

Good morning Nanette,

AssetWorks has completed the re-appraisal for your historical building(s). Your property coverage with the Pool provides historical reconstruction for historical buildings. Historical reconstruction cost means the cost to repair, rebuild, or replace with material of like, kind, and quality compatible to those originally used, including the cost of skilled labor and authentic materials necessary to restore the property as nearly as possible to its original condition.

It was determined that AssetWorks was valuing historical buildings using a methodology known as "historical reproduction" which is simply using new materials and not contemplating the cost of skilled labor. Historical reproduction cost is a less expensive valuation as it does not consider all that historical reconstruction cost does and is not offered by the Pool for historical buildings. Our coverage intent for historical buildings has always been to provide historical reconstruction.

The Pool's historical reconstruction cost is available for members who select historical valuation and want the ability to reconstruct a historical building using authentic materials and skilled labor needed.

Please find attached your updated values for your historical buildings which now reflects the historical reconstruction value.

If you have any questions, please feel free to reach out to me or your Risk Management Consultant, Todd Kisel.

KELLY FLORES, CISR

Underwriting and Member Services Manager

Texas Association of Counties

Risk Management Services

Ph: 512-478-8753 | Fax: 512-478-1426

1210 San Antonio | Austin, Texas 78701

Agenda
11/8/21

TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL
 TITUS COUNTY
 Insurance Summary by Building

Asset Number	Building Code - Description	Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Historical Cost	Modeled Contents Value
Organization: 2250		TITUS COUNTY								
Site: 001		TITUS COUNTY COURTHOUSE								
7263	001 - TITUS COUNTY COURTHOUSE	100 WEST FIRST STREET	MOUNT PLEASANT, TX 75455	1895	4	5	21356	4,548,800.00	11,722,700.00	979,200.00
Site Total for 001:				Asset Count		1		4,548,800.00	11,722,700.00	979,200.00
Organization Total for 2250:				Asset Count		1		4,548,800.00	11,722,700.00	979,200.00

09/08/2021

TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL
Insurance Summary by Building

As Of: 09/08/2021
Page: 2

Asset Number	Building Code - Description	Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Historical Cost	Modeled Contents Value
Report Total:				Asset Count	1			4,548,800.00	11,722,700.00	979,200.00

TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL
TITUS COUNTY
Insurance Detail by Entity

Asset Number: 7263
 Alternate Tag:
 Member: 2250 - TITUS COUNTY
 Site: 001 - TITUS COUNTY COURTHOUSE
 Building: 001 - TITUS COUNTY COURTHOUSE

100 WEST FIRST STREET
 MOUNT PLEASANT, TX 75455
 Historical: YES, 2 - STATE

Department:
 Built/Acquired: 1895/1895 Inspection Date: 07/09/2020
 No. Stories: 5 Total Sq. Ft.: 21356
 Basement: NO Basement Sq. Ft.: 0
 Flood Zone: X Condition: AVERAGE
 Occupancy: 20012 - COURTHOUSE
 Frame Type: ST - STEEL
 ISO Construction Class: 4 - MASONRY NON COMBUSTIBLE
 GPS Lat & Long: 33.157063, -94.968997
 Fire Alarm: FIRE ALARM - AUTOMATIC 100%, FIRE ALARM - MANUAL 100%
 Sprinkler Type:
 Security System: VIDEO SURVEILLANCE 100%

Building Secondary Attributes

Exterior Walls: PRECAST CONCRETE PANEL,
 Roofing Type: BUILT-UP TAR & GRAVEL,
 Roofing Pitch: FLAT,
 Roofing Shape: FLAT,
 Flooring Type: CARPETING, TERRAZZO
 Ceiling Type: ACOUSTICAL, DRYWALL
 Partitions: DRYWALL/STUDS,
 Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
 Perimeter: 328 Avg Story Height: 12

General Attributes

Fire Hydrant Dist 30 feet
 Fire Dept Dist 1.2 miles
 Nearest Ocean 228.73 miles
 Contents Rate Grade Unknown damageable 0

**Valuation Conclusions**

As Of Date	12/31/2020
Valuation Source	Appraisal
Replacement Cost New	4,548,800.00
Historical Cost	11,722,700.00
Modeled Contents Value	979,200.00

Services

AIR CONDITIONING - ROOFTOP
ELECTRICAL
HEATING - ROOFTOP
PLUMBING

Features

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
PASSENGER ELEVATOR

TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL
TITUS COUNTY
Insurance Detail by Entity

Windstorm Attributes

Contents Vulnerability Due to Water	LOW 1
Contents Vulnerability Due to Wind	HIGH 3
Roof Equipment Hurricane Bracing	PROPERLY INSTALLED W/ADEQUATE ANCHORAGE
Roof Maintenance	BUILDING MAINTENANCE ENFORCED 1
Tree Density	LOW TREE RISK (FEW AND/OR SMALL TREES ADJACENT TO HOUSE) 2
Roof Framing Type	HEAVY STEEL FRAMES 3
Roof Covering	BUILT-UP/SINGLEPLY W/O GUTTERS
Roof Age/Condition	11 YEARS OR MORE
Roof Geometry	HIP ROOF WITH SLOPE GREATER THAN 6:12 (26.5 DEGREES)
Roof Parapets/Chimneys	NO PARAPETS (OR PARAPETS LESS THAN 3 FT) 2
Roof Anchor	TOE NAILING/NO ANCHORAGE
Commercial Appurtenant Structure	LARGE SIGNS
Cladding Type	BRICK VENEER
Residential Appurtenant Structure	NONE 1
Mechanical/Electrical Equipment (Side Building)	GENERALLY BRACED 2
Ground Level Equipment	GENERALLY PROTECTED (5' ABOVE GROUND OR WATERPROOF COVERINGS)
Opening Protection	ALL GASEC OPENINGS COVERED WITH PLYWOOD/STRAND BOARD
Resistance - Doors	DESIGNED FOR WIND PRESSURE & IMPACT 1
Flood Protection	NONE
Wind Tier/Hazard Zone	HIGH HAZARD 3
Construction Quality	OBVIOUS SIGNS OF DETERIORATION OR DISTRESS
Roof Sheathing Attachment	NAILS OR SCREWS
Basement	BASEMENT WITH FLOOD PROTECTION
Flashing and Coping Quality	COMPLIANT WITH ES1
Frame-Foundation Connection	SLAB-ON-GRADE, POURED-IN-PLACE
Wind Missiles	SMALL AIRBORNE MISSILES, E.G., GRAVEL, FOLIAGE (STRUCTURE IS WITHIN 100 FT. OF MISSILES) 2

Notes

MODERNE STYLE. ORIGINAL STAIRS, FLOORS, WOOD MOULDING THROUGHOUT BUILDING.