

Appraisals

Some condemning entities are taking advantage of a loophole in the law regarding appraisals. Although entities will make an appraisal available at the time of initial and final offer, they are being allowed to present a new or updated appraisal immediately before a commissioner's court hearing. Meanwhile landowners are required to provide appraisals no later than 3 business days prior to a hearing.

Appraisals or opinions of property value, and damages caused by the condemnation, should be made available to the landowner at the time of the initial and final offer, no less than 10 business days prior to the special commissioner's court.

This document will be updated with a more comprehensive analysis soon.