

June 24, 2025

Karen McKinnon
Brazoria County Engineering
451 N Velasco, Suite 230
Angleton, Texas 77515

RE: Brazoria County
CR 81
Transmittal of Counteroffer
Parcel 24-554 Dominic Joseph Magnabosco

Owner:	Dominic Joseph Magnabosco
Date of Offer:	April 15, 2025
Date of Final Offer:	June 17, 2025
Whole Tract:	29.880 acres (1,301,573 square feet)
Partial Take:	0.478 acres (20,822 square feet)
Remainder:	29.402 acres (1,280,751 square feet)
County's Offer:	\$18,740.00
Counteroffer:	\$22,000.00
Increase:	\$ 3,260.00
% Change:	17.4 %

CF RECOMMENDATION: ACCEPT

Dear Ms. McKinnon:

Please find enclosed an Administrative Settlement Request submitted by the above-referenced property owner. The subject property is located along the South line of County Road 81, Brazoria, Brazoria County, Texas. The parcel to be acquired consists of 0.478 acres (20,822 square feet) being purchased as a Deed.

COUNTY'S OFFER: The County's offer is based on an appraisal prepared by Jason Mushinski, MAI, Senior Managing Director and Erin Pechal, MAI, Senior Appraiser for Valbridge Property Advisors. The initial offer of \$18,740.00, which includes \$0.90 psf, for the land and no money for the cost to cure.

COUNTEROFFER: The Owner proposes a counteroffer of \$22,000.00 for the land and provided comparable sales data to justify the increase of 17.4%.

FACTORS CONSIDERED IN EVALUATION

CFA recommends accepting this counteroffer based on a cost and timing savings standpoint. If the County accepted this counteroffer, it would save an estimated 2-4 months. Acquiring this parcel outside of condemnation is anticipated to take 1-2 months. Cobb Fendley also consulted with Jason Mushinski, appraiser, and he verified that had he had access to this the sales comparable he would have considered it. He also believes that the requested increase is not outside a typical real world negotiation counteroffer request. Lastly, title is clear and closing will be expedient with no title curative matters to contend with.

Cost Saving Issues: By going through the condemnation process the county will expend additional monies and resources utilized by the DA and costs for hearing and testimony from the County's appraiser.

Timing Issues: We anticipate a time savings of 2-4 months.

Sincerely,



Abel Garcia, Senior Right of Way Project Manager
Cobb, Fendley & Associates, Inc.

From: [Dominic Magnabosco](#)
To: [Michael Staines](#); [Abel Garcia](#)
Subject: Re: Property Valuation Parcel 24-554
Date: Tuesday, June 17, 2025 7:25:54 AM

After reviewing the offer for the land and looking at the properties that have recently sold, I feel that your offer is below what I am looking for.

The properties I listed in my previous email showed a value more than double what your offer is. I do understand that many of these properties are smaller parcels than mine and therefore may carry a premium to my land value. But just last week a property sold on 0 Country Road 62 that is 20 acres in size. It sold for 42,000 per acre and is at a lower elevation than my land at higher flood risk than my land.

Based on these factors I think your offer of \$18,740 is too low. I would be willing to sell the 0.478 acre portion of my land for a price of \$22,000.

Please let me know if you agree to this price.

Regards,
Dominic Magnabosco

On Tue, Jun 3, 2025, 10:49 AM Dominic Magnabosco <DM@magnawoodlands.com> wrote:

I have reviewed the methodology that you used in order to come up with a valuation of my property. I think there are a couple issues that should be highlighted. The valuation of the property has likely increased significantly in the past few years and the comps that were used are from older sales. Additionally one of the property sales chosen was in a flood plain and my property is outside the 500 year flood plain.

I think a more appropriate valuation could be determined by using more recent sales (within the past year) and choosing land that is not in a flood plain.

Here is a list of properties that have sold in the last few months that are close to my property and not in the flood plain.

902 Post Road
Rosharon TX 77583
17.5 acres sales price range 2.18m- 2.5m

7010 Iowa Ln
Marvel TX 77578
4.8 acres sales price range 552k-627k

0 Sycamore St
Fresno TX 77545
4.5 acres sales price range 717k- 827k

0 Hanselman Road

Marvel TX 77578
3.6 acres sales price range 370k- 420k

0 County Road 382
Rosharon TX 77583
3.3 acres sales price range 215k-250k

0 W Colony Loop Road
Iowa Colony, TX 77583
2.8 acres sales price range 285k-325k

11819 Country Side Dr
Rosharon, TX 77583
2 acres sales price range 185k-215k

Using these more recent comps comes up with a significantly higher valuation of my property.

Additionally I have concerns about access to my land. My land is adjacent to Bullard Rd and that is my access point to my land. If I sell a portion of my land that is adjacent to Bullard Road I would still need access to the proposed Bullard Parkway. I have concerns that construction of Bullard Parkway may prevent me from access to my land. I would need to have an entry point onto Bullard parkway from my land.

I am happy to discuss this further. Please contact me at your earliest convenience.

Regards,
Dominic Magnabosco
513-377-7708

All Properties 360 Property View

0 County road 62, Iowa Colony, Texas, 77583 Brazoria County

Listing



Lots	Sold	
ML#:	14077222	List Price: \$1,200,000
Address:	0 County road 62	Orig Price: \$1,200,000
Area:	5	LP/SF: \$1.38
Tax Acc #:	0532-0003-000	DOM: 6
City/Location:	Iowa Colony	State: Texas
County:	Brazoria	Zip Code: 77583
Market Area:	Alvin North	Section #:
Subdivision:	C M Hays	Lot Num:
Lot Size:	871,200 / Appr Dist	Acres: 20.0000
Master Planned:	No	LP/Acre: \$60,000.00
Legal Desc:	A0532 C M HAYS TRACT 507-511 ACRES 20.00	

Directions: Coming from Downtown Houston, go towards 59 South, Get onto 288 South, Keep on 288 Toll Road S, Then make a right onto CR 64, Make a left onto Valley Glen Rd., Then a right onto County Road 62, Then you will arrive.

Recent Change: 06/03/2025 : CLOSD : P->S

Listing Office Information

List Agent: Kstevens1/Kristin M. Stevens	List Broker: RPTI01/Real Properties
Agent Phone: 713-416-2169	Appt #: 713-930-0427 / ShowingSmart Call Center (HAR)
Address: 2950 North Loop West Suite 500, Houston TX 77092	Office Phone: 713-832-2550
List Agent Web:	Fax #:
Agent Email: kristinstevens2023@gmail.com	Office Web: http://www.realproperties.com/
Licensed Supervisor:	

School Information

School District: 3 - Alvin	Elem: MERIDIANA ELEMENTARY SCHOOL
Middle: CAFFEY JUNIOR HIGH SCHOOL	High: IOWA COLONY HIGH SCHOOL
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: Unimproved Property
Front Dim:	Left Dim:
Back Dim:	Right Dim:
Lot Use: Leisure Ranch, Other, Single-Family	Lot Improve: Key Map: 692X
Lot Description: Open	Acres: 20 Up to 50 Acres
Road Surface:	Dev Community:
Gas: Gas Not Available	Cable: Not Available
Electric: Electric Available	Phone: Not Available

Agent Remarks: Provide offers with POF and or Pre-approval to Kristinstevens2023@gmail.com. Broker Real Properties: #9013292, Licensed Broker: Adam Lambert #593003, Licensed Supervisor: Shenandoah Lopez #649504, Kristin Stevens #798258. 1% EM min and \$250 option money. Reach out for seller's preferred title company.

Physical Property Description:

Discover this exceptional 20-acre undeveloped property offering tranquility in Rosharon, TX. Build your dream home with no HOA restrictions and a convenient location near city amenities. Enjoy the benefits of a low tax rate and the freedom to create a unique space. Don't miss out on this rare opportunity, schedule a visit today before it's gone. There is new development communities being built all around the area. What you get is tons of acreage to be able to build your dream home. The seller would like to keep the mineral rights but negotiable. No septic or well.

Utilities, Features and Additional Information

Utility District:	Area Pool:
Water/Sewer: No Water	Area Tennis:
Golf Course Nm:	Waterfront Feat:
Restrictions: Deed Restrictions	Disclosures: No Disclosures
55+ Community: No	City/ETJ: IOWA COLONY
Sub Lake:	PID:
Access:	
HOA Amenities:	
HOA: No	List Type: Exclusive Right to Sell/Lease
List Date: 03/22/2025	T/Date:
Expire Date:	

Financial Information

Finance Cnsdr:	
Seller May Contribute to Buyer Expenses Up To:	
Maint. Fee: No	Exemptions: ,,,,,,,,,,Agricultur
Other Mand Fee: No	Auction:
Taxes w/o Exempt: \$44/2024	Online Bidding:
Tax Rate: 2.3303	
Affordable Housing Desc:	

Pending Information

Pending Date: 03/28/2025	Est Close Dt:	OPT End:	Sell Agt Rep Buyer: Yes
Sell Agent: Cameron Crouch (CCROUCH)	Sell Broker: Gulf Coast Properties (GCP001)		
TREC #:			

Sell Team
Name:

Sold Information					
Sale Price:	\$945,000	SP/SF:	\$1.08	SP/ACR:	\$47,250.00
Adj Sale Price:	\$945,000	Adj SP\$/SF:	\$1.08	Adj SP\$/AC:	\$47,250.00
Seller	0	Repairs Paid:	\$0	Days to Close:	67
Contribution:				Close Date:	06/03/2025
CoOp:	No	Terms:		SP/LP #:	0.79
				Title Pd By:	Both

Prepared By: Chris Lantz

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 06/10/2025 3:52 PM

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Tax

Owner Information

Owner Name:	Turner Rhonda	DMA No Mail Flag:	Y
Carrier Route:	R011	Tax Billing Address:	2531 Shadow Oaks Dr
Tax Billing City & State:	Fresno Tx	Tax Billing Zip:	77545
Tax Billing Zip+4:	6071		

Location Information

Subdivision:	C M Hays	School District Name:	Alvin ISD
Township:	Iowa Colony	MLS Area:	5
Market Area:	ALVIN NORTH	MLS Sub Area:	692X
Topography:	FLAT/LEVEL	Census Tract:	661902
Neighborhood Description:	CIC-CIC		

Tax Information

Parcel ID:	0532-0003-000	Parcel ID:	05320003000
% Improved:	%	Tax Area:	GBC
Fire Dept Tax Dist:	EM3	Water Tax Dist:	NAV
M.U.D. Information:	NAV		
Legal Description:	A0532 C M HAYS TRACT 507-511 ACRES 20.00		
Exemptions:	Agricultural		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,900	\$2,300	\$2,200
YOY Assessed Change (\$)	-\$400	\$100	
YOY Assessed Change (%)	-17%	5%	
Market Value - Total	\$608,400	\$608,400	\$416,000
Market Value - Land	\$608,400	\$608,400	\$416,000
Tax Year	2024	2023	2022
Total Tax	\$44	\$55	\$58
Change (\$)	-\$10	-\$4	
Change (%)	-18.82%	-6.75%	
Jurisdiction	Tax Amount	Tax Type	Tax Rate
City Of Iowa Colony	\$9.86	Actual	.51921
Brazoria Cnty Drain Dist #5	\$1.98	Actual	.10408
Brazoria Co ESD #3	\$1.47	Actual	.07746
Brazoria County	\$4.97	Actual	.26163
Alvin Community College	\$2.96	Actual	.15599
County Road & Bridge	\$0.80	Actual	.04192
Alvin ISD	\$22.23	Actual	1.17

Characteristics

Land Use - CoreLogic:	Agricultural Land	Land Use - County:	Real Prop-Qual. Open Space Lnd
Land Use - State:	Real Prop-Qual. Open Space Lnd	Lot Acres:	20.0000
		Lot Sq Ft:	871,200
Elec Svs Type:	ELECTRIC/GAS	Garage Capacity:	0

Photos



360 History

Listing History from MLS

MLS#: [14077222](#)
Sold

[0 County Road 62 Iowa Colony 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
GCP001	Ccrouch	Status	PEND->CLOSD	Sold	\$945,000	06/03/25 02:56 PM	6
GCP001	Ccrouch	Status	OP->PEND	Pending	\$1,200,00	04/28/25 12:16 AM	6
GCP001	Ccrouch	Status	ACT->OP	Option Pending	\$1,200,00	03/28/25 01:57 PM	6
RPTI01	Kstevens1	Status	->ACT	New Listing	\$1,200,00	03/22/25 02:47 PM	0

MLS#: [10035648](#)
Active

[000 County Road 62 Manvel 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
TOBI01	mtnguyen	ListPrice	\$449,000->\$439,000	Price Decrease	\$439,000	02/03/25 11:19 AM	76
TOBI01	mtnguyen	Status	->ACT	New Listing	\$449,000	11/19/24 06:01 PM	0

MLS#: [70740386](#)
Terminated

[0 County Road 62 Rosharon 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
RXLL01	SSudderth	Status	ACT->TERM	Terminated	\$700,000	06/03/24 08:58 AM	166
RXLL01	SSudderth	ListPrice	\$750,000->\$700,000	Price Decrease	\$700,000	03/11/24 01:49 PM	82
RXLL02	SSudderth	Status	->ACT	New Listing	\$750,000	12/20/23 08:49 AM	0

MLS#: [37458869](#)
Terminated

[0 County Road 62 Rosharon 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
RXLL02	SSudderth	Status	ACT->TERM	Terminated	\$750,000	12/18/23 11:11 AM	461
RXLL01	SSudderth	ListPrice	\$700,000->\$750,000	Price Increase	\$750,000	05/30/23 04:42 PM	259
RXLL01	SSudderth	Status	->ACT	New Listing	\$700,000	09/13/22 09:42 PM	0

MLS#: [10294094](#)
Terminated

[00 County Road 62 Rosharon 77583](#)

Prop Type:LND



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
GCP001	CCROUCH	Status	WITH->TERM	Terminated	\$375,000	11/08/22 07:25 PM	134
GCP001	CCROUCH	Status	ACT->WITH	Withdrawn	\$375,000	10/25/22 09:11 PM	134
GCP001	CCROUCH	ListPrice	\$500,000->\$375,000	Price Decrease	\$375,000	07/06/22 08:30 PM	23
GCP001	CCROUCH	Status	->ACT	New Listing	\$500,000	06/13/22 10:41 AM	0

MLS#: 88760016
Expired

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
RXLL01	SSudderth	Status	ACT->EXP	Expired	\$700,000	09/08/22 12:11 AM	307
RXLL01	SSudderth	ListPrice	\$750,000->\$700,000	Price Decrease	\$700,000	07/05/22 03:46 PM	243
RXLL01	SSudderth	ListPrice	\$775,000->\$750,000	Price Decrease	\$750,000	06/25/22 05:01 PM	233
RXLL01	SSudderth	ListPrice	\$800,000->\$775,000	Price Decrease	\$775,000	04/20/22 08:01 AM	167
RXLL01	SSudderth	Status	CS->ACT	New Listing	\$800,000	11/04/21 07:01 AM	0
RXLL01	SSudderth	Status	I->CS	Coming Soon	\$800,000	11/01/21 11:50 AM	0

MLS#: 80743892
Sold

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
ROOF01	CaroLinaE	Status	PEND->CLOSD	Sold	\$237,000	01/24/21 07:25 PM	17
ROOF01	CaroLinaE	Status	OP->PEND	Pending	\$239,500	01/14/21 12:15 AM	17
ROOF01	CaroLinaE	Status	ACT->OP	Option Pending	\$239,500	01/05/21 10:30 PM	17
IDGR01	CTubbs	ListPrice	\$255,000->\$239,500	Price Decrease	\$239,500	01/04/21 10:08 AM	16
IDGR01	CTubbs	ListPrice	\$269,000->\$255,000	Price Decrease	\$255,000	12/26/20 06:04 PM	7
IDGR01	CTubbs	Status	->ACT	New Listing	\$269,000	12/19/20 06:31 PM	0

MLS#: 94852849
Sold

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWSW01	WINONA	STATUS	PEND->CLOSD	Sold	\$185,000	09/27/16 09:29 AM	146
WALZ02	ocampb	STATUS	OP->PEND	Pending	\$198,000	04/12/16 06:58 AM	146
WALZ02	ocampb	STATUS	ACT->OP	Option Pending	\$198,000	03/03/16 08:06 AM	148
WALZ02	ocampb	STATUS	->ACT	New Listing	\$198,000	10/08/15 12:32 PM	1

MLS#: 22968420
Sold

00 County Road 62 Iowa Colony 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
TDEC01	knw	STATUS	PSHO->CLOSD	Sold	\$88,500	10/22/13 10:25 AM	152
TDEC01	knw	STATUS	ACT->PSHO	Pending Continu	\$94,800	10/04/13 08:14 AM	173
utxr01	CLLerma	ListPrice	\$99,800->\$94,800	Price Decrease	\$94,800	06/02/13 07:34 PM	49
utxr01	CLLerma	STATUS	->ACT	New Listing	\$99,800	04/16/13 01:27 PM	1

MLS#: 48970591
Terminated

00 County Road 62 Iowa Colony 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
utxr01	CLLerma	STATUS	ACT->TERM	Terminated	\$49,900	04/16/13 01:31 PM	92
utxr01	CLLerma	STATUS	->ACT	New Listing	\$49,900	01/16/13 12:15 PM	1

MLS#: 92486903
Terminated

00 County Road 62 Iowa Colony 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
utxr01	CLLerma	STATUS	ACT->TERM	Terminated	\$99,800	04/16/13 01:23 PM	92
utxr01	CLLerma	ListPrice	\$49,900->\$99,800	Price Increase	\$99,800	04/16/13 01:22 PM	92
utxr01	CLLerma	STATUS	->ACT	New Listing	\$49,900	01/16/13 12:08 PM	1

MLS#: 3016040
Expired

0 County Road 62 Rosharon 77583

Prop Type:**LND**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWHM01	wleblanc	STATUS	ACT->EXP	Expired	\$120,000	10/02/07 01:30 AM	186
KWHM01	wleblanc	STATUS	->ACT	New Listing	\$120,000	04/02/07 03:00 PM	1

MLS#: 45466698
Expired

0 County Road 62 Rosharon 77583

Prop Type:**ACR**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
WALZ02	ocampb	Status	ACT->EXP	Expired	\$442,500	07/20/18 12:10 AM	181
WALZ02	ocampb	ListPrice	\$480,000->\$442,500	Price Decrease	\$442,500	02/24/18 08:45 AM	36
WALZ02	ocampb	Status	->ACT	New Listing	\$480,000	01/23/18 11:28 AM	4

MLS#: 45339804
Terminated

0 County Road 62 Rosharon 77583

Prop Type:**ACR**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWPL01	HEIDIALL	STATUS	WITH->TERM	Terminated	\$130,000	09/16/14 02:58 PM	65
KWPL01	HEIDIALL	STATUS	ACT->WITH	Withdrawn	\$130,000	06/25/14 10:01 AM	65
KWPL01	HEIDIALL	STATUS	PEND->ACT	Back On Market	\$130,000	06/24/14 05:27 PM	62
KWPL01	HEIDIALL	STATUS	PSHO->PEND	Pending	\$130,000	05/28/14 09:37 AM	62
KWPL01	HEIDIALL	STATUS	PEND->PSHO	Pending Continu	\$130,000	04/29/14 06:17 AM	62
KWPL01	HEIDIALL	STATUS	PSHO->PEND	Pending	\$130,000	04/10/14 12:30 AM	62
KWPL01	HEIDIALL	STATUS	PEND->PSHO	Pending Continu	\$130,000	04/02/14 06:32 AM	62
KWPL01	HEIDIALL	STATUS	ACT->PEND	Pending	\$130,000	02/07/14 09:04 AM	64
KWPL01	HEIDIALL	STATUS	->ACT	New Listing	\$130,000	12/05/13 10:22 AM	1

MLS#: **62303748**
Expired

0 County Road 62 Rosharon 77583

Prop Type: **ACR**



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
KWHM01	MBEYER	STATUS	ACT->EXP	Expired	\$596,000	03/06/13 12:30 AM	365
KWHM01	MBEYER	STATUS	->ACT	New Listing	\$596,000	03/06/12 07:25 AM	1

Deed History from Public Records

Rec. Date	Deed Date	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
10/06/03	09/25/03		Turner Rhonda		Chernosky Family Ptshp Ltd	64295	Warranty Deed
09/29/03	07/25/03		Vanle Thu		Le Tony H	62286	Deed (Reg)
12/04/02	11/19/02		Harris Michael E	Le Tony H	Chernosky Family Ptshp Ltd	62852	Warranty Deed
11/21/02	11/19/02		Bryant Dexter & Belinda	Bryant Jeffrey & Michelle	Chernosky Family Ptshp Ltd	60748	Warranty Deed

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Code	Borrower Name	Borrower Name 2	Term	Int Rate	Title Company
10/06/2003	\$40,000	Private Individual	YEARS				15		
12/04/2002	\$40,000	Private Individual	YEARS				15		
11/21/2002	\$40,000	Private Individual	YEARS				15		