

GOBIERNO DE PUERTO RICO
MUNICIPIO AUTÓNOMO DE CATAÑO
Legislatura Municipal
CATAÑO, PUERTO RICO

ORDENANZA NÚM. 31

SERIE 2024-2025

PARA DECLARAR LA NECESIDAD Y UTILIDAD PÚBLICA DE LA PROPIEDAD QUE UBICA EN LA CALLE DEL TREN NÚMERO 36 EN EL CASCO URBANO DE CATAÑO PARA LA CONSTRUCCIÓN DE OBRA PERMANENTE CONSISTENTE EN UN ESTACIONAMIENTO PÚBLICO; AUTORIZAR AL HON. JULIO ALICEA VASALLO, ALCALDE DEL MUNICIPIO DE CATAÑO, PARA QUE COMPAREZCA A NOMBRE Y EN REPRESENTACIÓN DEL MUNICIPIO A ADQUIRIR LA PROPIEDAD LOCALIZADA EN LA CALLE DEL TREN NÚMERO 36, DEL MUNICIPIO AUTÓNOMO DE CATAÑO, MEDIANTE LA EXPROPIACIÓN FORZOSA DE CONFORMIDAD CON EL ARTÍCULO 2.018 DE LA LEY NÚMERO 107 DEL 14 DE AGOSTO DE 2020, SEGÚN ENMENDADA, CONOCIDA COMO CÓDIGO MUNICIPAL DE PUERTO RICO Y CUALQUIER OTRA DISPOSICIÓN QUE SEA DE APLICABILIDAD.

POR CUANTO: De conformidad con el Artículo 1.008 de la Ley 107-2020 antes mencionada, los Municipios tendrán los poderes naturales y cedidos que le correspondan para ejercer las facultades inherentes a sus fines y funciones. Además, de lo dispuesto en éste Código o en cualesquiera otras leyes, los Municipios tendrán los siguientes poderes:

- (d) Adquirir propiedad por cualquier medio legal, dentro y fuera de sus límites territoriales.
- (e) Poseer y administrar bienes muebles e inmuebles y arrendarlos a cualquier organismo, agencia o corporación pública y entidades con o sin fines de lucro de conformidad a este Código.
- (f) Vender, gravar y enajenar cualquiera de sus propiedades con sujeción a las disposiciones de este Código, o a las leyes u ordenanzas aplicables.
- (l) Adquirir y habilitar los terrenos para cualquier obra pública, construir, mejorar, reparar, reconstruir, rehabilitar instalaciones de cualquier clase, tipo o naturaleza para cualquier fin público autorizado por ley.

POR CUANTO: El Artículo 1.008 (c) de la Ley 107 del 14 de agosto de 2020, conocida como "Código Municipal de Puerto Rico", en adelante Ley Núm. 107-2020, dispone que los Municipios tendrán los poderes naturales y cedidos que le corresponden para ejercer todas las facultades correspondientes a un gobierno local y lograr sus fines y funciones. El estatuto permite al Municipio ejercer el poder de expropiación forzosa, dentro de sus respectivos límites territoriales, por cuenta propia o a través de lo dispuesto en el Artículo 2.018 de la Ley Núm. 107-2020, *supra*, las leyes generales y órdenes ejecutivas especiales y vigentes que sean aplicables.

POR CUANTO: El Artículo 2.017 de la Ley Núm. 107-2020, *supra*, establece que los municipios podrán adquirir por cualquier medio legal, incluyendo expropiación forzosa, los bienes y derechos o acciones sobre éstos

**PARA USO OFICIAL
LIBRE DE DERECHOS**

que sean necesarios, útiles o convenientes para su operación y funcionamiento o para el adecuado ejercicio de las funciones de su competencia y jurisdicción, de acuerdo a las disposiciones de este Código.

POR CUANTO: El Artículo 2.018(a)(1)(v) de la Ley Núm. 107-2020, *supra*, dispone que el municipio podrá ocupar propiedad privada para ocupar, demoler o causar perjuicios a la propiedad privada cuando la misma sea favorable al interés público, que las estructuras abandonadas o solares abandonados, yermos o baldíos en las comunidades, que estén en estado de abandono, constituyendo o no estorbos públicos, sean objeto de expropiación por el municipio donde ubiquen, con el fin de transferir su titularidad a personas, corporaciones con o sin fines de lucro, desarrolladores, contratistas y cualesquiera otros que tengan un legítimo interés en mantener esas propiedades en condiciones.

POR CUANTO: El Artículo 2.018(a)(4) de la Ley Núm. 107-2020, *supra*, dispone que el Alcalde solicitará a la Legislatura Municipal la aprobación de una ordenanza para que se declare la utilidad pública de cualesquiera propiedades, interés o derechos que deseen ser adquiridas por éstas ser útiles, necesarias y convenientes a los fines municipales. La misma establece la facultad del Alcalde para adquirir la propiedad o derechos a través del proceso de expropiación forzosa y la facultad para suscribir la “Declaración para la Adquisición y Entrega Material de la Propiedad”.

POR CUANTO: El Artículo 2.018(a)(5) de la Ley Núm. 107-2020, *supra*, dispone que en los casos en que el municipio desee adquirir un bien inmueble, éste solicitará, para su presentación ante el Tribunal, una certificación expedida por el Registro de la Propiedad dentro de los seis (6) meses anteriores a la presentación de la demanda. No obstante, en los casos en los que la certificación fue expedida dentro de periodo de seis (6) meses dispuesto, pero en una fecha que sobrepasa los tres (3) meses previos a la presentación de la demanda, deberá acompañarse con la certificación expedida por el Registro de la Propiedad y un estudio de título reciente. A estos fines, un estudio de título reciente significará un estudio de título realizado dentro de los diez (10) días anteriores a la presentación de la demanda. El estudio de título deberá ser suscrito por un Notario Público o por persona natural o jurídica poseedor de un seguro de responsabilidad profesional.

POR CUANTO: El Municipio de Cataño tiene el interés de adquirir la propiedad enclavada a los fines de llevar a cabo un proyecto de construcción de un estacionamiento público para el disfrute y beneficio de la comunidad. La misma fomenta la creación de facilidades para el estacionamiento de vehículos para uso público, concepto que ayuda al desarrollo y la revitalización del área urbana de la ciudad.

POR CUANTO: La identificación y descripción de la propiedad a adquirirse es la siguiente:

-----**URBANA:** Solar desocupado sito en la Calle del Tren
36 en el Pueblo de Cataño, P.R.

-----Catastro Núm. 040-082-067-02-901. -----

POR CUANTO: Dicha propiedad fue valorada originalmente en la cantidad de \$116,000.00 conforme a un Informe de Valoración (tasación) con fecha de 23 de agosto de 2023, presentado por el Tasador Certificado, Miltón Flores (EPA #706; #162 GC).

PARA USO OFICIAL
LIBRE DE DERECHOS

POR CUANTO: En vista de lo antes expuesto, esta Administración Municipal interesa adquirir mediante expropiación forzosa la referida propiedad y de esta manera obtener el título absoluto de dominio para atender la necesidad y los fines públicos expuestos en la presente Ordenanza.

POR TANTO: **ORDÉNESE POR LA LEGISLATURA MUNICIPAL DE CATAÑO, PUERTO RICO, LO SIGUIENTE:**

SECCIÓN 1^{RA}: Por la presente se declara de necesidad y utilidad pública, la propiedad para los fines públicos indicados en la parte expositiva de esta Ordenanza por ésta ser útil, necesaria y conveniente a los fines del Municipio Autónomo de Cataño.

SECCIÓN 2^{DA}: Se autoriza y faculta al Alcalde del Municipio Autónomo de Cataño, Hon. Julio Alicea Vasallo, a lo siguiente:

- a. A adquirir la propiedad de referencia mediante el proceso de expropiación forzosa por el precio de \$116,000.00, para el fin público que crearía un estacionamiento público en el Casco Urbano de Cataño.
- b. A reservar los fondos disponibles para cubrir la totalidad de la justa compensación que en su día pudiese ser determinada por el Tribunal, así como la cantidad correspondiente a la justa compensación según el informe de valoración de la propiedad.
- c. A establecer la facultad del Alcalde para adquirir la propiedad o derechos a través del proceso de expropiación forzosa y la facultad para suscribir la Declaración para la Adquisición y Entrega material de la Propiedad.
- d. A comparecer ante cualquier agencia estatal o federal para los propósitos de esta Ordenanza y de igual manera firmar cualquier documentación relacionada o comparecer en representación del Municipio en cualquier documento público.

SECCIÓN 3^{RA}: Autorizar, como por la presente se autoriza, al Director de Finanzas el Municipio de Cataño para que proceda, si se expropián los terrenos, a expedir un cheque por la suma \$116,000.00, o según la apruebe el Centro de Recaudaciones de Ingresos Municipales (CRIM), a favor del Secretario del Tribunal de Primera Instancia de Puerto Rico, consignando dicha cantidad como justa compensación por la propiedad a expropiarse. En caso de compra u otro medio de adquisición, se le autoriza a expedir los cheques necesarios para cumplir con los propósitos de ésta ordenanza.

SECCIÓN 4^{TA}: Autorizar, como por la presente se autoriza, al Director de Finanzas del Municipio de Cataño para que si el Tribunal de Primera Instancia de Puerto Rico, estimase que por la referida propiedad deba pagarse alguna suma adicional, expida un cheque a favor del Secretario de la Sala correspondiente del Tribunal de Primera Instancia de Puerto Rico, por la suma adicional concedida, más los intereses correspondientes de los fondos que para este fin tiene separados el Gobierno Municipal de Cataño, Puerto Rico.

PARA USO OFICIAL
LIBRE DE DERECHOS

SECCIÓN 5^{TA}: Esta Ordenanza por ser de carácter urgente comenzará a regir inmediatamente después de ser aprobada por la Legislatura Municipal y firmada por el Alcalde.

SECCIÓN 6^{TA}: Copia de esta Ordenanza será enviada a la Secretaría Municipal, el Departamento de Finanzas Municipal, a la Oficina de Gerencia y Presupuesto del Gobierno de Puerto Rico y a las demás agencias municipales y estatales concernientes para su conocimiento y acción correspondiente.

APROBADA POR LA HONORABLE LEGISLATURA MUNICIPAL DE CATAÑO, PUERTO RICO, A LOS 30 DÍAS DEL MES DE Enero DE 2025.


HON. ANA QUINTERO SANTIAGO
PRESIDENTA


LUIS OMAR APONTE RODRIGUEZ
SECRETARIO

APROBADA POR EL ALCALDE DEL MUNICIPIO AUTÓNOMO DE CATAÑO, PUERTO RICO, A LOS 5 DÍAS DEL MES DE Febrero DE 2025.


HON. JULIO ALICEA VASALLO
ALCALDE

**PARA USO OFICIAL
LIBRE DE DERECHOS**

GOBIERNO DE PUERTO RICO
MUNICIPIO AUTÓNOMO DE CATAÑO
Legislatura Municipal
CATAÑO, PUERTO RICO

CERTIFICACIÓN

YO, LUIS O. APONTE RODRÍGUEZ, Secretario de la Legislatura Municipal de Cataño, **CERTIFICO:**

Que la **ORDENANZA NÚM. 31, SERIE 2024 - 2025** que antecede, fue aprobada por la Honorable Legislatura Municipal de Cataño, Puerto Rico, en Sesión Ordinaria, celebrada el día 30 de enero de 2025, y firmada por el Alcalde de Cataño, el 5 de febrero de 2025.

Que dicha Ordenanza Núm. 31, Serie 2024 – 2025 fue aprobada con los votos de los siguientes Legisladores Municipales:

A FAVOR:

Hon. Ana A. Quintero Santiago
Hon. Mildred M. Morales Rosa
Hon. José J. Ramos Díaz
Hon. Liangely González Plaud
Hon. Gustavo Grana Martínez
Hon. Damián Claudio Miranda

Hon. Zasha A. Cordero Cedeño
Hon. Irma Rivera Avilés
Hon. Luis R. Hernández Marrero
Hon. Isis Z. Zayas Concepción
Hon. Víctor Rivera Abrams
Hon. Jennifer Rojas Cruz

EN CONTRA:

Hon. Betzaida Bauzá Marrero

CERTIFICO, además, que todos los Legisladores Municipales fueron debidamente citados para la referida Sesión, en la forma que determina la Ley.



**PARA USO OFICIAL
LIBRE DE DERECHOS**

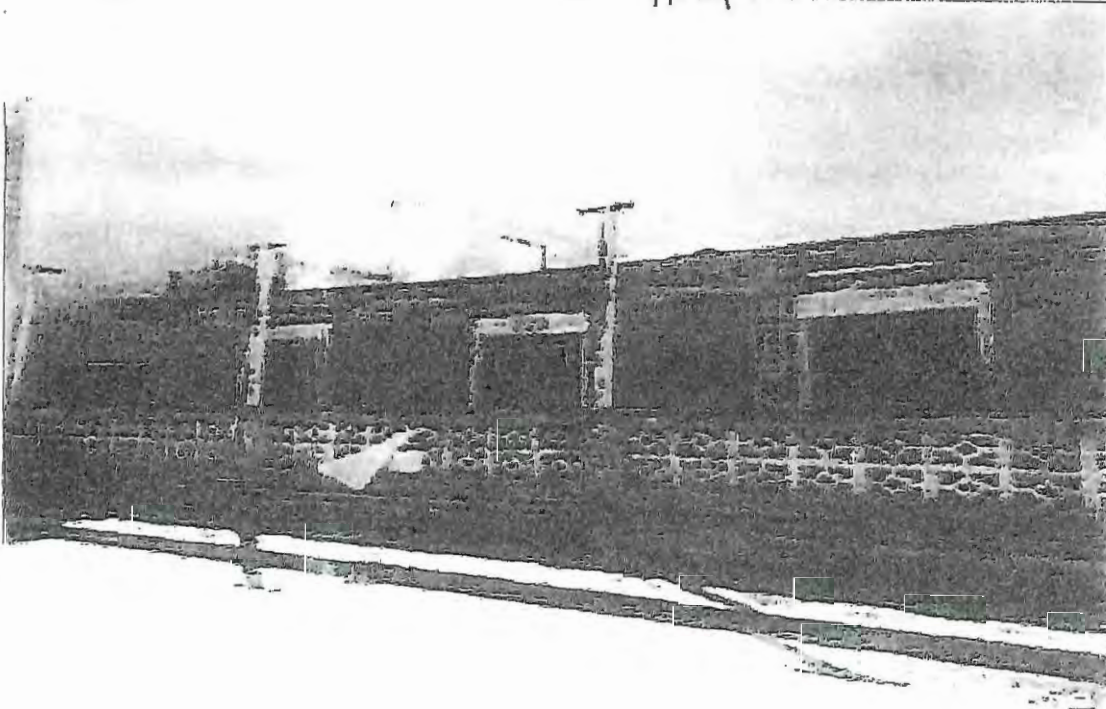
Y PARA QUE ASÍ CONSTE, firmo la presente y hago estampar en ella el Sello Oficial de la Legislatura Municipal de Cataño, hoy 6 de febrero de 2025.

Sr. Luis O. Aponte Rodríguez
Secretario

C7 Chavallado

ORIGINAL

Guapian - Cardenas



APPRAISAL OF REAL PROPERTY

LOCATED AT:

#36 Del Tren Street
Cataño Downtown Core
Cataño, PR 00962

FOR:

Mr. Julio Alicea Vasallo, Mayor
Cataño Municipality
Cataño, PR 00962

AS OF:

August 20, 2023

BY:

Milton Flores y Asociados, C.S.P.
Real Estate Appraisers & Consultants
PO Box 1181/Caguas, PR 00726-1181
Phone: (787) 743-8383/Fax: (787) 743-2514
Email: miltonflorescsp@yahoo.com

**PARA USO OFICIAL
LIBRE DE DERECHOS**

Milton Flores y Asociados, C.S.P.
Real Estate Appraisers & Consultants
PO Box 1181/Caguas, PR 00726-1181
Phone: 743-8383/Fax: 743-2514/miltonflorescsp@yahoo.com

August 23, 2023

Mr. Julio Alicea Vasallo, Mayor

Cataño, PR 00962

Re: Property: #36 Del Tren Street
Cataño, PR 00962
Owner: Ms. Margarita Rodriguez
File No.: 23-10-001

In accordance with your request, I hereby submit an appraisal report, the purpose of this appraisal is to estimate the market value of the property described as improved, in unencumbered fee simple title of ownership.

After inspection of the physical and financial aspects of the subject property, its legal documents, and after analyzing the factors affecting value in the subject area, it is my opinion that the market value of the fee simple estate of the subject property as of August 20, 2023 ended to:

"As Is"

ONE HUNDRED SIXTEEN THOUSAND DOLLARS (\$116,000.00)

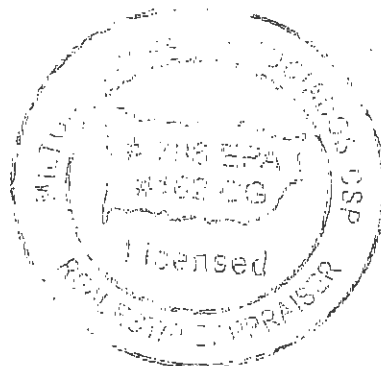
The value estimate as reported herein reflects the value of the property "As Is" assuming that the subject property will be sold in a fair market value today. The function of the appraisal is to assist in sale purposes. Subject property was value as if offered in the open market for reasonable time in which to find a buyer. I assumed the property would be available for use to its highest and best use, free and clear of all liens and encumbrances.

I hereby certify that I have no present or contemplated financial interest in the subject property and that my employment and compensation are in no way contingent upon the values reported.

Sincerely,



Milton Flores
MIE CREALIC #706EPA
General Certified Appraiser #162GC



**PARA USO OFICIAL
LIBRE DE DERECHOS**

REAL ESTATE VALUE ESTIMATE

SUBJECT

FIELD REPORT

Contact

Mr. Julio Alicea Vasallo, Mayor

Census Tract

0202.00

Map Reference

41980

Property Address

#36 Del Tren Street

Check one:

☐ SF

☐ PUD

☐ CONDO

☐ 2-4 Units

City

Cataño

County

Q33

State

PR

Zip Code

00962

Phone No. Res.

787-487-0910

Loan Amount \$

N/A

Term

N/A

Mos. Owner's Est. of Value \$

N/A

No. of Rooms

0

No. of Bedrooms

0

No. of Baths

0

Family room or den

☐ Yes

☒ No

Gross Living Area

1,500 Sq. Ft.

Garage/Carport (specify type & no.)

none

Porches, Patio or Pool (specify)

porch

Central Air

☐ Yes

☒ No

NEIGHBORHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Good

Avg

Fair

Poor

Built Up

☐ Over 75%

☒ 25% to 75%

☐ Under 25%

Property Compatibility

☐

☒

☐

☐

Growth Rate

☐ Fully Dev.

☐ Rapid

☒ Steady

☐ Slow

General Appearance of Properties

☐

☒

☐

☐

Property Values

☐ Increasing

☒ Stable

☐ Declining

Appeal to Market

☐

☒

☐

☐

Demand/Supply

☐ Shortage

☒ In Balance

☐ Oversupply

Marketing Time

☐ Under 3 Mos.

☒ 4-6 Mos.

☐ Over 6 Mos.

Present Land Use

70% 1 Family

10 % 2-4 Family

5 % Apts.

% Condo

5% Commercial

5 % Industrial

5 % Vacant

%

Change in Present Land Use

☒ Not Likely

☐ Likely

☐ Taking Place From

To

Predominant Occupancy

☒ Owner

☐ Tenant

% Vacant

S/F Price Range \$

30,000

to \$

100,000

\$

70,000

= Predominant Value

S/Family Age

5 yrs. to

60 yrs.

Predominant Age

10 yrs.

Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) The subject property neighborhood provides an average environment for the property being appraised. All of the items in the neighborhood grid are rated average. The public school, parks, view and noise level are typical for this type of neighborhood.

SUBJECT PROPERTY

Approx. Yr. Blt.

19 63

Units

2

Stories

2

Type (det, duplex, semi/det, etc.)

Detached

Design (rambler, split, etc.)

Tropical Residential

Exterior Wall Mat.

Concrete Block

Roof Mat.

Concrete/Metal

Is the property in a HUD-Identified Special Flood Haz. Area?

☐ No

☒ Yes

Special Energy-Effic. Items

None. The property is a one-story, one unit detached reinforce concrete construction mix use. It is located at Cataño Town Core and was in poor condition.

Comments (favorable or unfavorable incl. deferred maintenance)

The building areas were calculated from the appraisers building sketch, and data obtained from assessment office and public records.

PROPERTY RATING

Good

Avg

Fair

Poor

Condition of Exterior

☐

☐

☐

☒

Compatibility to Neighborhood

☐

☐

☐

☒

Appeal and Marketability

☐

☐

☐

☒

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	#36 Del Tren Street	#3 Jorge Franceschi (Minerva), Pereyo Dev.	#64 Barbosa/Nereidas Ave., Cataño Town Cor	#375 Hostos/H. Salaman Ave., E. Rc
Address	Cataño, PR 00692	Humacao, PR 00791	Cataño, PR 00962	San Juan, PR 00917
Proximity to Sub.	N/A	27.96 miles SE	0.16 miles NE	3.74 miles SE
Sales Price	\$	\$	\$	\$
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	Dec 2022	Nov 2021	April 2021
Location	average	average	average	average
Site/View	354.0 SQMTS	544.0 SQMTS	277.0 SQMTS	277.55 SQMTS
Age	60	50	35	60
Condition	C-5/Poor	C-4/Fair	C-3/Average	C-5/Poor
Lying Area Rm.	Total B-rms. Baths	Total B-rms. Baths	Total B-rms. Baths	Total B-rms. Baths
Count and Total	0 0 0	0 0 0	0 0 0	0 0 0
Gross Living Area	1,500 Sq. Ft.	1,676 Sq. Ft.	2,500 Sq. Ft.	2,390 Sq. Ft.
Air Conditioning	none	equal	equal	equal
Garage/Carport	none	none	1 car garage	none
Porches, Patio, Pools, etc.	porch	porch	porch	porch
Special Energy-Efficient Items	none	none	none	none
Other	iw/ig	equal	equal	equal
Net Adjust (Total)				
Indicated Value Sub.				

General Comments The comparables displayed are considered the most comparable and the best indication of value for the subject property. All comparable sales were adjusted for site at \$50.00 per SQMT each; comps 1 & 2 were adjusted for condition, (subject need remodeling at a cost of \$20 per SQFT or \$40,000 rounded); Comps 2 & 3 for gross area; comp 2 for carport. Most weight is given to comparable 1 that is most similar to the subject. For sale purposes only, the appraiser is not responsible for the use of this appraisal report in any lending institution.

Completed By Milton Flores Title Appraiser
Signature Date August 23 2023

Comparable Photo Page

Client	Mr. Julio Alicea Vasallo, Mayor				
Property Address	#36 Del Tren Street				
City	Cataño	County	033	State	PR Zip Code 00962
Lender/Client	Mr. Julio Alicea Vasallo, Mayor				



Comparable 1

#3 Jorge Franceshi (Minerva), Pereyo Dev.	
Prox. to Subject	27.96 miles SE
Sales Price	170,000
Gross Living Area	1,676
Total Rooms	0
Total Bedrooms	0
Total Bathrooms	0
Location	average
View	N; Res.
Site	544.0 SQMTS
Condition	C-4/Fair
Age	50



Comparable 2

#64 Barbosa/Nereidas Ave., Cataño Town Core	
Prox. to Subject	0.16 miles NE
Sales Price	170,000
Gross Living Area	2,500
Total Rooms	0
Total Bedrooms	0
Total Bathrooms	0
Location	average
View	N; Res.
Site	277.0 SQMTS
Condition	C-3/Average
Age	35



Comparable 3

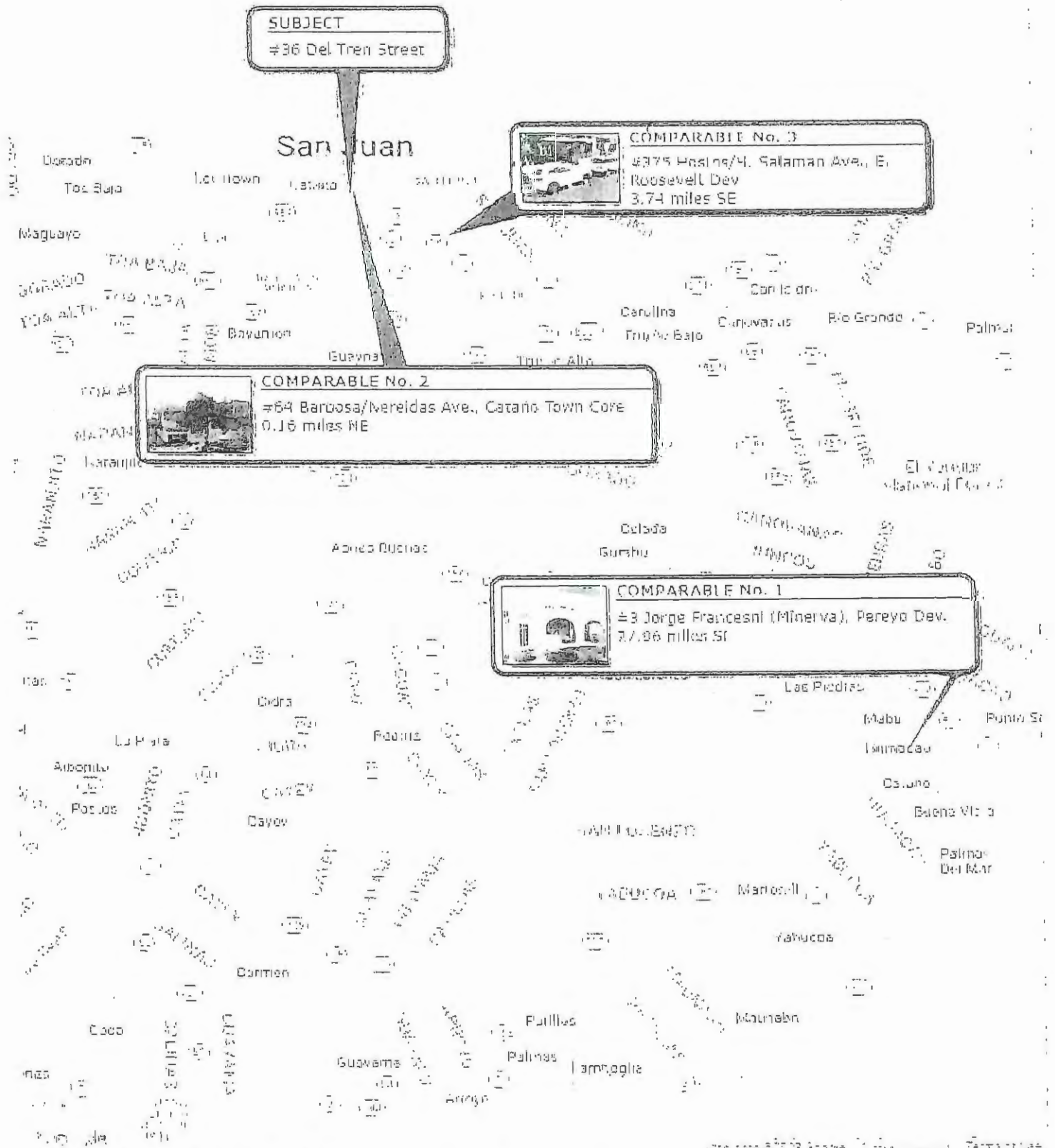
#375 Hostos/H. Salaman Ave., E. Roosevelt Dev.	
Prox. to Subject	3.74 miles SE
Sales Price	140,000
Gross Living Area	2,390
Total Rooms	0
Total Bedrooms	0
Total Bathrooms	0
Location	average
View	N; Res.
Site	277.55 SQMTS
Condition	C-5/Poor
Age	60

PARA USO OFICIAL
LIBRE DE DERECHOS

Location Map

Client	Mr. Julio Alicea Vasallo, Mayor				
Property Address	#36 Del Tren Street				
City	Cataño	County	033	State	PR Zip Code 00962
Lender/Client	Mr. Julio Alicea Vasallo, Mayor				

a la mode, inc.

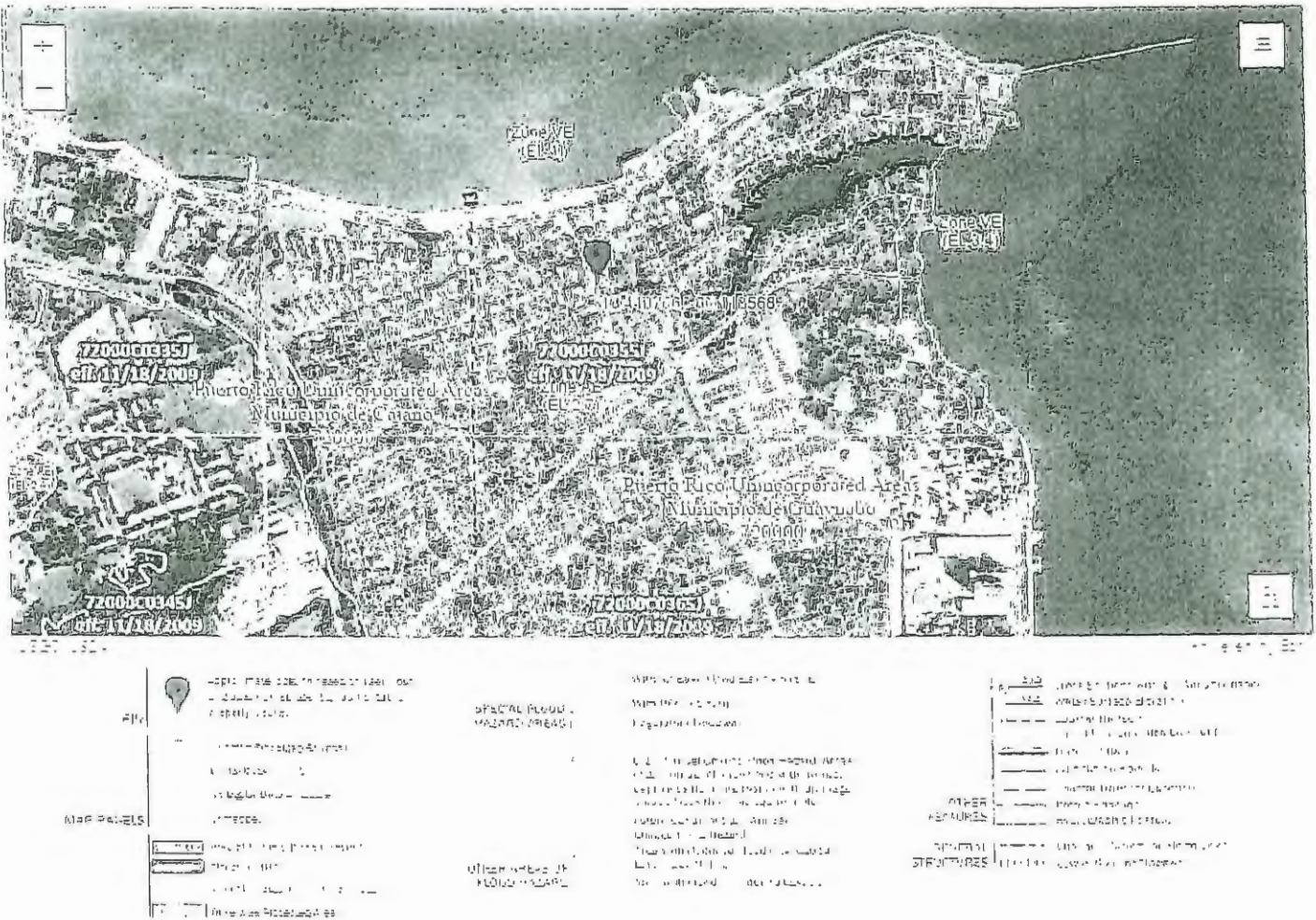


PARA USO OFICIAL
LIBRE DE DERECHOS

Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Flood Map

Client	Mr. Julio Alicea Vasallo, Mayor				
Property Address	#36 Del Tren Street				
City	Cataño	County	033	State	PR Zip Code 00962
Lender/Client	Mr. Julio Alicea Vasallo, Mayor				



PARA USO OFICIAL
LIBRE DE DERECHOS

Tax Assessor's Map

Client	Mr. Julio Alicea Vasallo, Mayor				
Property Address	#36 Del Tren Street				
City	Cataño	County	033	State	PR Zip Code 00962
Lender/Client	Mr. Julio Alicea Vasallo, Mayor				



**PARA USO OFICIAL
LIBRE DE DERECHOS**

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

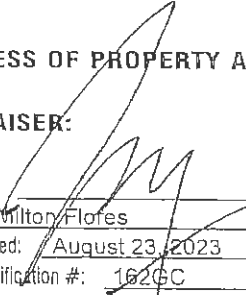
APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to t

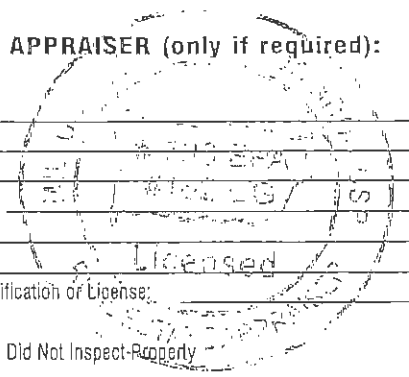
SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: #36 Del Tren Street, Cataño, PR 00962

APPRAISER:

Signature: 
Name: Milton Flores
Date Signed: August 23, 2023
State Certification #: 1026C
or State License #: 706EPA
State: PR
Expiration Date of Certification or License: Aug 2027/Oct 2025

SUPERVISORY APPRAISER (only if required):

Signature: 
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

☐ Did ☐ Did Not Inspect Properly

PARA USO OFICIAL
LIBRE DE DERECHOS



ESTADO LIBRE ASOCIADO DE PUERTO RICO
CENTRO DE RECAUDACIÓN DE INGRESOS MUNICIPALES

Número de Certificación
WX2023083645683
Interna

Número de Préstamo: ESTADO DE CUENTA
Statement Of Account

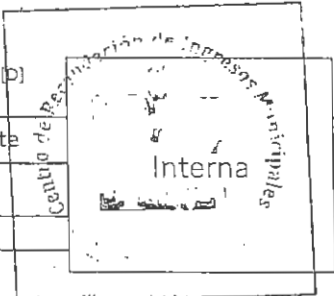
Número de Propiedad/Property Number: 040-082-067-02-901	Nombre del Dueño/This Property is under the name of: RODRIGUEZ MARGARITA
Localización de la Propiedad/Property Located at: . CATANO . CALLE DEL TREN 36 CATA\O	Dirección Postal/Postal Address: CALLE RIO MAMEYES AM36 URB RIO HONDO II BAYAMON PR 00961
Municipio/Municipality: Cataño	Fecha de Interés/ Interest Date: 25/ago/2023

Tipo Notif Bill Type		Fecha de Notif Bill Date	Principal Unpaid Tax	Descuento Discount	Penalidad Penalty	Intereses Interest	Recargos Surcharge	Adición Addition	Cantidad Adeudada Amount Due
2024-I	@	01/ene/2024	249.98	-25.00	0.00	0.00	0.00	0.00	224.98
2024-I	@	01/jul/2023	249.99	-12.50	0.00	0.00	0.00	0.00	237.49
2023-I		01/ene/2023	249.98	0.00	0.00	10.07	25.00	0.00	285.05
2023-I		01/jul/2022	249.99	0.00	0.00	22.53	25.00	0.00	297.52
2022-I		01/ene/2022	249.98	0.00	0.00	35.00	25.00	0.00	309.98
2022-I		01/jul/2021	249.99	0.00	0.00	47.60	25.00	0.00	322.59
2021-I		01/ene/2021	249.98	0.00	0.00	60.00	25.00	0.00	334.98
2021-I		01/jul/2020	249.99	0.00	0.00	72.39	25.00	0.00	347.38
Grand Total			\$1,999.88	(\$37.50)	\$0.00	\$247.59	\$150.00	\$0.00	\$2,359.97

PARA USO OFICIAL
LIBRE DE DERECHOS

La deuda con (@) no está vencida, (B) quiebra/backruptcy, (P) plan de pago/payment plan, (D) deuda en disputa/dispute, (J) deficiencia en peligro/jeopardy.

Fecha Emitida / Issued Date	Fecha Expiración / Expires Date	
25-Ago-2023	25-Nov-2023	



Esta certificación no será oficial sin el importe de \$2.50 en estampillas emitidas por el CRIM.
Es válida para gestiones de cobro. Esta certificación no incluye deudas por mejoras que estuvieran sin tasar.

Si mediante investigación realizada posteriormente, se comprueba que esta propiedad no reúne los requisitos para disfrutar de la exención y/o exoneración, se pondrán al cobro las notificaciones retroactivas para los años correspondientes.

Nota Aclaratoria: El cómputo de los intereses se calculan diariamente.
Esta certificación tendrá vigencia de 3 meses a partir de la fecha de emisión.

Note: The Interest is calculated daily.
This certification will be valid for 3 months from the date of issue.

No es una certificación válida. Not a valid certification.



PARA USO OFICIAL
LIBRE DE DERECHOS