



111 E. Locust, Building A-29, Suite #210

BRAZORIA COUNTY

Angleton, Texas 77515

Date

Home Owner

Address

City, State Zip

RE: Substantial damage confirmation

Dear Home Owner,

Please find attached a copy of the substantial damage evaluation on the above-referenced property which was performed by a FEMA representative and forwarded to Brazoria County.

Based on this evaluation, we are required to notify you of this information. As required by FEMA and the Floodplain Regulations, it has been determined that the proposed repairs constitute Substantial Damage for the Structure. This determination is based on a FEMA comparison of the cost estimate of the proposed cost of repairs to the pre-damage market value of the structure. When the cost of repairs exceeds 50 percent of the pre-damage market value of the structure, the damages are considered Substantial Damage.

As a result of this determination, the structure must be brought into compliance with the current elevation standards based on FEMA and Brazoria County guidelines. An updated building permit will be needed to meet this standard. The cost of the building permit will be waived by order of Commissioners Court.

You may appeal this decision by substantiating that the repair cost estimates are less than 50% of the pre-damaged market value based upon the following:

- (a) insufficient information or errors in County information;**
- (b) repair/improvement costs that should be included or excluded;**
- (c) inappropriate valuations of costs for the proposed work; or**
- (d) an inappropriate method to determine the market value of the structure.**

If you wish to appeal, please provide the following to my office within 45 days of the date of this letter:

- 1) an estimate of costs of repairs;**
- 2) an official appraisal of pre-damaged market value (*i.e.* can be obtained online through the Brazoria County Appraisal District OR you may choose to pay for a certified appraisal from an appraiser; and**
- 3) any documentation that demonstrates the cost of the repair vs. the market value of the structure.**

We realize the unexpected damage you have suffered to your property as a result of the flooding event and the abundant hardship you are experiencing at this difficult time. My office is here to assist you in any way through this process. For any question you may have, please contact my office at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe K. Ripple". The signature is written in a cursive style with a large initial "J".

Joe K. Ripple
Brazoria County Floodplain Director