The yellow arrow points to the pump house that serves the owner's present home on site. The value is not in the structure but the pump, storage tank, & well head.

Unit Value:

$32 \text{ SF} \times \$25/\text{SF} = \$800.$

Water Service hose on ground





Storage Shed

CMU Storage



TOWER & STORAGE

Drawing shows red small Tower, yellow large storage shed and blue roofless storage area.

Size:

CMU Tower: **192 SF**

Yellow Storage Shed: **3,366 SF**

Blue CMU Storage: **486 SF**

Total:

Structure:

The small square CMU tower is 3 stories tall without a roof w/ an attached one story wall and end column. Storage Shed is 2x4 open wood frame and corrugated metal siding and roof storage shed. Floor is earth. The blue structure on the right is CMU with wide openings and no roof.

Condition:

The tower is open to the weather and

several of the treads of the internal ship's ladder are missing with exposed nails showing. The storage shed has open gaps in the walls and no interior finish.

Utilities:

There are no utilities of any kind in any of these spaces.

Unit Value:

These spaces have minimal value.

CMU Tower:

\$2/SF x 192 = \$384.

CMU Storage:

\$1/SF x 486 = \$486.

Storage Shed:

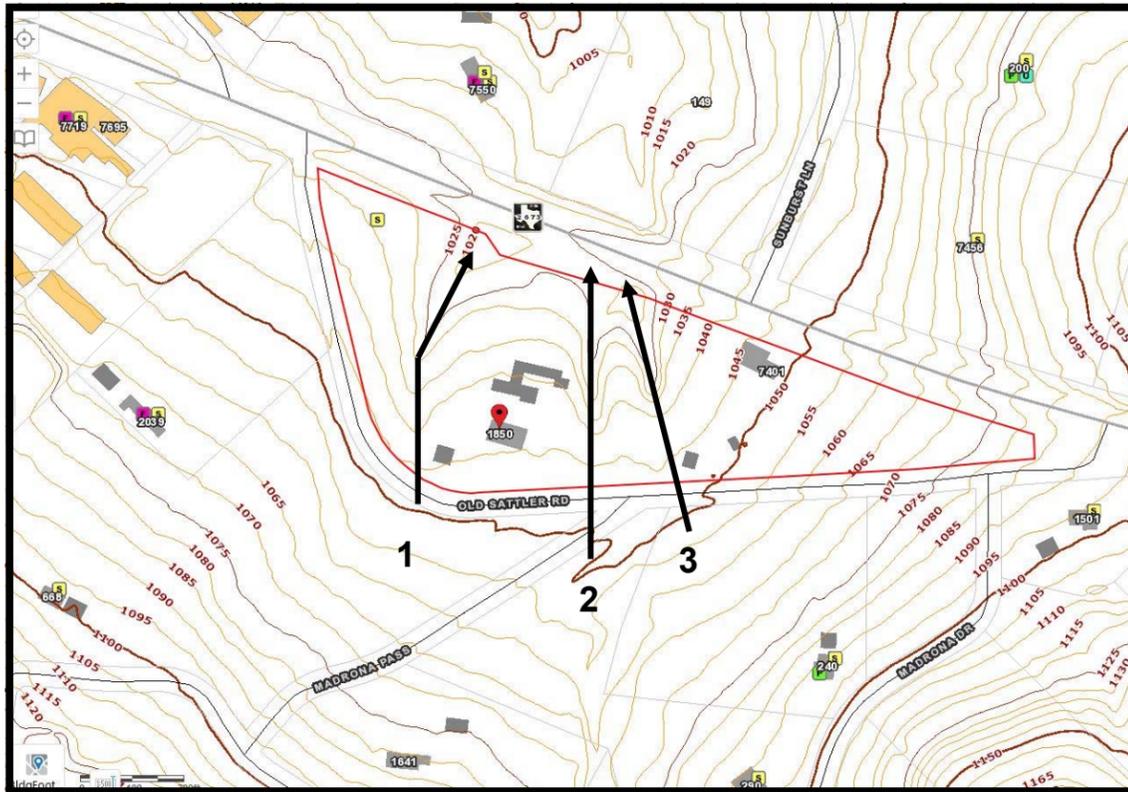
\$0/SF x 3,366 = \$0.00.

Total: **\$870.**



CMU Tower





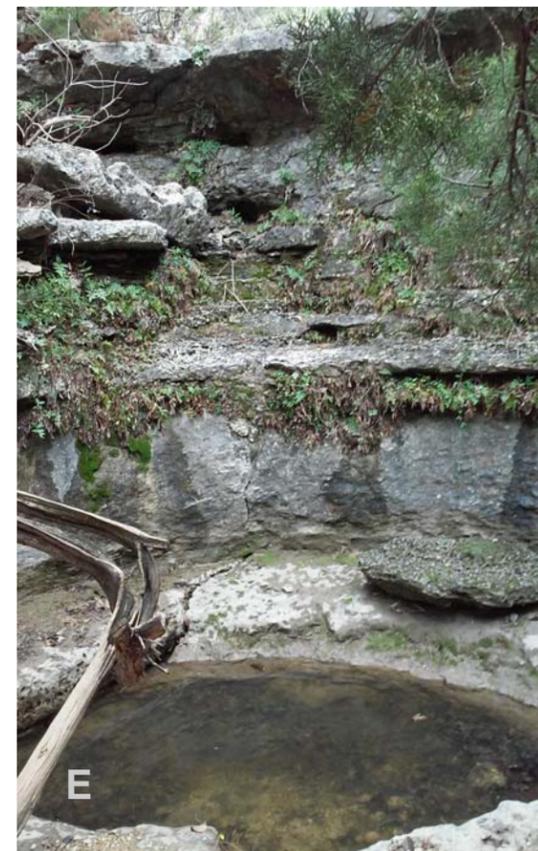
A
View from bottom of channel 2 towards Culvert.



B
View of heavy erosion near the top of channel 2.



C
View of low water crossing of Old Sattler Rd. into property.



E
Water pooled in deep channel.

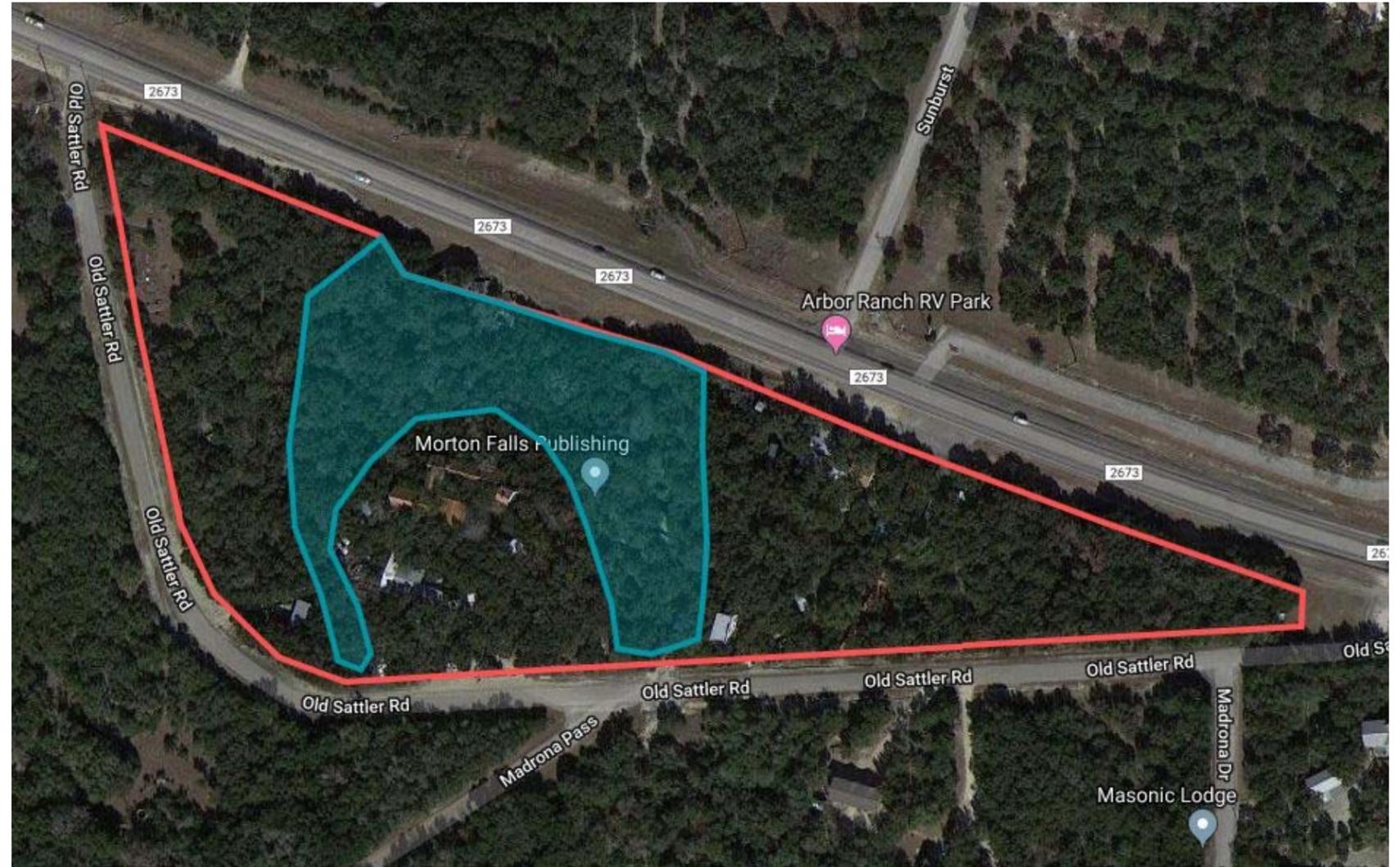
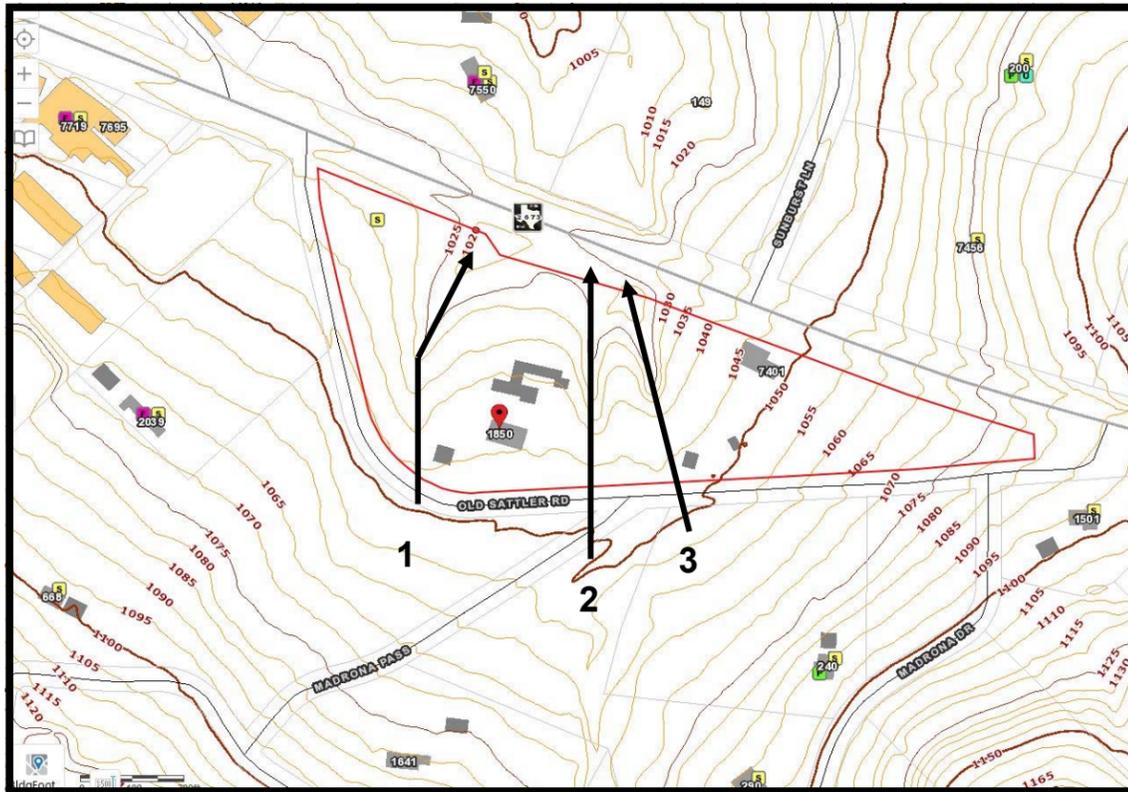


D
Deep erosion in channel nearing 20 feet high.

3 Deep Runoff Channels

The entire site contains 9.8950 acres. Three runoff channels cross this property that carry water during rains where it passes under highway 2673 in two large concrete culverts as shown in photo A. The Fireworks Stand and the Attached Storage areas have had the first floors flood from rains.

A calculation was made on Google maps after seeing the size and extent of the channels and using the map above as a guide. A copy of that map follows this page.



3 Deep Runoff Channels

The blue area is a rough approximation of the perimeter of the area of deep erosion from runoff. Google reports the graphic includes 2.88 acres.

This would amount to at least a 29 percent reduction in the value of this land. Given that the CAD says the land should be valued at about \$133,000 then it should be reduced by 29% or a reduction of \$38,570 totaling **\$94,430**.

This may be why the price was only \$23,000 originally. The owner has struggled with water on the site for 40 years.