



**HARLINGEN**  
IRRIGATION DISTRICT  
Delivering Water Since 1914.

**A Resolution setting forth a policy for the determination of interests in Real Property**

**Whereas**, Texas Water Code section 49.226 permits an irrigation district to convey interests in real property by public or private sale for like fair market value; and,

**Whereas**, pursuant to section 49.226, the District may determine the fair market value of interests in real property; and,

**Whereas**, the Board of Directors desired to adopt a policy for the fair and consistent determination of fair market value;

**Therefore**, the Board of Directors of the Harlingen Irrigation District Cameron County No. 1 hereby adopts the following policy regarding determination of the fair market value of real estate interests owned by the District:

**1. Determine the value of the Real Property based on the most recent Cameron County Appraisal District records.**

- a. For properties with an established agricultural value, the value will be one quarter of the agricultural value plus three quarters of the market value established by the most recent Cameron County Appraisal District records of the property adjacent to and associated with the purchase of right of way.
- b. For properties with no established agricultural value, the value will be the market value established by the most recent Cameron County Appraisal District records for the property adjacent to and associated with the purchase of the right of way.



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- 2. Determine the value of the Real Property based on the most recent sale or purchase.**
  - a. For properties with an established agricultural value, the value will be one quarter of the agricultural value plus three quarters of the most recent sales price of the property adjacent to and associated with the purchase of right of way.
  - b. For properties with no established agricultural value, the value will be based on the most recent sales price for the property adjacent to and associated with the purchase of the right of way.
  - c. The Board reserves the ability to determine that the most recent sales price is less than fair market value for the property and to establish a value based on the most recent Cameron County Appraisal District records.
- 3. Determine the value of easements (non-fee-).**
  - a. The value of easements (non-fee) will be twenty five percent of the value of the adjacent real property as determined by sections one or two of this document.
- 4. The above policy shall serve as a general guideline enumerating the factors that the Board may consider in making determinations of fair market value under Texas Water Code section 49.226. All determinations regarding the fair market value of the District's real estate interests shall be made by action of the Board of Directors after consideration of all relevant factors on a case by case basis. This policy is not intended to be an exhaustive list of the factors that the Board may consider and is not intended to restrict the Board's discretion in determining fair market value.**



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Approved and adopted this 12<sup>th</sup> Day of February 2025.

Sam Morrow, President

Attest:

Jose Ricardo Guerrero, Secretary