REAL ESTATE APPRAISAL REPORT

Of
The Hallie Queen Mack Parcel
14 acres accessed via a private drive from Willow Road
Vicksburg, Warren County, Mississippi, 39180

As of
07/15/2026

Prepared For
The Warren County Port Commission
1622 Washington Street, Suite 201
Vicksburg, MS 39180

Prepared by
BOTTIN CONSULTING GROUP, INC.
Bobby Bottin, MAI, MS-GA-676

File Number: 26-0273

BOTTIN CONSULTING GROUP, INC.

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07/17/2026

The Warren County Port Commission
1622 Washington Street, Suite 201
Vicksburg, MS 39180
Pablo Diaz, Executive Director

Re: Real Estate Appraisal Report
The Hallie Queen Mack Parcel
14 acres accessed via a private drive from Willow Road
Vicksburg, Warren County, Mississippi, 39180

File Number: 26-0273

Dear Mr. Diaz:

At your request, I have prepared an appraisal for the above referenced property.

Please reference the Scope of Work section of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value.

Your attention is directed to the Limiting Conditions and Assumptions section of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- One or more apply, detailed later in the report.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

Current As Is Market Value:
The “As Is” market value of the Fee Simple estate of the property, as of 07/16/2026, is

$38,500

The estimated exposure time[1] preceding the effective date of value would have been 12 months and the estimated marketing time[2] as of the effective date of value is 12 months.

Respectfully submitted,
Bottin Consulting Group, Inc.

Bobby Bottin, MAI
MS-GA-676

[1]Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).
[2]Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

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Summary of Important Facts and Conclusions

GENERAL	
Subject:	The Hallie Queen Mack Parcel 14 acres accessed via a private drive from Willow Road Vicksburg, Warren County, Mississippi, 39180
Client:	The Warren County Port Commission
Owner:	Hallie Queen Mack, et al
Legal Description:	See attached brief legal description noted in the assessment details, along with a deed reference. The appraiser has not been provided with a legal description, title opinion or survey. The appraiser has not abstracted title.
Tax Assessment:	PPIN 21906
Inspection Date:	07/15/2026
Effective Date of Value:	07/15/2026
Date of Report:	07/17/2026
Intended Use/Purpose of Appraisal:	The intended use is for potential acquisition through eminent domain.
Intended User(s):	The client.
Sale History:	The subject has not sold in the last three years, according to my limited review of public records.
Current Listing/Contract(s):	The subject is not currently listed for sale, or under contract.
Current Leases:	None known or disclosed

PROPERTY	
Land Area:	Total: 14 acres (per assessment records)
Improvements:	There are no structures on site.

Zoning:	A-2
Current Use of Subject Property (as of the effective date of value):	Vacant land tract Note: This is the same use reflected in this appraisal.
Highest and Best Use of the Site:	Recreational

VALUE INDICATIONS

Reconciled Value(s):	**Current As Is**
Value Conclusion(s)	$38,500
Effective Date(s)	07/15/2026
Property Rights	Fee Simple

Definitions

Market Value:[3]

> The most probable price that 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 and 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:
> • Buyer and seller are typically motivated;
> • Both parties are well informed or well advised, and acting in what they consider their best interests;
> • A reasonable time is allowed for exposure in the open market;
> • Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
> • 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.
> (12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994)

A **Fee Simple** estate is defined[3] as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

[3] Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

A **Leased Fee** interest is defined[3] as:

> The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Marketing Time is defined[3] as:

> An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.
>
> Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Exposure Time is defined by USPAP (Current Edition) as: An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Gross Building Area (GBA): Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.[3]

As Is Market Value
The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date.[3]

Allocation
The process of separating the contributory value of a component or part of an asset from the total value of the asset. .[3] Note: If an allocation of value is presented in this report, such conclusions are based on the assumption that the whole property or asset remains intact. An allocation of value never assumes that each of the allocated components would be worth the same if marketed separately. Examples include allocations of timber on a timberland tract, allocations of recreational land on a farmland tract, allocations of various buildings on an industrial land tract, allocations of various units or occupancies of a commercial building, etc. The process of allocation does not consider various marketability related aspects of the allocated components of the total asset that would be considered if that component was appraised separately. Examples include easements to the allocated component, size variance enhancements of the allocated component, impact on value to the remaining asset if the allocated component was severed, etc.

[3] Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

By this notice, all persons, companies, or corporations using or relying on this report in any manner bind themselves to accept these contingent and limiting conditions, and all other contingent and limiting conditions contained elsewhere in this report. Do not use any portion of this report unless you fully accept all contingent and limiting conditions contained throughout this document.

Throughout this report, the singular term “appraiser” also refers to the plural term “appraisers.” The terms “appraiser” and “appraisers” refer collectively to “Bottin Consulting Group, Inc.”

The liability of the appraiser is limited solely to the client. There is no accountability, obligation, or liability to any third party. Other intended users may read but not rely on this report. The appraiser’s maximum liability relating to services rendered under this engagement (regardless of form of action, whether in contract, negligence, or otherwise) is limited to the fee paid to Bottin Consulting Group, Inc.. for that portion of their services, or work product giving rise to liability. In no event shall the appraiser be liable for consequential, special, incidental or punitive loss, damages, or expense even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all contingent and limiting conditions, assumptions, and disclosures. Use of this report by third parties shall be solely at the risk of the third party.

As part of this appraisal, information was gathered and analyzed to form a value opinion that pertains solely to one or more explicitly identified effective value dates. The effective value date is the only point in time that the value applies. Information about the subject property, neighborhood, comparables, or other topics discussed in this report was obtained from sensible sources. In accordance with the extent of research disclosed in the “Scope of Work” section, all information cited herein was examined for accuracy, is believed to be reliable, and is assumed to be reasonably accurate. However, no guaranties or warranties are made for this information. No liability or responsibility is assumed for any inaccuracy which is outside the control of the appraiser, beyond the scope of work, or outside reasonable due diligence of the appraiser.

Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change. The Appraiser reserves the right to amend these analyses and/ or value opinion(s) contained within the appraisal report if erroneous, or more factual-information is subsequently discovered. No guarantee is made for the accuracy of estimates or opinion furnished by others, and replied upon in this report.

This appraiser is not an engineering, construction, legal, or architectural study. It is not an examination or survey of any kind. Expertise in these areas is not implied. The appraiser is in no way responsible for any costs incurred to discover, or correct any deficiency in the property. In the case of limited partnerships, syndication offerings, or stock offerings in the real estate, the client agrees that in case of lawsuit brought by the lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will hold Bottin Consulting Group, Inc., its officers, contractors, employees and associate appraisers completely harmless. Acceptance of, and/ or use of this report by the client, or any third party is prima facie evidence that the user understands, and agrees to all these conditions.

Unless specifically stated otherwise herein, the appraiser is unaware of any engineering study made to determine the bearing capacity of the subject land, or nearby lands. Improvements in the vicinity, if any, appear to be structurally sound. It is assumed soil and subsoil conditions are stable and free from features that cause supernormal costs to arise. It is also assumed existing soil conditions of the subject land have proper load bearing qualities to support the existing improvements, or proposed improvements appropriate for the site. No Investigations for potential seismic hazards were made. This appraisal assumes there are no conditions of the site, subsoil, or structures, whether latent, patent, or concealed that would render the subject property less valuable. No earthquake compliance report, engineering report, flood zone analysis, hazardous substance determination, or analysis of these unfavorable attributes was made, or ordered in conjunction with the appraisal report. The client is strongly urged to retain experts in these fields, if so desired.

If this appraisal values the subject through construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, it is assumed such work will be completed in a timely fashion, using non defective materials, and proper workmanship. All previously completed work is assumed to substantially conform to plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned in-progress, or recently completed construction complies with the zoning ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future relative to the report preparation date. If this appraisal includes a prospective valuation, it is understood and agreed the appraiser is not responsible for an unfavorable value effect cause by unforeseeable events that occur before completion of the project.

If this appraisal values an interest that is less than the whole fee simple estate, then the following disclosure applies. The value for any fractional interest appraised plus the value of all the other complementary fractional interests may or may not equal the value of the entire fee simple estate.

This valuation included an observation of the appraised property by a signatory to this report (unless stated otherwise). The extent of any observation is disclosed in the "Scope of Work" section of this report. Any observation by a signatory is not, and should not be misconstrued as a professional property inspection. Comments or descriptions about the physical condition of the improvements, if any, are based solely on a superficial visual observation. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life or any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order (unless otherwise stated). Private water wells and private septic systems are assumed sufficient to comply with federal, state, or legal heath safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. Comments regarding physical condition are included to familiarize the reader with the property. This document is not an engineering or architectural report. If the client has any concern regarding structural, mechanical, or protective components of the improvements, or the adequacy or quality of sewer, water or other utilities, the client should hire experts in an appropriate discipline before relying upon this report. No representations are made herein as to these matters unless explicitly stated otherwise in this report.

No liability is assumed for matters of a legal nature that affect the value of the subject property. Unless otherwise stated, value opinion(s) formed herein are predicated upon the following assumptions. (A) The real property is appraised as though, and assumed free from all value impairments including yet not limited to title defects, liens, encumbrances, title claims, boundary discrepancies, encroachments, adverse easements, environmental hazards, pest infestation, leases, and atypical deficiencies. (B) All real estate taxes and assessments, of any type, are assumed fully paid. (C) The property being appraised is assumed to be owned under responsible and lawful ownership. (D) It is assumed the subject property is operated under competent and informed management. (E) The subject property was appraised as though, and assumed free of indebtedness. (F) The subject real estate is assumed fully compliant with all applicable federal, state, and local environment regulations and laws. (G) The subject is assumed fully compliant with all applicable zoning ordinances, building codes, use regulations, and restrictions of all types. (H) All licenses, consents, permits, or other documentation required by any relevant legislative or governmental authority, private entity, or organization have been obtained, or can be easily be obtained or renewed for a nominal fee.

An appraised property that is a physical portion of a larger parcel or tract is subject to the following limitations. The value opinion for the property appraised pertains only to that portion defined as the subject. This value opinion should not be construed as applying with equal validity to other complementary portions of the same parcel or tract. The value opinion for the physical portion appraised plus the value of all other complementary physical portions may or may not equal the value of the whole parcel or tract.

The allocation of value between the subject's land and improvements, if any, represents our judgment only under the existing use of the property. A re-evaluation should be made if the improvements are removed, substantially altered, or the land is utilized for another purpose.

The appraiser assumes any prospective purchaser of the subject is aware of the following. (A) This appraisal of the subject property does not serve as a warranty on the physical condition of the property. (B) It is the responsibility of the purchaser to carefully examine the property, and to take all necessary precautions before signing a purchase contract. (C) Any estimate for repairs is a non-warranted opinion of the appraiser.

Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The drawings are not surveys unless specifically identified as such. No responsibility is assumed for cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Unless otherwise stated in the report, any opinion(s) of value contained herein include only the real estate component. Unless explicitly stated otherwise, the value conclusion(s) do not include personal property, equipment, inventory, trade fixtures, business-good will chattel, business enterprise value, or franchise items of material worth.

Unless otherwise stated in the report, any opinion(s) of value contained herein include only the land and real property attached to the land; if the value of the standing timber is included in the overall value estimate, specific references will be made in the report. Any subsurface minerals or mineral rights that may or may not be part of the property or part of the title to the property are not included in this valuation. This specifically refers to gravel, sand, oil, natural gas, etc.

All information and comments concerning the location, market area, trends, construction quality, construction costs, value loss, physical condition, rents, or any other data for the subject represent estimates and opinions of the appraiser. Expenses shown in the income approach, if used, are only estimates. They are based on past operating history, if available.

This appraisal was prepared by Bottin Consulting Group, Inc. and consists of trade secrets and commercial or financial information, which is privileged, confidential, and exempt from disclosure under 5 U.S.C.522 (b) (4). Please notify Bottin Consulting Group, Inc. of any request for reproduction of this appraisal report.

The appraiser is not required to give testimony or produce documents because of having prepared this report unless arrangements are agreed to in advance. If the appraiser is subpoenaed pursuant to court order or required to produce documents by judicial command, the client agrees to compensate the appraiser for his appearance time, preparation time, travel time, and document preparation time at the regular hourly rate then in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all non-residential real estate or the portion of any property, which is non-residential. The appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA (unless otherwise stated). It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value.

Bottin Consulting Group, Inc. and the appraiser have no expertise in the field of insect, termite, or pest infestation. We are not qualified to detect the presence of these or any other unfavorable infestation. The appraiser has no knowledge of the existence of any infestation on, under, above, or within the subject real estate. No overt evidence of infestation is apparent to the untrained eye. We have not specifically inspected or tested the subject property to determine the presence of any infestation. No effort was made to dismantle or probe the structure. No effort was exerted to observe enclosed, encased, or otherwise concealed evidence of infestation. The presence of any infestation would likely diminish the property's value. All value opinions in this communication assume there is no infestation of any type affecting the subject real estate. No responsibility is assumed by Bottin Consulting Group, Inc. or the appraiser for any infestation or for any expertise required to discover any infestation. Client is urged to retain an expert in this field, if desired.

All opinions are those of the signatory appraiser based on the information in this report. No responsibility is assumed by the appraiser for changes in market conditions, or for the inability of the client, or any other party to achieve their desired results based upon the appraised value. Some of the assumptions or projections made herein can vary depending upon evolving events. We realize some assumptions may never occur and unexpected events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those set forth in this report. Compensation for appraisal services is dependent solely on the delivery of this report, not on any other event or occurrence.

No part of this report shall be published or disseminated to the public (or any other party) by the use of advertising media, public relations media, news media, sales media, electronic devices, or any other media without the prior written consent of Bottin Consulting Group, Inc. This restriction applies particularly as to analyses, opinions, and conclusions; the identity of the appraiser; and any reference to the Appraisal Institute. Furthermore, no part of this report may be reproduced or incorporated into any information retrieval system without written permission from Bottin Consulting Group, Inc., the copyright holder.

The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, ureaformaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless, otherwise stated in the report. No responsibility is assumed for any environmental conditions; or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of routine observations made during the appraisal process.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Bottin Consulting Group, Inc.. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Bottin Consulting Group, Inc.'s regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

The engagement letters of some clients include supplemental requirements that are not deemed necessary to produce credible and reliable appraisal reports. These supplemental requirements are typically boiler plate in nature. Some examples of these requirements include (but are not limited to): Additional photo requirements, additional inspection requirements, additional appraisal development and reporting requirements, additional scope of work requirements, additional exhibit requirements, etc. If any of these supplemental requirements are not (either intentionally or unintentionally) adhered to by the appraiser and if client does not request a revised appraisal report for such adherence; client concurs that any such supplemental requirements are not deemed necessary to produce a credible and reliable appraisal report. Furthermore, by client's acceptance of this appraisal report, client hereby expressly waives any such supplemental requirements of engagement.

Americans with Disabilities Act (ADA) of 1990
A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Bottin Consulting Group, Inc. has not made a determination regarding the subject's ADA compliance or non-compliance**. Non-compliance could have a negative impact on value; however, this has not been considered or analyzed in this appraisal**.

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, Scope of Work is defined as the type and extent of research and analyses in an appraisal or appraisal review assignment. It is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for the client noted herein. The problem to be solved is to estimate the 'as is' market value of the subject property. The intended use is for potential eminent domain proceedings. This appraisal is intended for use by the client. This report is not intended for any other use or user.

SCOPE OF WORK	
Report Type:	This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). This report provides a summary of the appraisal process, subject and valuation analyses. This report format is typical of what used to be considered a Summary Appraisal Report by USPAP.
Property Identification:	The subject has been appropriately identified in the report. See following sections for identification.
Inspection:	The site was physically observed by the appraiser.
Market Area and Analysis of Market Conditions:	An inferred analysis was performed.
Highest and Best Use Analysis:	Physically possible, legally permissible and financially feasible uses were considered, and the highest and best use of the subject was concluded.
Valuation Analyses	
Cost Approach:	The cost approach is not applicable.
Sales Comparison Approach:	The sales comparison approach was completed.

Income Approach:	The income approach is not applicable.
Hypothetical Conditions:	• There are no hypothetical conditions for this appraisal.
Extraordinary Assumptions:	• One or more apply, detailed later in the report.

Concept Explanations:

Data verification:

Intended use and all intended users are weighed heavily during the scope of work decision. A single intended user who frequently engages appraisal services is likely very knowledgeable about the appraisal process. For this type user, appraisal development and reporting for less complex property types might be toward the lower end of the spectrum. By contrast, multiple intended users, especially those with opposing motivations, likely need more extensive appraisal development and reporting. Data verification affects reliability. Direct data verification confirms information used in the report with one or more parties who have in-depth knowledge about physical characteristics for the property being appraised, or related financial details. Indirect verification employs information obtained from a secondary source like a data reporting service, a multiple listing service, or another appraiser. Information from all data sources was examined for accuracy, is believed to be reliable, and is assumed to be reasonably accurate. However, no guarantees or warranties for the information are expressed or implied. No liability or responsibility is assumed by Bottin Consulting Group, Inc. or the appraiser(s) for any inaccuracy from any seemingly credible information source.

Data sources:

Public records, multiple listing service (MLS) data (if available), online services (if available), and the appraiser's files have been researched to obtain specific data for the subject property and market data the subject's neighborhood.

- Tax data was obtained from the Warren County Tax Assessor's and Collector's

Offices. This data is presented later in this report.

- Acquisition deeds are recorded in the Warren County Chancery Clerk's office. The recorded deed data is not available online. This data provides a legal description, parties involved in a transfer, and dates of transfers. The recorded deed data does not provide sale prices or any terms of sale, as Mississippi is considered a non-disclosure state. The appraiser has not viewed the recorded acquisition deed. The appraiser has not performed any title abstraction or interpretation of title. The appraiser is not qualified to verify the validity of any legal description or matters of a legal nature. If a legal description is presented in this appraisal, The appraiser has simply transposed this description from the deed or from other data sources (such as tax records). It is imperative that the client or any other intended user of this report is aware that the appraiser is not concurring with this description. It is simply provided for reference and should be reviewed for validity by an attorney and/or surveyor. Only readily observable deed restrictions can be interpreted by the appraiser. Restrictions and covenants noted in the deed that refer to other recorded documents should be further researched by an attorney as the appraiser does not research chain of title or any previous conveyances of the subject property. Unless otherwise stated, an extraordinary assumption is made that the subject's legal description is valid and there are no adverse deed restrictions or covenants. Again, the client and any intended users should have the title thoroughly researched by an attorney. No responsibility is assumed for legal or title considerations. It is assumed that the subject property has no adverse title issues that restrict the use of the subject property, and that the title to the property is good and marketable (unless otherwise stated). The subject property is being appraised free and clear of any or all liens and encumbrances. Sometimes, deed data for comparable sales is researched if alternate sources are unavailable. The appraiser does not abstract title or form legal opinions pertaining to the title. Client is urged to consult with an attorney and to provide the appraiser with a title opinion in order to verify if any title issues are present, including (but not limited to) deed restrictions, protective covenants, easements, use restrictions, etc. Unless otherwise noted, the appraiser has not abstracted (or even viewed) the deed or title to the property; if any restrictions of record are present, the appraiser is not aware of such unless the client provides a title opinion to the appraiser. It is very important for the client to understand that such (unknown) issues could impact the marketability of the subject property; and the appraiser will accept no liability for client's failure to provide the title opinion and/or title research to the appraiser. It is also highly recommended that the client provide the appraisal to the attorney for review and certification that the property and improvements conform to any covenants, deed restrictions, etc. (For example, if a deed restriction or covenant is in place requiring a certain improvement to be a certain size and the existing improvement does not meet that required size; the appraiser would not have such knowledge of this requirement unless the client provides a title opinion to the appraiser. The attorney would also not have such knowledge of the size of the existing improvement unless the client provides the appraisal to the attorney). An EXTRAORDINARY ASSUMPTION is made that the subject is free and clear of all encumbrances, use restrictions, adverse covenants, etc; and that the subject legally conforms to any such covenants, deed restrictions, zoning ordinances, etc (subject to confirmation by a qualified attorney as recommended herein).

- Various multiple listing services to which the appraiser's firm subscribes have been researched in an effort to provide a prior sales history for the subject property (or to confirm that it has not sold through a broker) and to provide preliminary data regarding potential comparable sales (if applicable). This data is considered to be reliable.
- Other appraisers in the market area were consulted to provide data regarding the transfer of properties. Appraisers in the area readily share data with one another, and such data is deemed to be reliable.
- Online FEMA flood maps (if available) have been reviewed and a limited determination of the flood status of the subject site has been made; this data is reported later in this report.
- Zoning data was obtained from the City of Vicksburg's website (www.Vicksburg.org). It is assumed that this data is accurate.

- It is assumed that the descriptive data obtained for the subject property is true and correct, such as the plat maps, legal description, etc.

Extent of inspection:

The appraiser performed a visual inspection of the subject property on 07/15/2026. The physical characteristics of the site have been noted in this report. If any adverse easements, encroachments, or other site hazards were noted on inspection of the site, these issues are so noted in the appropriate section of this report. Unless otherwise noted, it is assumed that there are no adverse conditions present within the site.

Market analysis:

Market analysis and highest and best use analysis can be categorized into two groups – inferred and fundamental. A fundamental analysis is quantified from broad demographic and economic data such as population, household size, and income. Supply is inventoried. Subject specific characteristics are considered. Then, the relationship between supply and demand is weighed and leads to a specific determination of highest and best use for the subject property. An inferred analysis uses local trends and patterns to infer a general highest and best use for the subject property. For an inferred analysis, market dynamics that might be considered include prices, market exposure times, rents, vacancy, and listings of similar real estate. Inferred analyses emphasize historical data while fundamental analyses are based on future projections. The subject is located in a relatively stable market. An inferred analysis will be employed in this report.

Marketing Time and Exposure Time:

Marketing time is the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time is the anticipated time required to expose a property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. The estimate of marketing time uses some of the same data analyzed in the process of estimating reasonable exposure time as part of the appraisal process and is not intended to be a prediction of a date of sale or a one-line statement. Estimation of a reasonable marketing time is a function of price, time, use and anticipated market conditions such as changes in the availability of funds; it is not an isolated estimate of time alone. Past experience and input from market participants has revealed that marketing time is directly affected by price. If a property is realistically priced, then the marketing time is generally shortened. Conversely, if a property is over-priced, a property tends to develop a stigmatism and this may result in an even longer period to overcome reluctance by potential purchasers. Ultimately, an over-priced property will generally be on the market longer and require multiple sales agents or higher selling costs (concessions). Exposure time is an opinion, based on supporting market data, of the length of time that a property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. An estimate of exposure time is not intended to be a prediction of a date of sale or a simple one-line statement. Instead, it is an integral part of the appraisal analysis and is based on one or more of the following: Statistical information about days on the market, information gathered through sales verification, interviews of market participants, etc. The reasonable exposure period is a function of price, time, and use. It is not an isolated estimate of time alone. Exposure time is different for various types of real estate and under various market conditions. In consideration of these factors, the appraiser has analyzed exposure periods of general market sales data, applied past experience of transactions in which this appraiser was directly related, and considered input from market participants. My estimates of both marketing time and exposure time are presented in the Market Summary section of this report.

|**Exposure Time**| $xxxxxxx |**Marketing Period**| |
Start (End)**Value date** (Start) Contract date Closing date (End)

Approaches to value:

Applicable and necessary approaches were selected for development after consideration of available market data, intended use, and intended user(s). An approach considered not applicable is omitted because this methodology is not appropriate for the property interest being appraised, or sufficient data to properly develop the approach was not available. An approach judged to be not necessary to produce credible results is applicable, meaning it could have been applied to the subject property, but it's the appraiser's opinion that the results of such an approach are not necessary to establish a reliable opinion of value. If an approach to value is omitted from this analysis, it was agreed upon by the appraiser and client at the time of the appraisal engagement that the approach would not be performed and that the lack of such an approach is appropriate given the intended use of this report.

Extraordinary assumptions

An extraordinary assumption is defined by USPAP (Current Edition) as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis."
Any such assumptions have been clearly and conspicuously disclosed throughout this report (for example: it is assumed that… or it is presumed that….). Client should take the necessary measures to confirm that any such assumptions are valid, as investigation and confirmation of certain issues are typically not included in the appraiser's scope of work.

Hypothetical conditions:

Defined by USPAP (Current Edition) as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment:

Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

Note: The use of Extraordinary Assumptions and Hypothetical Conditions (if applicable) might have affected the assignment results reported in this appraisal.

Market Summary

A neighborhood is defined[3] as a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.

Neighborhood Summary:	The subject's general market area is identified as the Vicksburg/Warren County Market Area. The subject's immediate market area is considered to be the vicinity of Highway 61 South from Rifle Range Road to Ring Road.
Marketing Time:	12 months
Reasonable Exposure Time:	12 months
Primary Land Uses:	Primary land uses in this area include commercial and industrial activity along the frontage and tertiary roadways of Highway 61 South. There are also some aged residential developments in this area. The subject lies in a flood zone, surrounded by undeveloped land (primarily overgrown farmland and recreational land). This land has been acquired by the client for development of a new Mississippi River Port; however, no development has occurred at this time.
Duration of Current Land Use(s):	The immediate area has experienced no significant changes in land uses for the past several decades; however, a new Mississippi River Port is planned for the area surrounding the subject property.
Supply and Demand:	In balance
Market Trends:	Based on my review of current market conditions, it is observed that property values have remained relatively stable over the past several years, with no significant or quantifiable increase or decrease in property values (related to the subject property type).

[3]Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Vicksburg-Warren County Market Area

Warren County is located in western/central Mississippi. In 2020, its population was 44,722 (declining 8.3% from the 2010 census). Its county seat is Vicksburg, MS. In 2020, the population of Vicksburg, MS was 21,573 (declining 9.6% from the 2010 census). Unlike most counties in Mississippi—which typically contain multiple municipalities that create distinct submarket areas—Warren County is unique in that it has only one incorporated municipality: Vicksburg, MS. As a result, the general market area is commonly defined as the Vicksburg/Warren County market area, encompassing both the city and the surrounding county. The Vicksburg/Warren County market area is considered to be a regional peripheral or regional outlier. Geographically, Vicksburg sits right along the Mississippi River in a part of the state where population density drops off quickly in almost every direction. If you map it out:

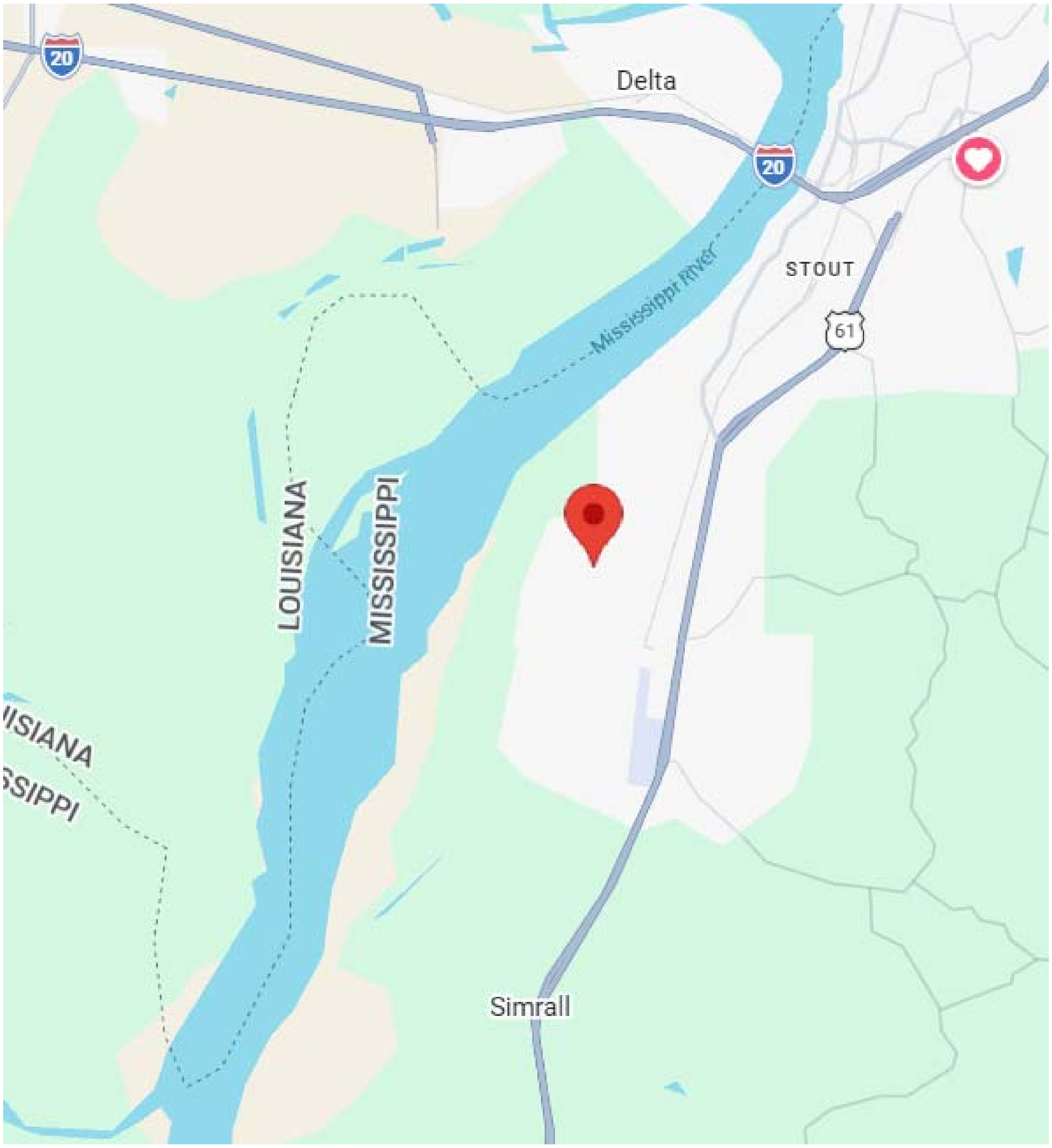
- **East** (~40 miles): Jackson, MS — the nearest major population center
- **North** (~50 miles): Yazoo City, MS — much smaller, limited regional pull
- **South** (~60 miles): Natchez, MS — historic but small
- **West** (~90 miles): Monroe, MS — the closest mid-sized city across the river

Vicksburg is relatively isolated from large urban clusters compared to other cities of similar size. A few reasons this isolation exists:

- **Mississippi River barrier:** The river limits dense development westward and concentrates crossings at specific points.
- **Delta geography:** The surrounding Mississippi Delta is largely rural and agricultural, with fewer large towns.
- **Historical development patterns:** Railroads, highways, and industry favored places like Jackson, leaving Vicksburg more regionally contained.

That said, it still functions as a regional hub for Warren County and nearby rural areas, and its position on Interstate 20 keeps it connected economically to the Jackson Metropolitan Area, even if not surrounded by dense population.

Location Map



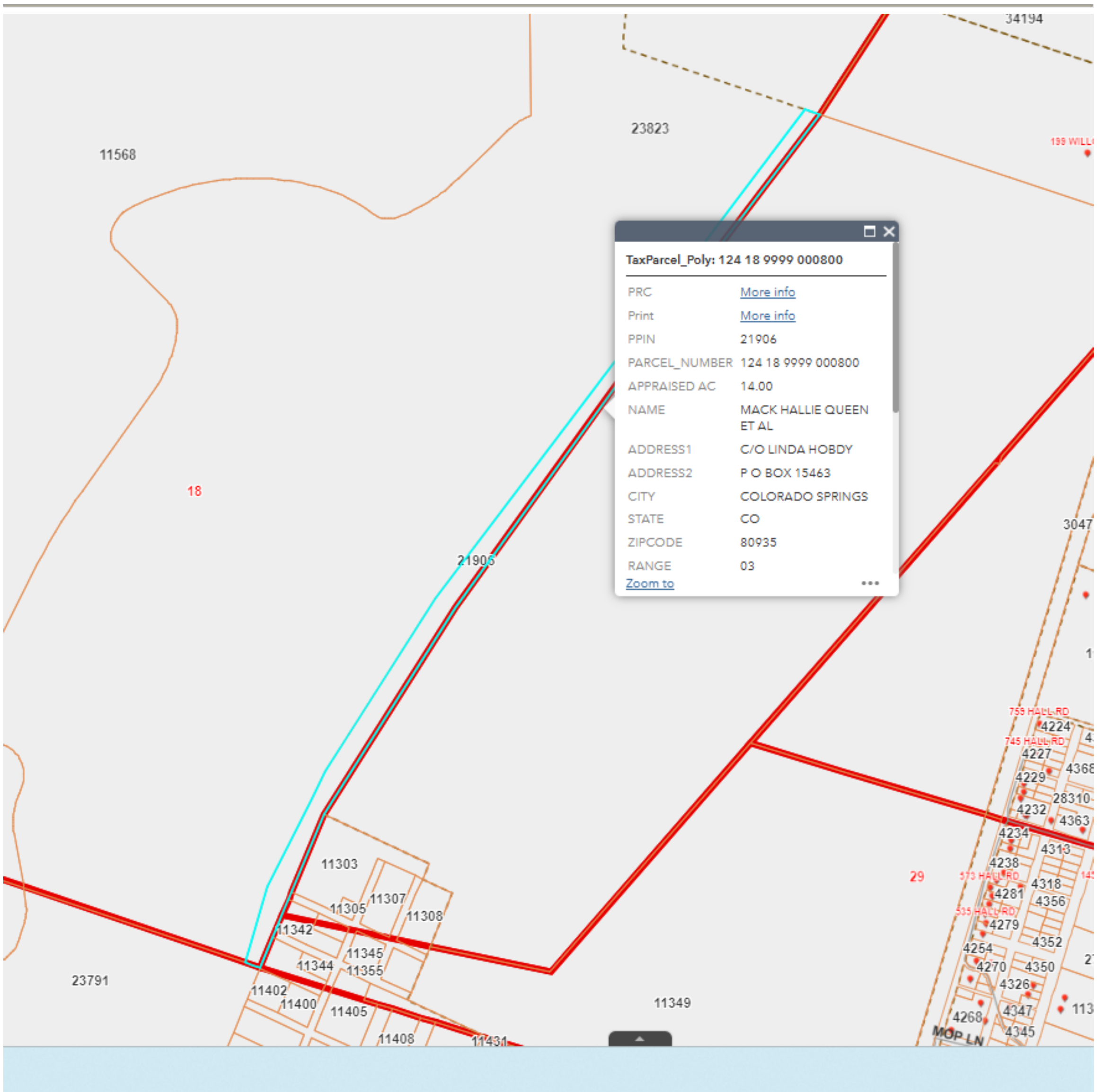
Property Description

See scope of work section for information sources.

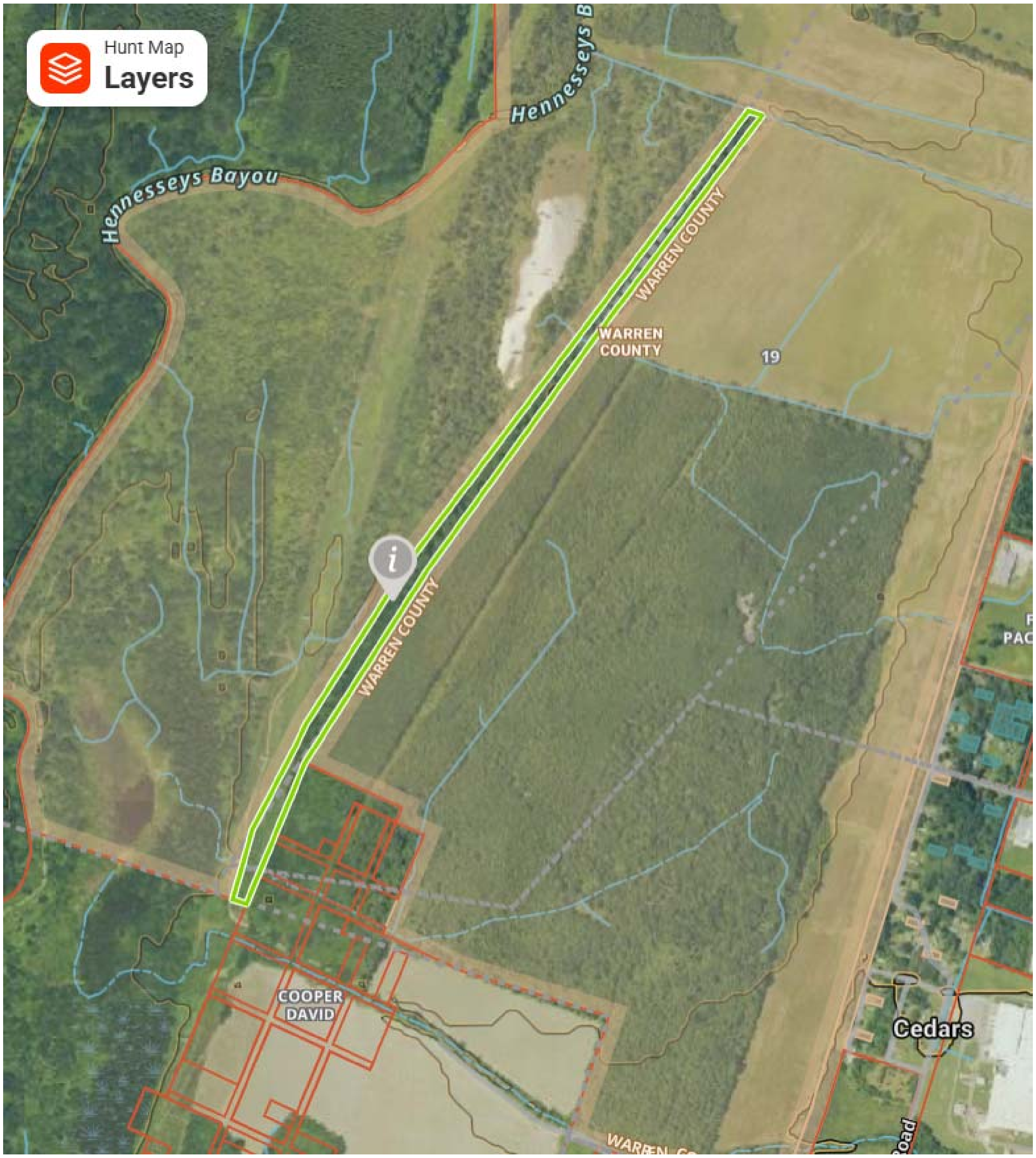
Site Description	
Location/Access:	The subject is accessed via a private drive from Willow Drive. This private drive appears to be old turn-rows traversing overgrown farmland. I have not been provided with a title opinion or survey to verify legal access. For the purposes of this appraisal, an **extraordinary assumption** is made that the subject has valid legal access along these private drives.
Site Size:	Total: 14 acres Source: Assessment records
Shape:	Irregular
Topography:	Level to sloping, low lying. Elevations generally are in the mid to high 80's MSL. Elevations in this range will typically flood prior to the Mississippi River reaching flood state of 43' at the Vicksburg Gauge.
Soil Conditions:	The soil conditions observed at the subject appear to be typical of the region; however, the appraiser is not an expert in this matter.
Utilities:	There are no utilities on site.
Flood Zone:	The subject is in a flood zone, subject to seasonal flooding of the Mississippi River.
Environmental Issues:	It is assumed that there are no environmental hazards present on site.
Encumbrance / Easements:	It is assumed that there are no adverse easements or encroachments.
Site Comments:	The subject is an irregular shaped parcel that is approximately 1.2 miles long and roughly 135' (+/-) wide. It is wooded. Given the size of the site, there is very minimal economic incentive to harvest the timber; however, I will qualitatively rank the timber component as moderate-significant in my analysis.

Site Maps

Tax Assessor's Plat

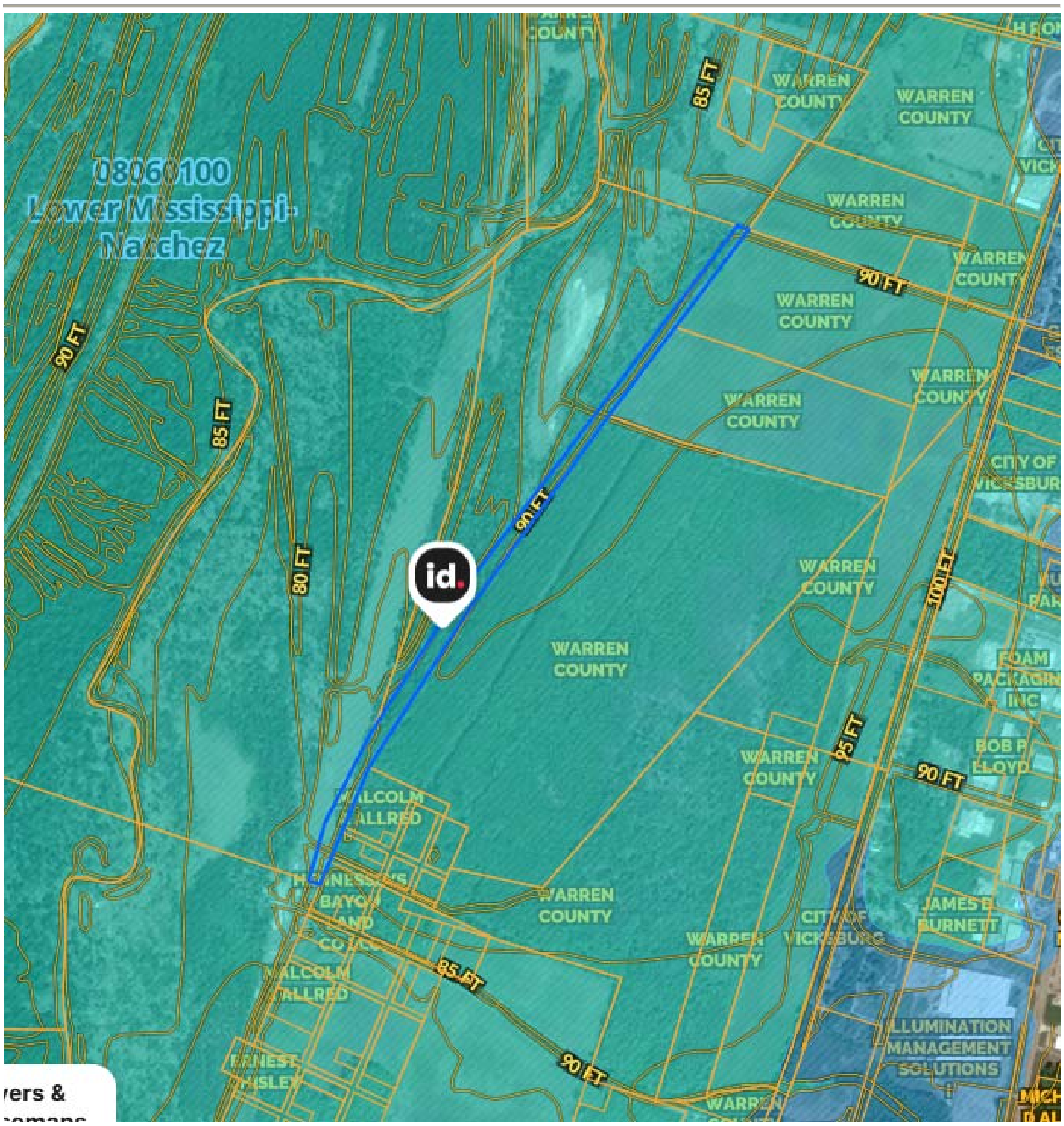


Aerial Map


Hunt Map
Layers
Hennesseys B
Hennesseys Bayou
WARREN COUNTY
WARREN
COUNTY
19
WARREN COUNTY
COOPER
DAVID
Cedars
WARREN C

Topographical Map

Flood Map



08060100
Lower Mississippi-Natchez
WARREN COUNTY
85 FT
90 FT
80 FT
95 FT
100 FT
CITY OF VICKSBURG
BOB P LLOYD
JAMES E BURNETT
ILLUMINATION MANAGEMENT SOLUTIONS
MALCOLM ALLRED
ERNEST HISLEY

Subject Photographs

Typical view of site

Typical view of site

View of private road accessing site

View of private road accessing site

View of private road accessing site

View of Willow Drive

Assessment and Taxes

REAL ESTATE ASSESSMENT AND TAXES	
Taxing Authority	Warren County Tax Assessor
Assessment Year	2025
PPIN Number(s)	21906
Comments	See attached assessor's records for more detailed information.

Comments:

The Warren County Tax Assessor's (the assessor's) duties are to list all taxable property and estimate values in accordance with the laws that govern jurisdiction. The assessor assigns an appraised value to properties based on mass appraisal models. The total annual property tax includes all applicable taxes including county, city and school taxes. The taxes are due on February 1st for the prior year's taxes. The assessed values are not always representative of market value. By statute, 25% of the county's properties are to be re-assessed annually; therefore, each individual property is effectively re-assessed every four years. When a property is re-assessed, the value is revisited by the assessor and any improvements or additions are considered. The tax burden for the subject property in the foreseeable future is not expected to be overly burdensome.

Property Link

WARREN COUNTY, MS

Current Date 7/ 9/2026 | Tax Year 2025
Records Last Updated 7/ 8/2026

PROPERTY DETAIL			
OWNER	MACK HALLIE QUEEN ET AL	ACRES :	14.00
	C/O LINDA HOBDY	LAND VALUE :	7000
	P O BOX 15463	IMPROVEMENTS :	**NA**
	COLORADO SPRINGS CO 80935	TOTAL VALUE:	7000
		ASSESSED :	1050
PARCEL	124 18 9999 000800		
ADDRESS	NO ACCESS		

TAX INFORMATION			
YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	58.75	58.75	0.00
CITY	37.67	37.67	0.00
SCHOOL	68.16	68.16	0.00
PENALTY & OTHER	3.29	3.29	0.00
TOTAL	167.87	167.87	0.00

LAST PAYMENT DATE 6 / 1 / 2026

MISCELLANEOUS INFORMATION			
EXEMPT CODE		LEGAL	PT E1/2
HOMESTEAD CODE	None		
TAX DISTRICT	0110		
PPIN	021906		
SECTION	19		
TOWNSHIP	15		B 190 P 94 08/00/1933
RANGE	03		
Book 190	Page 94		

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
2024	FIG 25 LLC FBO SEC PTY	5/29/2026 KEN RECTOR
2023	GIAMMALVO MATTHEW V	5/29/2026 KEN RECTOR

Zoning and Land Use

LAND USE CONTROLS	
Zoning Code	A-2
Zoning Description	Agricultural/Industrial
Current Use Legally Conforming	Yes
Zoning Change Likely	Once the new port is completed, but timing is unknown.

Zoning Details:

The following was excerpted from the City of Vicksburg's website (www.vicksburg.org):

(406.16)A-2 Agricultural/Industrial District.

(406.16-1) Permitted Uses. The following principal uses, buildings and structures and no others, are permitted in the A-2 zone:

(1)Uses permitted in the A-1 Agricultural Zone by right pursuant to subsection (406.15-2).(2)Uses permitted in the L-2 Heavy Industrial Zone by right pursuant to subsection (406.12-1).

(406.16-2) Uses permitted by special exception. The following uses may be permitted upon review and recommendation as a special exception.

(1)Uses permitted pursuant to subsection (406.15-5).(2)Uses permitted pursuant to subsection (406.12-2).

(406.16-3) Building height. Building height shall be regulated by the following:

(1)Building height for uses permitted by subsections (406.16-1)(1) and (406.16-2)(1) shall not exceed thirty-five (35) feet.(2)Building height for uses permitted by subsections (406.16-1)(2) and (406.16-2)(2): No restrictions.

(406.16-4) Lot area and setback requirements.

(1)For uses permitted pursuant to subsections (406.16-1)(1) and (406.16-2)(1), lot area and setback requirements shall be the same as for subsection (406.15-7).(2)For uses permitted pursuant to subsections (406.16-1)(2) and (406.16-2)(2), lot area and setback requirements shall be the same as for subsections (406.12-4) and (406.12-6).

(406.16-5) Percentage of lot coverage. Building, including accessory buildings and structures, shall not cover over fifty (50) percent of any lot.

(406.16-6) Off-street parking and loading requirements. See Section 407.
(406.16-7) Sign and outdoor advertising. See Section 408.

Comments:

The City of Vicksburg employs a tiered system of zoning. The zoning classifications start with more restrictive zones (such as R-1, R-2, and R-3 – residential type zones), then as the zones progress to less restrictive classifications (such as C-1, C-2, C3, C-4 – commercial type zones and L-1 and L-2 – industrial zones, etc.), they include all lower classifications. For example, the C-4 zoning indicates that any use permitted in the CBR-4, C-1, C-2 and C-3 zones are also permitted in this zone; and the CBR-4 zone indicates that uses permitted in the R-3 (residential) zone are permitted. Since the A-2 zone is at the least restrictive end of the spectrum, this allows for a very wide array of legal uses within this zoning classification. To list all legal uses within this section would essentially require the presentation of about 90% of the City of Vicksburg's zoning code. Since this does not seem practical, the code can be viewed at www.vicksburg.org. The zoning ordinances are enforced by the City of Vicksburg, Zoning Department. It is assumed that are no covenants, use restrictions, deed restrictions, etc. that limit the use of the subject property. A title exam has not been provided for confirmation. All information should be confirmed by a surveyor and an attorney.

Zoning Map


18
11568
23823
34194
21906
11349
11303
11307
30475
11319
29
TaxParcel_Poly: 124 18 9999 000800
PRC More info
Print More info
PPIN 21906
PARCEL_NUMBER 124 18 9999 000800
APPRAISED AC 14.00
NAME MACK HALLIE QUEEN ET AL
ADDRESS1 C/O LINDA HOBDY
ADDRESS2 P O BOX 15463
CITY COLORADO SPRINGS
STATE CO
ZIPCODE 80935
RANGE 03
Zoom to
PLSS_Sectic
Land Marks
Flood Zone
Hydro Poly
Hydro Line
Vicksburg C
BOS 2012
Recreation I
ESN
Vicksburg C
A-1
A-2
C-1
C-2
C-3
C-4
C-5
CBR-4
L-1
L-2
MX-1
MX-2
R-1
R-2
R-3
R-5

Highest and Best Use

Highest and best use is a basic premise of value that reflects an appraiser's opinion of the best use of the property based on an analysis of prevailing market conditions. Highest and best use underlies the appraisal process because once it is determined; it drives the remainder of the valuation process. Highest and best use is defined as the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity (*The Dictionary of Real Estate Appraisal*, 6th Edition).

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?

2. **Physically Possible:** To what use is the site physically adaptable?

3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?

4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)? This final test is only applicable in the presence of multiple feasible uses.

See the following pages for details.

Highest and Best Use of the Site

The zoning and land use restrictions have been previously detailed. The potential uses that meet the requirements of the legal permissibility test are quite broad. The subject is in a flood zone and is frequently flooded by the Mississippi River. This causes a significant physical limitation to its potential uses. The size and shape of the subject further limit its potential uses. It is noted that the subject is surrounded by land that was acquired by Warren County to establish a new Mississippi River port; however, no improvements or development have been made at this time. At this time, the subject is situated in a flood zone surrounded by undeveloped land. Given the subject's location, size, shape, etc. the only feasible use that I can conclude is a recreational use. Therefore; it's my opinion that the highest and best use of the site is recreational. Comparables have been selected with a similar highest and best use and are presented in the following valuation sections. The subject property is the only known land tract titled to the owner in Warren County, MS; therefore, the acquisition of the subject property will be considered a full taking with no remainder or damages noted. The market value reflected in this report will represent the compensation due to the property owner.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

Cost New
- Depreciation
+ Land Value
= Value

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and/or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and/or analysis, a final indicated value is derived.

Final Reconciliation

If more than one approach is employed, the appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and may lend themselves to one approach over the others.

Analyses Applied

If an approach to value has been omitted, such omission has been explained previously in this report.

Sales Comparison Approach - Land Valuation

The subject's land value has been developed via the sales comparison approach. The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Land Comparables

Numerous sales have been researched for this analysis. The sales that are deemed most comparable are presented in this analysis.

Land Comparable #1

LOCATION: Part of Sections 19 and 33, Township 14N, Range 4E, Warren County, MS. Accessed via right of ways from Campbell Swamp Road and Dudley Road.

GRANTOR: Big Black River Holdings, LLC

GRANTEE: James Bradley Rogers

SALE DATE: 5/25/2023

DATA SOURCE(S): Deed Book 1692, Page 64; Closing statement; Closing attorney; Grantor

SQ FT:	N/A	ALLOCATIONS (IF APPLICABLE)			
ACRES:	60.00	1: N/A		1 PER ACRE:	ERR
SALE PRICE:	$154,500.00	2: N/A		2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3: N/A		3 PER ACRE:	ERR
NET SALE PRICE:	$154,500.00	4: Overall		4 PER ACRE:	$2,575
NET PRICE/SQ FT:	ERR	5: Bareland Residual		5 PER ACRE:	$2,225
NET PRICE/ACRE:	$2,575	Timber Rank: Minimal			

COMMENTS: Recreational land tract in southern Warren County. This tract was cut "hard" approximately 1 year prior to this sale. Timber value is estimated at $350/acre. The terrain is generally sloping. The deed made no mention of an easement; however, the grantor indicated that he had right of ways from two public roadways. The grantee was the adjacent property owner.

ID: 01560

ZONING/USE RSTR: No zoning

Land Comparable #2

LOCATION : Part of Section 38, Township 14N, Range 3E, Warren County, MS

GRANTOR : John D. Barnes

GRANTEE : Swamp Donkey, LLC

SALE DATE : 6/14/2022

DATA SOURCE(S): Deed Book 1678, Page 364; Grantor

SQ FT:	N/A	ALLOCATIONS (IF APPLICABLE)		
ACRES:	22.96	1: N/A	1 PER ACRE:	ERR
SALE PRICE:	$63,000.00	2: N/A	2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3: N/A	3 PER ACRE:	ERR
NET SALE PRICE:	$63,000.00	4: N/A	4 PER ACRE:	ERR
NET PRICE/SQ FT:	ERR	5: N/A	5 PER ACRE:	ERR
NET PRICE/ACRE:	$2,744	Timber Rank: Moderate		

COMMENTS : Land locked tract acquried by an adjacent property owner. Grantor indicated that he "bundled" this smaller tract with the neighbors property in order to sell to the Grantee (who is also an adjacent property owner) without any discount for lack of access.

ID: 01500

ZONING/USE RSTR: No zoning

Land Comparable #3

LOCATION : Part of Section 42, Township 14N, Range 3E, Warren County, MS. Fronting Dogwood Road and Highway 61 South

GRANTOR : Steven Paul and Verien Fawn Keen

GRANTEE : R&K Contracting

SALE DATE : 1/19/2026

DATA SOURCE(S): Appraisal at the time of sale; Broker; Contract; Lender

		ALLOCATIONS (IF APPLICABLE)			
SQ FT:	N/A				
ACRES:	216.80	1:	N/A	1 PER ACRE:	ERR
SALE PRICE:	$648,000.00	2:	N/A	2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3:	N/A	3 PER ACRE:	ERR
NET SALE PRICE:	$648,000.00	4:	Overall	4 PER ACRE:	$2,989
NET PRICE/SQ FT:	ERR	5:	Bareland Residual	5 PER ACRE:	$2,620
NET PRICE/ACRE:	$2,989	Timber Rank:	Minimal		

COMMENTS : Recreational land tract with a primarily hilly terrain, becoming more gentle along the Wrights Creek bottom. Wooded with pre-merchantable timber. Timber value was minimal.

ID: 01861

ZONING/USE RSTR: No zoning

Land Comparable #4

LOCATION : Part of Section 6, Township 14N, Range 3E, Warren County, MS. Fronting Highway 61 South and Ring Road in southern Warren County, MS.

GRANTOR : Gina Mitchell

GRANTEE : Chris David Dixon

SALE DATE : 3/14/2023

DATA SOURCE(S): Deed Book 1688, Page 706; Appraisal at the time of sale; Contract; Etc.

SQ FT:	N/A	ALLOCATIONS (IF APPLICABLE)			
ACRES:	140.10	1: N/A		1 PER ACRE:	ERR
SALE PRICE:	$426,000.00	2: N/A		2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3: N/A		3 PER ACRE:	ERR
NET SALE PRICE:	$426,000.00	4: N/A		4 PER ACRE:	ERR
NET PRICE/SQ FT:	ERR	5: N/A		5 PER ACRE:	ERR
NET PRICE/ACRE:	$3,041	Timber Rank: Minimal			

COMMENTS : Recreational land tract with a hilly topography in areas, but more gentle along the eastern and western portions of the site. Improved with a 9+/- acre lake and various wildlife foodplots. In addition to the 140.1 acres conveyed, an additional 7.7 acre tract was quitclaimed by the seller. This 7.7 acre tract was a former rubbish landfill that did not have clear title. The parties placed no value on the 7.7 acres.

ID: 01503

ZONING/USE RSTR: No zoning

Land Comparable #5

LOCATION : Part of Sections 24 and 25, Township 15N, Range 4W, Warren County, MS. Accessed via Ragan Drive.

GRANTOR : BP Buford, LLC

GRANTEE : Greene Properties, LLC

SALE DATE : 3/15/2024

DATA SOURCE(S): Deed Book 1700, Page 778; VBMLS #31400

SQ FT:	N/A	ALLOCATIONS (IF APPLICABLE)			
ACRES:	25.53	1:	N/A	1 PER ACRE:	ERR
SALE PRICE:	$87,500.00	2:	N/A	2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3:	N/A	3 PER ACRE:	ERR
NET SALE PRICE:	$87,500.00	4:	N/A	4 PER ACRE:	ERR
NET PRICE/SQ FT:	ERR	5:	N/A	5 PER ACRE:	ERR
NET PRICE/ACRE:	$3,427	Timber Rank:	Minimal		

COMMENTS : Recreational land tract with a rolling to sloping terrain. Primarily open land with minimal timber on site. There is a small pond on site. This tract is accessed via a private drive (easement).

ID: 01603

ZONING/USE RSTR: No zoning

Land Comparable #6

LOCATION : Part of Section 9, Township 14N, Range 2E and part of Section 9, Township 14N, Range 3E, Warren County, MS. Fronting LeTourneau Road.

GRANTOR : Lee Michael Paine

GRANTEE : Wyatt Pearson

SALE DATE : 2/10/2025

DATA SOURCE(S): Deed Book 1714, Page 111; Appraiser (L.R.)

SQ FT:	N/A	ALLOCATIONS (IF APPLICABLE)		
ACRES:	136.00	1: N/A	1 PER ACRE:	ERR
SALE PRICE:	$540,000.00	2: N/A	2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3: N/A	3 PER ACRE:	ERR
NET SALE PRICE:	$540,000.00	4: N/A	4 PER ACRE:	ERR
NET PRICE/SQ FT:	ERR	5: N/A	5 PER ACRE:	ERR
NET PRICE/ACRE:	$3,971	Timber Rank: Moderate		

COMMENTS : Recreational land tract with a level to sloping terrain.

ID: 01705

ZONING/USE RSTR: No zoning

Land Comparable #7

LOCATION : Part of Section 20, Township 15N, Range 3E, Warren County, MS. Fronting Highway 61 South across from Rubber Way.

GRANTOR : Kay C. Barfield and Dorothy S. Barfield

GRANTEE : Keyes Property III

SALE DATE : 8/8/2023

DATA SOURCE(S): Deed Book 1694, Page 586; Grantee

SQ FT:	N/A	ALLOCATIONS (IF APPLICABLE)		
ACRES:	33.17	1: N/A	1 PER ACRE:	ERR
SALE PRICE:	$132,680.00	2: N/A	2 PER ACRE:	ERR
ADJUSTMENTS (-):	$0.00	3: N/A	3 PER ACRE:	ERR
NET SALE PRICE:	$132,680.00	4: N/A	4 PER ACRE:	ERR
NET PRICE/SQ FT:	ERR	5: N/A	5 PER ACRE:	ERR
NET PRICE/ACRE:	$4,000	Timber Rank: Minimal		

COMMENTS : Frontage along Highway 61 South with a sharp rise in topography to the east. Acquired for speculation (possible excavation in relation to the proposed new Port of Vicksburg).

ID: 01569

ZONING/USE RSTR: L-1, Light Industrial

Comparables Map

Summary Grid

ID#:	COMPARABLE #:	LOCATION	GRANTOR:	GRANTEE:	SALE DATE:	SIZE (ACRES):	NET SALE PRICE:	PRICE/ACRE:	QUALITATIVE RELATIONSHIP TO THE SUBJECT:
1560	1	Part of Sections 19 and 33, Township 14N, Range 4E, Warren County, MS. Accessed via right of ways from	Big Black River Holdings, LLC	James Bradley Rogers	5/25/2023	60.00	$154,500	$2,575	Inferior
1500	2	Part of Section 38, Township 14N, Range 3E, Warren County, MS	John D. Barnes	Swamp Donkey, LLC	6/14/2022	22.96	$63,000	$2,744	Similar
1861	3	Part of Section 42, Township 14N, Range 3E, Warren County, MS. Fronting Dogwood Road and Highway 61 South	Steven Paul and Verien Fawn Keen	R&K Contracting	1/19/2026	216.80	$648,000	$2,989	Superior
1503	4	Part of Section 6, Township 14N, Range 3E, Warren County, MS. Fronting Highway 61 South and Ring Road in southern Warren County, MS.	Gina Mitchell	Chris David Dixon	3/14/2023	140.10	$426,000	$3,041	Superior
1603	5	Part of Sections 24 and 25, Township 15N, Range 4W, Warren County, MS. Accessed via Ragan Drive.	BP Buford, LLC	Greene Properties, LLC	3/15/2024	25.53	$87,500	$3,427	Superior
1705	6	Part of Section 9, Township 14N, Range 2E and part of Section 9, Township 14N, Range 3E, Warren County, MS. Fronting LeTourneau Road.	Lee Michael Paine	Wyatt Pearson	2/10/2025	136.00	$540,000	$3,971	Superior
1569	7	Part of Section 20, Township 15N, Range 3E, Warren County, MS. Fronting Highway 61 South across from Rubber Way.	Kay C. Barfield and Dorothy S. Barfield	Keyes Property III	8/8/2023	33.17	$132,680	$4,000	Superior
							Indications:		**Adjusted Range:**
							Low:	$2,575	**$2,575**
							High:	$4,000	**$2,989**
							Mean:	$3,250	
							Median:	$3,041	
							Standard Deviation:	$568	

Comparative Analysis

Primary adjustments have been applied in the previously presented comparable data sheets (if deemed necessary) for property rights, financing, conditions of sale, non-realty items, structural improvements, etc. The resulting net (or adjusted) sale price of each comparable is subjected to comparative analysis. The comparable sales are further analyzed based on their unit price per acre as this is the typical unit of comparison recognized by market participants for this type of property. Seven comparable land sales from the subject's market area are presented and analyzed. The appraiser has provided the most comprehensive dataset that is available in determination of the subject's market value. A qualitative analysis was performed on the comparable dataset. A qualitative analysis reflects market reaction to significant variations between the sales and the subject property. The comparable sales are rated (or ranked) as superior to, or more favorable than the subject property; inferior to, or less favorable than the subject property; or equal/similar to the subject property, meaning that there are no measurable variances. My qualitative analysis of the various elements of comparison has been retained in the workfile; however, a brief summary follows: Comp 1 is located in a similar area and accessed in a similar manner as the subject. It is deemed inferior due to its topography. Comp 2 is located in a similar area in the vicinity of Highway 61 South. It is a similarly shaped tract with similar access. It is similar to the subject in virtually all elements of comparison. Comps 3 and 4 front Highway 61 South. Both are superior in terms of topography and flood status. Comp 5 is located in a comparable area of Warren County, MS. It is superior in terms of topography and flood status. Comp 6 is superior due to site utility and overall recreational appeal. It is a rectangular site with good access. Comp 7 fronts Highway 61 South in the vicinity of the subject. It is superior due to flood status and overall location. An overall comparison to the subject is presented in the summary grid with the results reported in a qualitative range. The results of my analysis clearly indicate that the subject's market value should fall in the range of $2,575 to $2,989 per acre; which is narrowed to $2,744 per acre by analysis of Comp 2 which is similar to the subject in virtually all elements of comparison. There is insufficient data to develop supportable quantifiable adjustments for the various remaining elements of comparison. In this instance, the qualitative analysis is the most reliable and defensible method, given the quality and quantity of data available. After taking into account all relevant considerations of the comparable sales, it's my opinion that the most reasonable unit price per acre for the subject property is $2,750. Thus: 14 acres @ $2,750/acre = $38,500.

Indicated Value by the Sales Comparison Approach = $38,500

Final Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion(s), as of 07/15/2026, subject to the Limiting Conditions and Assumptions of this appraisal.

Reconciled Value(s): Premise: Current As Is
Interest: Fee Simple
Value Conclusion: $38,500

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification – see the last heading of this certification for disclosures.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any prior services regarding the subject property within the three years immediately preceding the agreement to perform this assignment.
- Bobby Bottin has made a physical inspection of the subject property.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- As of the date of this report, Bobby Bottin, has completed the continuing education program of the Appraisal Institute

Bobby Bottin, MAI
MS-GA-676

Addenda

Appraiser's License


State of Mississippi
MISSISSIPPI REAL ESTATE APPRAISAL BOARD
LICENSE # GA-676 STATUS: ACTIVE
ROBERT R BOTTIN III
HAS BEEN GRANTED A LICENSE AS A
STATE CERTIFIED GENERAL APPRAISER
Effective Date: 12/01/2024 Expiration Date: 11/30/2026
SIGNATURE OF LICENSEE

State of Mississippi

Mississippi Real Estate Appraiser Licensing and Certification Board

This is to certify that *ROBERT R. BOTTIN III*

License Number *GA-676*
ORIGINALLY LICENSED 11/01/2002

Whose place of business is located at 120 HOLT COLLIER DRIVE SUITE G VICKSBURG, MS 39183

is duly licensed as a **State Certified General Real Estate Appraiser** *in the State of Mississippi from the date of issuance. The license will remain in force when properly supported by a current pocket identification card. In witness thereof, the* MISSISSIPPI REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD *has caused this license to be issued by virtue of the authority vested in it by Section 73-34 of the Mississippi Code of 1972 annotated.*

In witness thereof, we have caused the Official Seal to be affixed,
this the 27th day of **January,** *2006*

Appraiser's Qualifications

QUALIFICATIONS OF ROBERT R. (BOBBY) BOTTIN III, MAI

Licenses/Certifications (current):

MS State Certified General Real Estate Appraiser, GA-676

MS State Licensed Real Estate Broker, B-14478

Licenses/Certifications (previous/upgraded):

Originally licensed as a MS State Licensed Real Estate Appraiser in 9/1996; upgraded to a MS State Certified Residential Real Estate Appraiser in 10/1998; upgraded to a MS State Certified General Real Estate Appraiser in 11/2002.

Originally licensed as a MS State Licensed Real Estate Salesperson in 10/1996; upgraded to a MS State Licensed Real Estate Broker in 10/1999.

Memberships/Positions Held:

President, Principal Broker/Senior Appraiser of Bottin Consulting Group, Inc., a Mississippi corporation performing real estate appraisal and brokerage services throughout Central Mississippi (Corporation established 9/1998)

President of several other Mississippi corporations involved in real estate activities

Member of the National Association of Realtors (9/1996 - Present), awarded the GRI designation (Graduate of the Realtor Institute) in 2/2000

Member of the Mississippi Association of Realtors (9/1996 - Present)

Member of the Vicksburg/Warren County Association of Realtors (9/1996 - Present)

Member of the Central Mississippi Association of Realtors (formerly JAR) (10/1999 - Present)

Member of the Natchez/Adams County Association of Realtors (11/1999 - Present)

Officer/Director of the Vicksburg/Warren County Association of Realtors (Various terms)

Chairman/Committee Member of the Vicksburg/Warren County Multiple Listing Service. (Various terms)

General Associate Member of the Appraisal Institute (4/2007 to 6/2010), awarded the MAI designation in 6/2010

Designated Member of the Appraisal Institute, holding the MAI designation (6/2010 – Present)

Approved Appraiser with the Department of Housing and Urban Development to perform appraisals secured by FHA/HUD loans (1999 – Present)

Updated 06/2023

QUALIFICATIONS OF ROBERT R. (BOBBY) BOTTIN III, MAI

Educational Background:

Bachelor of Science degree, Psychology Major, Administration of Justice Minor, Mississippi College, December 1999

Associate of Arts degree, General Studies, Hinds Community College, May 1994

Successfully completed the following real estate courses and seminars:

Course I: The Basics of Appraisal, MAR (15 hours) (1996)

Course II: Real Estate Analysis, MAR (15 hours) (1996)

Course III: Sales Comparison Approach, MAR (15 hours) (1996)

Course IV: Income and Cost Approach, MAR (15 hours) (1996)

Course V: Appraisal Standards and Ethics, MAR (15 hours) (1996)

Course VI: Report Writing, MAR (30 hours) (1997)

Course VII: Advanced Income Capitalization, MAR (15 hours) (1997)

MRI I, II, & III, Mississippi Association of Realtors (MAR), meeting the educational requirements for the GRI (Graduate of the Realtor's Institute) designation (1996)

The Federal Housing Administration's Homebuyer Protection Plan and the Appraisal Process, Appraisal Institute (7 hours) (9/1999)

Uniform Standards of Professional Appraisal Practice: An Update, Seminars, Inc. (7 hours) (3/2000)

National USPAP Course, Lincoln Graduate Center (15 hours) (9/2000)

Quadrennial Code of Ethics Training Course, MAR (2/2001)

Principles of Appraisal Review, Lincoln Graduate Center (15 hours) (3/2001)

Writing the Narrative Appraisal Report, Lincoln Graduate Center (15 hours) (5/2002)

Financial Analysis of Income Property, Lincoln Graduate Center (15 hours) (7/2002)

Farm and Land Appraisal, Lincoln Graduate Center (15 hours) (4/2004)

Income Capitalization, McKissock (7 hours) 6/2004)

National USPAP Update, McKissock (7 hours) (11/2004)

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QUALIFICATIONS OF ROBERT R. (BOBBY) BOTTIN III, MAI

Real estate courses and seminars (continued):

Changes and Updates for FHA Single Family Appraisals, Vicksburg/Warren County Board of Realtors (4 hours) (2/2006)

Relocation Appraisal, McKissock (7 hours) (9/2006)

Construction Details and Trends, McKissock (7 hours) (9/2006)

National USPAP course, McKissock (7 hours) 10/2006)

Using the HP 12C Financial Calculator, Appraisal Institute (7 hours) (3/2008)

National USPAP Course, Appraisal Institute (7 hours) (4/2008)

Real Estate Finance, Statistics, and Valuation Modeling, Appraisal Institute (15 hours) (7/2008)

Advanced Sales Comparison and Cost Approaches, Appraisal Institute (40 hours via challenge) (11/2008)

General Appraiser Market Analysis and Highest & Best Use, Appraisal Institute (30 hours via challenge) (2/2009)

Advanced Income Capitalization, Appraisal Institute (40 hours) (3/2009)

Tenant Credit Analysis, Appraisal Institute (2 hour webinar) (3/2009)

Advanced Applications, Appraisal Institute (40 hours via challenge) (4/2009)

Report Writing and Valuation Analysis, Appraisal Institute (40 hours) (4/2009)

Business Practices and Ethics, Appraisal Institute (8 hours) (5/2009)

National USPAP Course, Appraisal Institute (7 hours) (10/2010)

National USPAP Course, Appraisal Institute (7 hours) (05/2012)

Eminent Domain and Condemnation, Appraisal Institute (7 hours) (05/2012)

Comparative Analysis, Appraisal Institute (7 hours) (09/2012)

Appraising Convenience Stores, Appraisal Institute (7 hours) (09/2012)

Introduction to Legal Descriptions, McKissock (2 hours) (6/2014)

REO and Foreclosure Appraisals, McKissock (5 hours) (8/2014)

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Real estate courses and seminars (continued):

Appraisal of Self Storage Facilities, McKissock (7 hours) (9/2014)

National USPAP Course, McKissock (7 hours) (8/2014)

New Technology for Real Estate Appraisers, Appraisal Institute (7 hours (9/2014)

Business Practices and Ethics, Appraisal Institute (8 hours) (12/2015)

Introduction to UAD, McKissock (2 hours) (4/2016)

Review of Disciplinary Cases, McKissock (3 hours) (10/2016)

National USPAP Update, McKissock (7 hours) (11/2016)

Expert Witness for Commercial Appraisers, McKissock (12 hours) (11/2016)

Supervisory Appraiser / Trainee Appraiser Course, Appraisal Institute (4 hours) (5/2018)

Supporting Your Adjustments, McKissock (3 hours) (10/2018)

Appraisal of Owner Occupied Commercial Properties, McKissock (7 hours) (10/2018)

Land and Site Valuation, McKissock (7 hours) (10/2018)

National USPAP Course Update, McKissock (7 hours) (10/2018)

FHA Handbook 4000.1, McKissock (7 hours) (05/2020)

National USPAP Course Update, McKissock (7 hours) (10/2020)

Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), McKissock (14 hours) (10/2020)

Business Practices and Ethics, Appraisal Institute (6 hours) (12/2020)

Fair Housing, Bias and Discrimination, McKissock (4 hours) (08/2022)

National USPAP Course Update, McKissock (7 hours) (08/2022)

Commercial Land Valuation, McKissock (4 hours) (08/2022)

Appraisal of Fast Food Facilities, McKissock (7 hours) (08/2022)

Residential Property Measurement and ANZI Z765, McKissock (4 hours) (03/2023)

Market Disturbances – Appraisals in Atypical Markets and Cycles (3 hours), McKissock 03/2023)

Updated 06/2023

QUALIFICATIONS OF ROBERT R. (BOBBY) BOTTIN III, MAI

Real estate courses and seminars (continued):

National USPAP Course Update, McKissock (7 hours) (06/2023)

Appraisal of Industrial and Flex Buildings, McKissock (7 hours) (03/2023)

Residential Appraisal Review and USPAP Compliance, McKissock (7 hours) (03/2023)

Clients:
References can be provided upon request. I have performed appraisals for hundreds of different clients including banks, mortgage companies, management companies, attorneys, courts of law, credit unions, state and local government entities, etc. On numerous occasions, I have been deemed qualified by the various courts of Warren County, MS and Yazoo County, MS as an expert witness to give testimony concerning both residential and commercial appraisal reports. Approved Appraiser Lists (partial): Trustmark National Bank, RiverHills Bank, Regions Bank, Cadence Bank, Delta Bank, Guaranty Bank and Trust Company, Bank of Anguilla, BankPlus, Community Bank of Mississippi, Copiah Bank, Concordia Bank and Trust Company, Flagstar Bank, Hancock Whitney Bank, Home Bank, JP Morgan Chase Bank, Liberty Bank and Trust Company, Louisiana Land Bank, Fairway Independent Mortgage Company, Fidelity Bank, Rocket Mortgage, Mutual Credit Union, Navy Federal Credit Union, Open Mortgage, Origin Bank, Pike National Bank, Renasant Bank, U.S. Bank, United Mississippi Bank, USAA Federal Savings Bank, Caliber Home Loans, Merchants and Planters Bank, Citizens National Bank, Iberia Bank, The First Bank, Wells Fargo Bank, etc.

Assignments:
I have performed over 18,000 appraisal assignments on various types of properties including residential, multi-family, subdivision developments, eminent domain/condemnation, partial interest valuation, industrial property, agricultural land, recreational property, commercial offices and retail centers, special purpose properties, etc.

Contact Information:

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