

Parks and Recreation Property Evaluation Analysis

2022

#	Property	Overall Score	Evaluation Score	Evaluation Priority (A-B-C)	DCAD Value Per Lot	DCAD Value Per Acre	Acres	% Tree Canopy	Acres of Existing Tree Canopy Preserved	Staff Value	Natural Area or Preserve	Quick Win
	US Army Corps Property	8	129	Priority A	0	\$ -				High	Lease/Trail to Lake	Reaching Out
	Lake Bundle (R247019 E McKinney)	6	144	Priority A	1,619,756	\$ 13,709.32	118.2	95%	112.04	High	Yes-Lake Access	
	Canopy Trails	5	144	Priority A	0	\$ 0	85.0	85.00%	72.25	High	Trees and Trail	Major Connection
	4478 Country Club	5	128	Priority A	2,147,225	\$ 7,222.12	297.3	34%	100.55	Medium	Partnership with WW	Maybe
	Laney	5	127	Priority A	519,891	\$ 5,934.83	87.6	50.00%	43.80	High	Connect to USACE	Unknown
	Burch Property	4	145	Priority A	5,061,596	\$ 12,196.62	415.0			Medium	Prairie, Trees and Trail	Wastewater Needs
	Lake Bundle (R35844 E McKinney)	4	138	Priority A	947,265	\$ 15,000.00	63.2	54%	34.34	High	Yes-Lake Access	
	Post Oak Bundle (3397 Swisher)	4	128	Priority A	57,303	\$ 52,288.53	1.1	98%	1.07	Medium	Yes	
	Endeavor Property (R38384 Lake Forest Park S.)	4	127	Priority A	1,480,000	\$ 18,500.00	80.0	98%	78.40	High	Yes Expansion of Park	No-Could be costly
	5165 Hartlee Field Rd (West of City land)	4	107	Priority C	721,390	\$ 3,000.67	240.4	35.00%	84.14	High	Next to City land	Sale-\$4,687,995
	Post Oak Bundle (3409 Swisher)	3	128	Priority A	18,008	\$ 52,348.84	0.3	100%	0.34	Medium	Yes	Yes-Use ROW
	Post Oak Bundle (R129674 Post Oak ROW)	3	128	Priority A	7,429	\$ 26,627.24	0.3	99%	0.28	Medium	Yes-Expands Park	Yes-Use ROW
	Edwards Bundle (4103 Swisher)	3	127	Priority A	1,607,636	\$ 19,556.90	82.2	76%	62.75	Medium	Yes	Maybe
	Hartlee Field (Don Carter)	3	123	Priority B	2,418,916	\$ 8,063.05	300.0	5.00%	15.00	High	Yes	Historical
1	Leatherwood Property	3	86	Priority C	1,501,178	\$ 12,009.42	125.0	1.00%	1.25	High	No Trees	Wants \$8M
	1900 S. Mayhill	2	142	Priority A	2,970,533	\$ 88,469.28	33.6	79%	26.43	Medium	Yes	
	4000 McKinney	2	137	Priority A	827,976	\$ 55,944.32	14.8	57%	8.41	Low	Cnr of Mck/Mayhill	
	3761 Helm	2	135	Priority A	155,165	\$ 22,933.05	6.8	85%	5.74	Medium	Near LF Park	
	Post Oak Bundle (R162889 Post Oak ROW)	2	128	Priority A	13,313	\$ 53,252.00	0.3	61%	0.15	Medium	Yes-Expands Park	Maybe
	720 S. Woodrow	2	120	Priority B	15,086	\$ 3,938.90	3.8	90%	3.43	Medium	Yes	Probate Court/Donation
	Pecan Creek/Moore Park Bundle (905 E. Sycamore)	2	113	Priority C	13,940	\$ 87,125.00	0.2	98%	0.16	Medium	East of Downtown	
	Water Works (R37697 - E of Water Park)	2	105	Priority C	1,326,084	\$ 14,047.50	94.4	36%	34.22	Medium	Passive/Active	
	901 S. Locust	1	125	Priority B	252,474	\$ 156,816.15	1.6	92%	1.49	Medium	Yes	For sale \$850K
	Post Oak Bundle (R701964 Post Oak ROW)	1	122	Priority B	59,374	\$ 53,250.22	1.1	73%	0.81	Medium	Yes-Expands Park	Maybe
	Edwards Bundle (R113455 Edwards Rd)	1	119	Priority B	352,718	\$ 36,589.00	9.6	92%	8.87	Medium	Yes	
	Edwards Bundle (R524130 - Edwards Rd)	1	118	Priority B	145,136	\$ 36,284.00	4.0	100%	4.00	Medium	Yes	
	Edwards Bundle (R580132 Edwards Rd)	1	118	Priority B	90,797	\$ 41,611.82	2.2	99%	2.16	Medium	Yes	
	Pecan Creek/Moore Park Bundle (304 S. Crawford)	1	117	Priority B	65,000	\$ 38,370.72	1.7	90%	1.52	Medium	East of Downtown	
	Cooper Creek Trail Lot 39529	1	117	Priority B	833,716	\$ 43,879.79	19.0	32.50%	6.18	High	2 separate lots	Tree lot along CC Trail
	Welch Property	1	107	Priority C	658,042	\$ 11,964.40	55.0	40.00%	22.00	Medium	Prairie, Trees and Trail	Donation
	North Lakes Park (R622526 Gay Drive)	0	124	Priority B	139,828	\$ 21,780.06	6.4	88%	5.64	Medium	Yes	Floodplain/Inundation
	Cooper Creek Bundle (R681962 Cooper Creek Road)	0	122	Priority B	697,333	\$ 16,419.43	42.5	33%	14.02	Medium	Passive/Active	
	Cooper Creek Bundle (2869 Cooper Creek Road)	0	121	Priority B	820,000	\$ 20,500.00	40.0	38%	15.04	Medium	Passive/Active	
	4515 McKinney	0	119	Priority B	1,047,313	\$ 114,988.25	9.1	40%	3.62	Low	Minimal/Commercial	
	Water Works (R216874 - E of Water Park)	0	112	Priority C	120,387	\$ 14,047.49	8.6	78%	6.71	Medium	Passive/Active	
	4505 Country Club Road	0	110	Priority C	700,153	\$ 20,592.74	34.0	17%	5.61	Low	No Trees	
	Villages of Carmel Bundle (R718239 - V of Carmel)	0	98	Priority C	183,333	\$ 99,643.10	1.8	80%	1.47	Low	Yes/Sale Price	Yes-ESA
	Villages of Carmel Bundle (R667282 - V of Carmel)	0	98	Priority C	183,333	\$ 97,419.27	1.9	78%	1.46	Low	Yes/Sale Price	Yes-Mitigation
	Villages of Carmel Bundle (R54655 - V of Carmel)	0	98	Priority C	183,333	\$ 139,714.47	1.3	90%	1.19	Low	Yes/Sale Price	Yes-Mitigation
	5100 McKinney	0	89	Priority C	142,354	\$ 43,559.98	3.3	7%	0.24	Low	No Trees	For Sale
	5200 McKinney	0	89	Priority C	110,119	\$ 48,768.38	2.3	5%	0.11	Low	No Trees	For Sale
	2100 Hinkle Dr (North of Kroger Shopping Center)	0	80	Priority C	570,547	\$ 28,757.41	19.8	30.00%	5.95	Low	Estimated Tree %	Benefit for Stormwater
	August Dr 22063	0	80	Priority C	278,438	\$ 163,787.06	1.7	10.00%	0.17	Low	Open lot	Unknown
X	R37294 Mills Property	7	0	Priority C	\$ 1,400,263.00	\$ 19,786.11	70.8	61%	42.83	High	Yes-East Lakes Park	Acquired
X	Sagebrook Property	66	0	Priority C	\$ 1,469,035.00	\$ 81,613.06	18.0	10.00%	1.80	Low	Minimal Trees	Acquired
X	Country Club Terrace	141	0	Priority A	\$126,192	\$ 3,711.53	34.0	5.00%	1.70	Medium	Little Trees, along trail	Acquired
	Forestar Denia Property	3	142.5	Priority A	1,859,831	\$ 36,467.27	51.0	80.00%	40.80	Medium	Post Oaks!	915 Process/Donation
1	Calvert Tract	0	61	Priority C	3,121,841	\$ 74,329.55	42.0	15.00%	6.30	Low	No Trees	Purchase/Develop
X	Audra Oaks Property	68	0	Priority C	147,015	\$ 29,402.99	5.0		0.00	Medium	Minimal Trees	915 Process/Donation
X	Denia Bundle (2203 Kendolph)	6	0	Priority C	\$ 681,625.00	\$ 7,500.28	90.9	41%	37.15	High	Yes-Expand Denia	Contract
X	Denia Bundle (R76282 S Denia)	5	0	Priority C	\$ 350,205.00	\$ 7,302.02	48.0	59%	28.09	High	Yes-Expand Denia	Sold
X	Denia Bundle (2800 Roselawn)	4	0	Priority C	\$ 164,978.00	\$ 7,500.02	22.0	31%	6.72	High	Yes-Expand Denia	Sold
X	Dallas Park Exp (R39012 Post Oak ROW)	5	0	Priority C	\$ 17,921.00	\$ 5,548.30	3.2	89%	2.87	High	Yes-Expands Dal Park	No Longer Interested
	5165 Hartlee Field Rd (West of City land)		107	Priority C	\$ 721,390.00	\$ 3,000.67	240.4	35.00%	84.14	High	Next to City land	Sale-\$4,687,995
	Scoring Methodology	5+	Priority A (126-180)	Priority A-B-C	(\$60,000)	\$13,000+	30+	90%+	30+	High	90%+	Yes/Maybe
	Total		Priority B (115-125)			Per Acre	Acres	Tree Canopy	Canopy Preserved	Medium	Tree Canopy	
	Green		Priority C (0-114)							Low		