

**THE FOLLOWING RESOLUTION WAS INTRODUCED BY COUNCIL MEMBER MCGUIRE AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_**

**RESOLUTION NO. 22-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO NEGOTIATE A PURCHASE AGREEMENT FOR THE ACQUISITION OF PROPERTY LOCATED ON FLORIDA STREET, BEARING THE DESCRIPTION OF PARCELS A,B,C, & D, SQUARE 57 CITY OF MANDEVILLE, LOUISIANA; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Parcels A,B, C & D of Square 57, Town of Mandeville, located on Florida Street, Mandeville Louisiana, is currently green space and bound the Mandeville Cemetery; and

**WHEREAS**, the City Council of the City of Mandeville is desirous of obtaining Parcels A, B, C & D of Square 57, Town of Mandeville, located on Florida Street, Mandeville, Louisiana, for the purpose of taking it out of commerce, expanding the cemetery when needed, returning it to green space and using it for drainage and absorption purposes; and,

**WHEREAS**, the owner of said property, Yolanda Moore, is desirous to sell said property; and,

**WHEREAS**, an appraisal of the property has been obtained and is attached hereto as Exhibit "A"; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Mandeville that the Mayor, be and is hereby authorized and empowered to negotiate a purchase agreement with the owner for the City's acquisition of Parcels A, B, C & D of Square 57, Town of Mandeville, located on Florida Street, Mandeville, Louisiana. The purchase agreement shall be subject to the City Council adopting the appropriate ordinances authorizing the acquisition of the property and appropriate sufficient funds to complete the purchase. The purchase agreement shall be in such form and may contain such other terms and conditions as the Mayor, at his discretion, deems necessary or advisable to effect the acquisition of the property.

**BE IT FURTHER RESOLVED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this Resolution.

**With the above Resolution having been properly introduced and duly seconded, the vote was as follows:**

AYES:  
NAYS:  
ABSENT:  
ABSTENTION:

And the resolution was declared this \_\_\_\_\_ day of April, 2022.

\_\_\_\_\_  
Kristine Scherer  
Clerk of Council

\_\_\_\_\_  
Jason Zuckerman  
Council Chairman



1060 WEST CAUSEWAY APPROACH  
MANDEVILLE, LA 70471  
T (985) 626-0058  
F (504) 837-1182  
WWW.BLUEWILLIAMS.COM

WRITER'S DIRECT  
T (504) 846-9720  
F (504) 849-3030  
E [esconzert@bluewilliams.com](mailto:esconzert@bluewilliams.com)  
ELIZABETH S. SCONZERT|PARTNER

April 14, 2022

Via E-mail and Certified Mail:  
7016 1370 0000 9734 9443  
Email: [londimoore@gmail.com](mailto:londimoore@gmail.com)

Londi Moore  
1900 Old Mandeville Lane  
Mandeville, LA 70448

Dear Ms. Moore,

As you know, I have the honor of serving as City Attorney for the City of Mandeville. In my capacity as City Attorney, I'm pleased to write the following Letter of Intent to Purchase Immovable Property. Pursuant to the discussions between you and Mayor Clay Madden, please allow this correspondence to serve as a Letter of Intent to purchase 3.965 Acres of immovable property located on Florida St. in Mandeville, Louisiana, carrying the legal description of Parcels A, B, C, D, Square 57, City of Mandeville.

**Seller:** Square 74, L.L.C. (Yolanda H. Moore and Ronald K. Stoessell, members)

**Purchaser:** City of Mandeville

**Asset:** 3.965 Acres of immovable property located on Florida St. in Mandeville, Louisiana. Parcels A, B, C, and D of Square 57 of the City of Mandeville, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto.

**Consideration:** The City of Mandeville will purchase the asset for a purchase price of \$1,030,000.00 ("Purchase Price") subject to approval by the City Council of Mandeville. The parties will negotiate a Cash Sale of Immovable Property Purchase Agreement.

**Due Diligence:** The City of Mandeville shall have an opportunity during the period of 45 days subsequent to the execution of this agreement in which to conduct a Due Diligence examination of the Asset. During the Due Diligence Period, Seller shall afford the City access to any and all data, records, and information the City needs to evaluate the Asset. At the conclusion of the Due Diligence Period, the parties shall determine whether to negotiate the final terms and conditions of the Immovable

Property Purchase Agreement. Should the parties elect to negotiate the terms and conditions of said Immovable Property Purchase Agreement, the parties shall negotiate in good faith prior to the Closing Date.

**Proposed Closing Date:** The Closing Date on the Cash Sale of Immovable Property Purchase Agreement shall be June 6, 2022.

**Confidentiality:** The existence and the terms of this Letter of Intent are strictly confidential, provided that disclosure may be made to each party's legal counsel, accountants, bankers and consultants, and as otherwise required by law.

**Governing Law:** This Letter of Intent shall be governed by and construed in accordance with the laws of the State of Louisiana

**Expiration of Proposal:** The proposal set forth in this Letter of Intent shall expire at 5:00 p.m. CST on April 30, 2022, unless extended by mutual agreement of the parties (hereinafter the "Expiration Date"). Should this proposal be acceptable to Seller, please indicate Seller's acceptance by signing where designated below prior to the Expiration Date.

This Letter of Intent under no circumstances constitutes a binding agreement, and neither party shall be bound to the other, except to negotiate in good faith. Any binding agreements as to the matters set forth in this Letter of Intent will only arise upon the negotiation, execution, and delivery of a mutually satisfactory Purchase Agreement between the parties. Further, the aforementioned obligation to negotiate in good faith shall only constitute an obligation to deal with each other in a good faith manner while both parties are actively endeavoring to negotiate a fully binding Purchase Agreement. Either party may terminate the negotiations at any time if it should determine, in good faith, that the parties shall be unable to agree upon material terms and conditions of the Purchase Agreement.

This Letter of Intent may be executed in one or more counterparts, including counterparts executed via fax transmission. Each counterpart shall be deemed an original. All the counterparts together shall constitute but one and the same instrument, binding upon both parties, notwithstanding that both of the parties may not have executed the same counterpart.

If you have any questions or require any additional information, please contact our office. Otherwise, please forward our office a copy of the fully executed letter of intent prior to the Expiration Date.

With kind regards, I remain,

Very truly,

**BLUE WILLIAMS, L.L.P.**



Elizabeth S. Sconzert

ESS/sd

Accepted By:

*Yolanda H. Londi Moore*  
*Yolanda H.* LONDI MOORE obo Square 74  
Date: 4/14/22

MAYOR CLAY MADDEN

Date: \_\_\_\_\_



**SCOGGIN APPRAISAL & CONSULTING, INC.**

# INVOICE

INVOICE NUMBER	
22-0010	
DATE	
02/09/2022	
REFERENCE	
Internal Order #:	22-0010
Lender Case #:	
Client File #:	
Main File # on form:	22-0010
Other File # on form:	
Federal Tax ID:	72-1175514
Employer ID:	

**TO:**  
 City of Mandeville  
 c/o Elizabeth S Sconzert, Esq  
 1060 W Causeway Approach  
 Mandeville, LA 70471

Telephone Number: 504-846-9720      Fax Number:  
 Alternate Number:      E-Mail: [esconzert@bluewilliams.com](mailto:esconzert@bluewilliams.com)

DUE UPON RECEIPT

**DESCRIPTION**

Lender: City of Mandeville, c/o Elizabeth S Sconzert, Esq    Client: City of Mandeville  
 Purchaser/Borrower: N/A  
 Property Address: Florida St, Parcels A, B, C, D  
 City: Mandeville  
 County: St Tammany      State: LA      Zip: 70448  
 Legal Description: Parcels A, B, C, D, Sq 57, Town of Mandeville

FEES	AMOUNT
Vacant Land Appraisals - Parcels A, B, C, D, individually and as a whole	800.00
Thank you for your business.	
Lisa Williamson	<b>SUBTOTAL</b> 800.00

PAYMENTS	AMOUNT
Check #:      Date:      Description:	
Check #:      Date:      Description:	
Check #:      Date:      Description:	
<b>SUBTOTAL</b>	
<b>TOTAL DUE</b>	<b>\$ 800.00</b>

Please Return This Portion With Your Payment

**FROM:**  
 City of Mandeville  
 c/o Elizabeth S Sconzert, Esq  
 1060 W Causeway Approach  
 Mandeville, LA 70471

Telephone Number: 504-846-9720      Fax Number:  
 Alternate Number:      E-Mail: [esconzert@bluewilliams.com](mailto:esconzert@bluewilliams.com)

AMOUNT DUE:      \$ 800.00  
 AMOUNT ENCLOSED:      \$ \_\_\_\_\_

**TO:**  
  
 Scoggin Appraisal & Consulting  
 1131 N Causeway Blvd  
 Mandeville, LA 70471-3208

INVOICE NUMBER	
22-0010	
DATE	
02/09/2022	
REFERENCE	
Internal Order #:	22-0010
Lender Case #:	
Client File #:	
Main File # on form:	22-0010
Other File # on form:	
Federal Tax ID:	72-1175514
Employer ID:	

# RESIDENTIAL APPRAISAL REPORT



Property Location:	Florida St, Parcels A, B, C, D Parcels A, B, C, D, Sq 57, Town of Mandeville Mandeville, LA 70448
Borrower:	N/A
Client:	City of Mandeville, c/o Elizabeth S Sconzert, Esq 1060 W Causeway Approach Mandeville, LA 70471
Effective Date:	02/02/2022
Prepared By:	Lisa Williamson Louisiana Certified Residential Real Estate Appraiser R1220



1131 N Causeway Blvd  
Mandeville, LA 70471  
Phone: 985-893-4241



**SCOGGIN APPRAISAL & CONSULTING, INC.**

1131 N Causeway Blvd  
Mandeville, LA 70471  
Phone: 985-893-4241  
Fax: 985-893-1293

02/09/2022

City of Mandeville, c/o Elizabeth S Sconzert, Esq  
1060 W Causeway Approach  
Mandeville, LA 70471

Re: Property: Florida St Parcels A, B, C, D  
Mandeville, LA 70448  
Borrower: N/A  
File No.: 22-0010

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Lisa Williamson  
Louisiana Certified Residential  
Real Estate Appraiser R-1220



# LAND APPRAISAL REPORT

File No. 22-0010

**Appraisal Report**

Borrower <u>N/A</u>	Census Tract <u>0413.01</u>	Map Reference <u>35380</u>
Property Address <u>Florida St, Parcels A, B, C, D</u>		
City <u>Mandeville</u>	County <u>St Tammany</u>	State <u>LA</u>
Zip Code <u>70448</u>		
Legal Description <u>Parcels A, B, C, D, Sq 57, Town of Mandeville</u>		
Sale Price \$ <u>PER ACRE</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.
Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
Actual Real Estate Taxes \$ <u>Unavailable</u> (yr)	Loan charges to be paid by seller \$ <u>N/A</u>	Other sales concessions <u>N/A</u>
Lender/Client <u>City of Mandeville, c/o Elizabeth S Sconzert, Esq</u>	Address <u>1060 W Causeway Approach, Mandeville, LA 70471</u>	
Occupant <u>Vacant Land</u>	Appraiser <u>Lisa Williamson</u>	Instructions to Appraiser <u>Establish Market Value</u>

<table style="width: 100%;"> <tr> <td>Location</td> <td><input checked="" type="checkbox"/> Urban</td> <td><input type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> </tr> <tr> <td>Built Up</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25% to 75%</td> <td><input type="checkbox"/> Under 25%</td> </tr> <tr> <td>Growth Rate</td> <td><input type="checkbox"/> Fully Dev.</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Steady</td> </tr> <tr> <td>Property Values</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> </tr> <tr> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Oversupply</td> </tr> <tr> <td>Marketing Time</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 4-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> </tr> <tr> <td>Present Land Use</td> <td><u>72%</u> 1 Family</td> <td><u>1%</u> 2-4 Family</td> <td><u>1%</u> Apts. <u>1%</u> Condo <u>20%</u> Commercial</td> </tr> <tr> <td></td> <td><u>0%</u> Industrial</td> <td><u>5%</u> Vacant</td> <td><u>0%</u></td> </tr> <tr> <td>Change in Present Land Use</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td><input type="checkbox"/> Likely (*)</td> <td><input type="checkbox"/> Taking Place (*)</td> </tr> <tr> <td></td> <td>(*) From _____ To _____</td> <td></td> <td></td> </tr> <tr> <td>Predominant Occupancy</td> <td><input checked="" type="checkbox"/> Owner</td> <td><input type="checkbox"/> Tenant</td> <td><u>0%</u> Vacant</td> </tr> <tr> <td>Single Family Price Range</td> <td colspan="3">\$ <u>70,000</u> to \$ <u>2,300,000</u> Predominant Value \$ <u>325</u></td> </tr> <tr> <td>Single Family Age</td> <td colspan="3"><u>0</u> yrs. to <u>1922</u> yrs. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The property consists of 4 contiguous lots, three (A, B, C) fronting on Florida St and one lot (D) abutting Lot C and fronting on Montgomery St across from the cemetery. Note that there is an 11.04 sf parcel located on the east side of Parcel B and the west side of Parcel C that is wetlands. (See Approved Jurisdictional Determination attached). This small portion does not negatively affect the value of the entire parcel.

Dimensions <u>See attached surveys (slight difference from legal desc)</u> = <u>3.965</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
Zoning classification <u>B-1: Neighborhood Business District</u>	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Improved Commercial Property</u>	
Elec. <input type="checkbox"/> Public <input type="checkbox"/> Other (Describe) <u>Available</u>	Topo <u>Appears Level</u>
Gas <input type="checkbox"/> Available	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Water <input type="checkbox"/> Available	Surface <u>Asphalt</u>
San. Sewer <input type="checkbox"/> Available	Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Private
<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter
	<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights
	View <u>Highway Frontage</u>
	Drainage <u>Appears Adequate</u>
	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No Wet Lands determination has been provided to this appraiser. This appraisal is based on the subject site being determined not Wet Lands by the U.S. Army Corp of Engineers. If such determination would reveal the subject property to be Wet Lands, this would effect the subject site and the value of same.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Florida St, Parcels A, B, C, D Mandeville, LA 70488	Florida St At Jackson Av Mandeville, LA 70448	Florida St At Foy St Mandeville, LA 70448	Florida St At Clausel St Mandeville, LA 70448
Proximity to Subject		0.18 miles SE	0.05 miles N	0.06 miles E
Sales Price	\$ PER ACRE	\$ 291,584	\$ 260,096	\$ 209,790
Price	\$ TOTAL SALE PRICE	\$ 440,000	\$ 380,000	\$ 300,000
Data Source	Physical Inspection	Instrument #2151209	Instrument #2100325	Instrument #2100327
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
	N/A	03/28/2019/+8% +23,300	02/28/2018/+10% +26,000	02/28/2018/+10% +20,980
Location	Florida St, Sq 57	Florida St, Sq 63	Florida St, Sq 117	Florida St, Sq 117
Site/View	3.965 (172,715sf)	1.509 Ac (65,732sf)	1.461 Ac (63,641sf)	1.43 Ac (62,160 sf)
Zoning	B-1	B-1	HC-2	HC-2
Flood Zone	Flood Zone X	Flood Zone A10	Flood Zone X	Flood Zone AE
Condition	Wooded	Wooded	Wooded	Wooded
Hwy Frontage	533 sf	233 sf	250 sf	266.45 sf
Sales or Financing Concessions	Size Adjustment	-10%	-10%	-10%
	Sold Price Per SF	SOLD:\$6.69 per sf -29,158	Sold:\$5.97 per sf -26,010	Sold:\$4.83 per sf -20,979
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,858	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1
Indicated Value of Subject		Net 2.0 % \$ 285,726	Net 0.0 % \$ 260,086	Net 0.0 % \$ 209,791

Comments on Market Data: All comparable sales are located in the subject's market area. The comparables utilized in the sales comparison analysis are the best recent similar sales that appraiser could obtain in the subject's competing market area and are, in appraiser's judgment, good and reasonable indicators of value. See Bottom of Comparable Listings Page for further description on the comparable sales.

Comments and Conditions of Appraisal: Adjustments made for site size are based on the theory that smaller parcels of land will typically bring more per unit than larger parcels of land with similar characteristics. Adjustments made for elevation are based on U.S.G.S. Topographic maps, FEMA Flood Maps, and other maps. The intended use of this appraisal report is to determine market value.

Final Reconciliation: Measurement on recorded title differ slightly from measurements on survey. The value assigned in this appraisal report is based on acreage per survey. Price per acre ranges between \$209,791 and \$338,045. Based on site size, location, and other characteristics of the subject, the market value of the total site is \$1,030,000.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 02/02/2022 to be \$ 1,030,000

Per courthouse records, Parcels A, B & C are owned jointly by Ronald K Stoessell & Yolanda H Moore. Purchase date 06/12/1998. Parcel D is owned solely by Ronald K Stoessell. Purchase date 10/02/1992.

Lisa Williamson  Did  Did Not Physically Inspect Property

Appraiser(s) Lisa Williamson Review Appraiser (if applicable)



# COMPARABLE LISTINGS

File No. 22-0010

	ITEM	SUBJECT PROPERTY	LISTING NO. 1	LISTING NO. 2	LISTING NO. 3	
COMPARABLE LISTINGS	Address	Florida St, Parcels A, B, C, D Mandeville, LA 70488	1600 Florida St Mandeville, LA 70448			
	Proximity to Subject		0.04 miles NE			
	Current List Price	\$		\$ 552,720	\$	
	Price	\$ TOTAL SALE PRICE		\$ 1,510,661	\$	
	Last Price Rev. Date		07/16/2019			
	Data Source		MLS #2327621			
	ITEM	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
	Days on Market		932			
	Location	Florida St, Sq 57	Florida St, Sq 117			
	Site/View	3.965 (172,715sf)	2.89 Ac (125,888sf)			
	Zoning	H-2	H-2			
	Flood Zone	X	X			
	Condition	Wooded	Wooded			
	Sales or Financing Concessions	Size Adjustment List Price Per SF	0 LIST:\$12.00 per sf			
	Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Price of Listings		Net % Gross %	\$ 552,720	Net % Gross %	\$	

Comments: Listing No 1 is located directly across the street from the subject property and runs along Florida from Foy Street to Clausel Street. Location has access from all three streets. It has been on the market for 932 days.

**COMMENT ON MARKET DATA:**

Comp 1 is located on the southern side of US Highway 190 (Florida St) and the eastern side of Jackson Avenue, Mandeville, LA. This site was listed for sale for \$495,000. It was on the market for 162 days. This square is located across Florida st from Pontchartrain Guest House and was purchased as an investment. According to the topographic map of this area, this square is at an elevation of 15' above MSL and is at road grade. The site is overgrown and wooded with widely scattered hardwoods and pines. According to the survey, the square is located in Flood Zone A10, a flood hazard area.

Comp 2 is located on the northern side of Florida St and the eastern side of Foy Street, Mandeville, LA. This lot was not listed for sale and the vendee's agent approached the seller. According to the LSU AgCenter flood map, this lot is at an elevation of 15' above MSL and is typically flat. According to the flood map, the lot is located in Flood Zone X, not considered to be a flood hazard area. The lot is overgrown and wooded.

Comp 3 is located on the northern side of Florida Street and the western side of Clausel Street, Mandeville, LA. This lot was on the market for 258 days at an asking price of \$318,800. According to the LSU AgCenter flood map, this lot is at an elevation of 7' above MSL and is typically flat. According to the survey, there is a drainage ditch traveling through the center of the lot. The area around the drainage ditch is assumed to be low and swampy. The lot is overgrown and wooded with native hardwoods. According to the flood map, this site is located in Flood Zone AE (EL9), a flood hazard area.

Comp 4 is located on the southeastern intersection of Hwy 190 and Greenleaves Blvd, Mandeville, LA. According to the topographic map of this area, the lot is an at elevation of 20' above MSL, and is typically flat. There is a parish maintained drainage ditch crossing along the eastern and southern line of the lot. According to the survey, the lot is located in Flood Zones B and A-5 (EL 13").

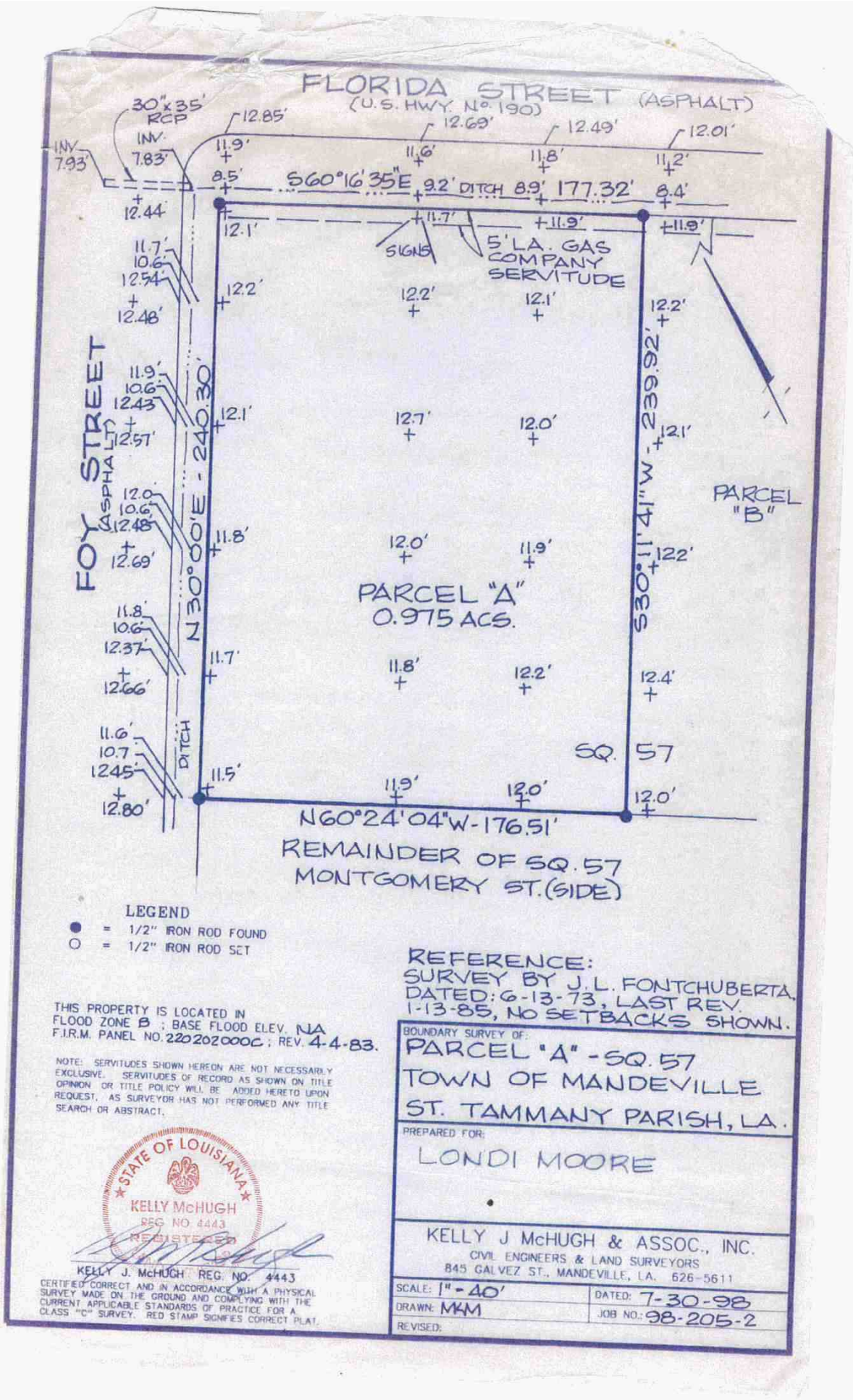
Comp 5 is located on the eastern side of Hwy 59, adjoining the Devun Veterinary Medical Hospital to the south, Mandeville, LA. This is an interior lot located 200' south of Bulldog Drive and adjoins the Fontainbleau Jr and High School campuses to the west. The lot was not listed for sale and the buyer's agent approached the seller. According to the topographic map of this area, the lot is at an elevation of 20' above MSL and is typically flat. According to the survey, the lot is located in Flood Zone C.

COMMENTS

## Location Map

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				
				Zip Code	70448





- LEGEND**
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE B ; BASE FLOOD ELEV. NA F.I.R.M. PANEL NO 220202000C ; REV. 4-4-83.

NOTE: SERVICITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

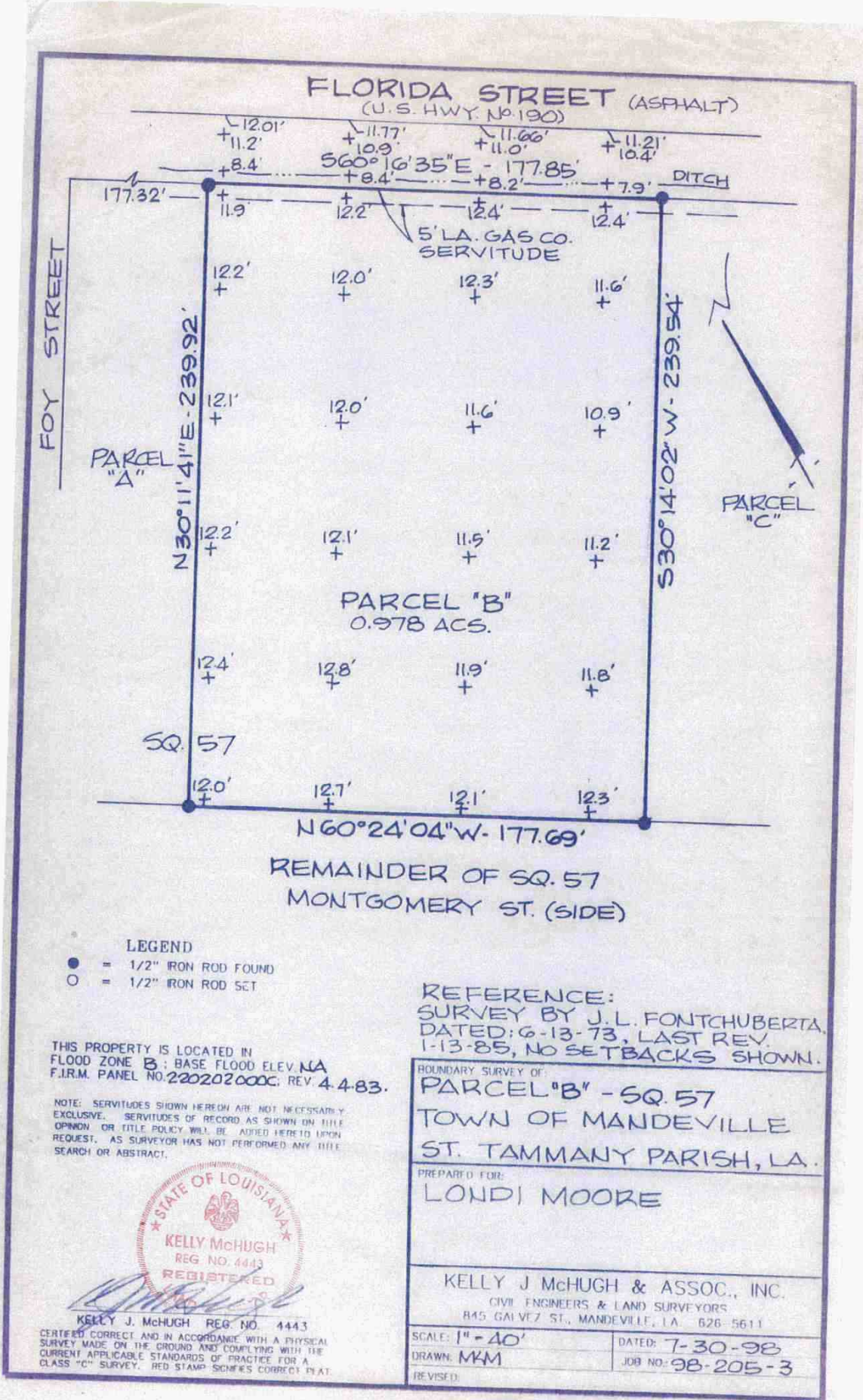
**REFERENCE:**  
 SURVEY BY J.L. FONTCHUBERTA  
 DATED: 6-13-73, LAST REV.  
 1-13-85, NO SETBACKS SHOWN.

BOUNDARY SURVEY OF:  
**PARCEL "A" - SQ. 57**  
 TOWN OF MANDEVILLE  
 ST. TAMMANY PARISH, LA.

PREPARED FOR:  
**LONDI MOORE**

**KELLY J McHUGH & ASSOC., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 40'	DATED: 7-30-98
DRAWN: MKM	JOB NO: 98-205-2
REVISED:	



**FLORIDA STREET (ASPHALT)**  
(U.S. HWY. No. 190)

FOY STREET

PARCEL "A"

5' LA. GAS CO. SERVITUDE

PARCEL "C"

PARCEL "B"  
0.978 ACS.

SQ. 57

REMAINDER OF SQ. 57  
MONTGOMERY ST. (SIDE)

- LEGEND**
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE B : BASE FLOOD ELEV. NA  
F.I.R.M. PANEL NO. 220202000C, REV. 4.4.83.

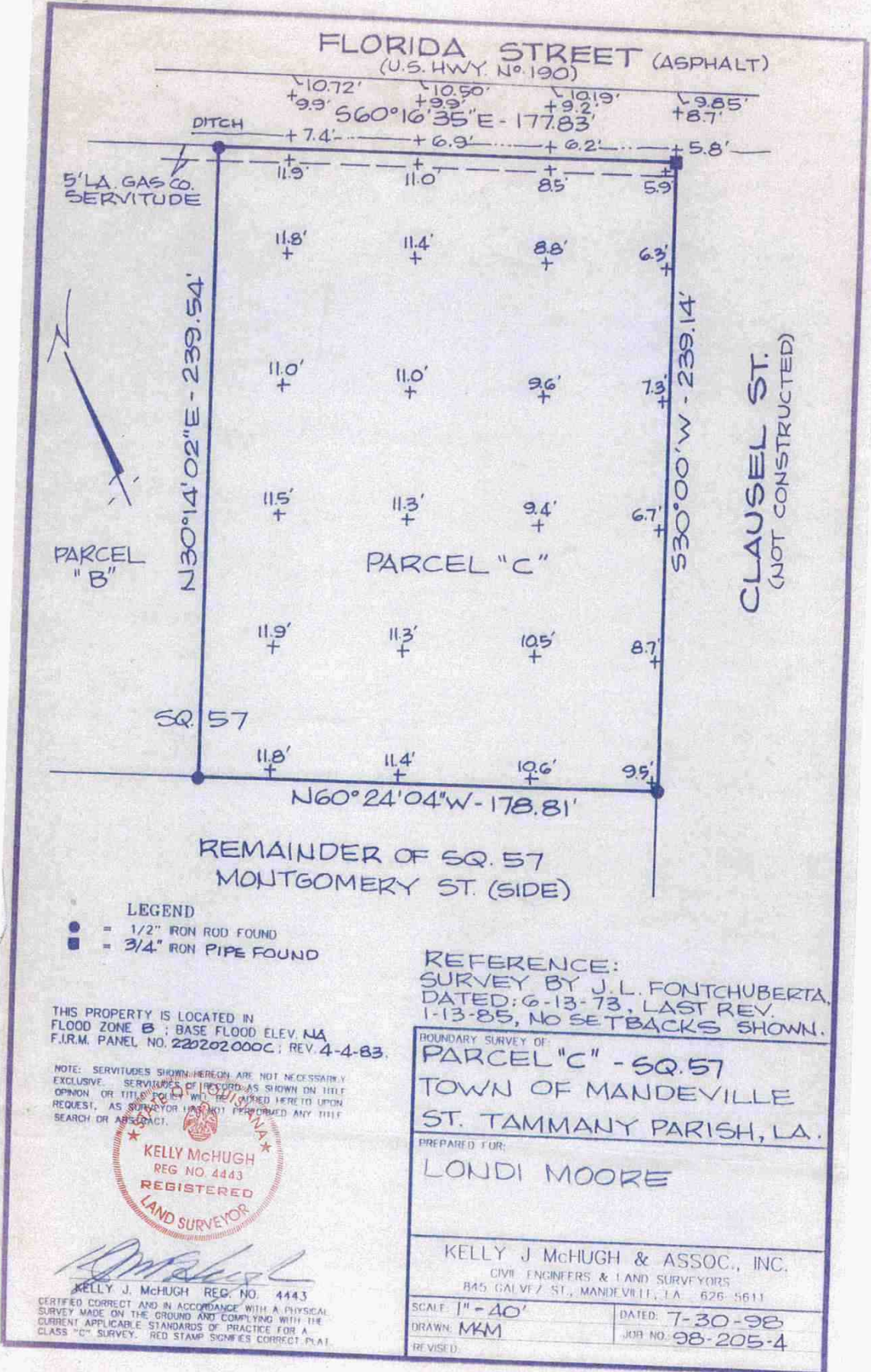
NOTE: SERVITUDES SHOWN HEREIN ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE  
OPINION OR TITLE POLICY WILL BE ADDED HERE TO UPON  
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443  
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A  
CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

**REFERENCE:**  
SURVEY BY J.L. FONTCHUBERTA,  
DATED: 6-13-73, LAST REV.  
1-13-85, NO SETBACKS SHOWN.

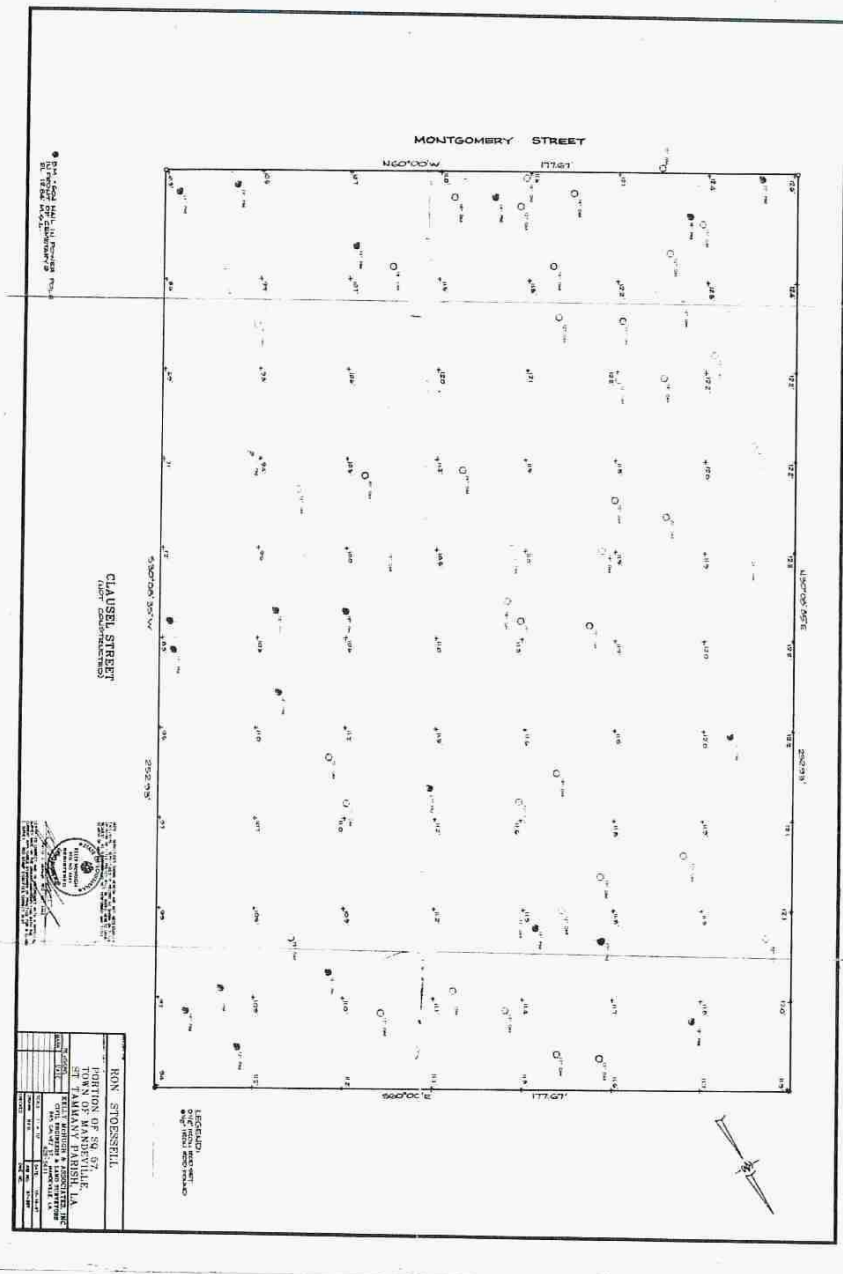
BOUNDARY SURVEY OF:	
PARCEL "B" - SQ. 57	
TOWN OF MANDEVILLE	
ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
LONDI MOORE	
KELLY J McHUGH & ASSOC., INC.	
CIVIL ENGINEERS & LAND SURVEYORS	
845 GALVEZ ST., MANDEVILLE, LA 7026-5611	
SCALE: 1" = 40'	DATED: 7-30-98
DRAWN: MKM	JOB NO.: 98-205-3
REVISED:	



**LAND FOR SALE**

**3.77 ACRES, MANDEVILLE, B-1 ZONING**

Florida St, Mandeville, LA 70471



**KW COMMERCIAL**  
 1522 W. Causeway Approach  
 Mandeville, LA 70471

**LIZBY EUSTIS**  
 CCIM  
 O: 985.727.7000  
 C: 985.966.2712  
 leustis@att.net  
 LA #Licensed In LA

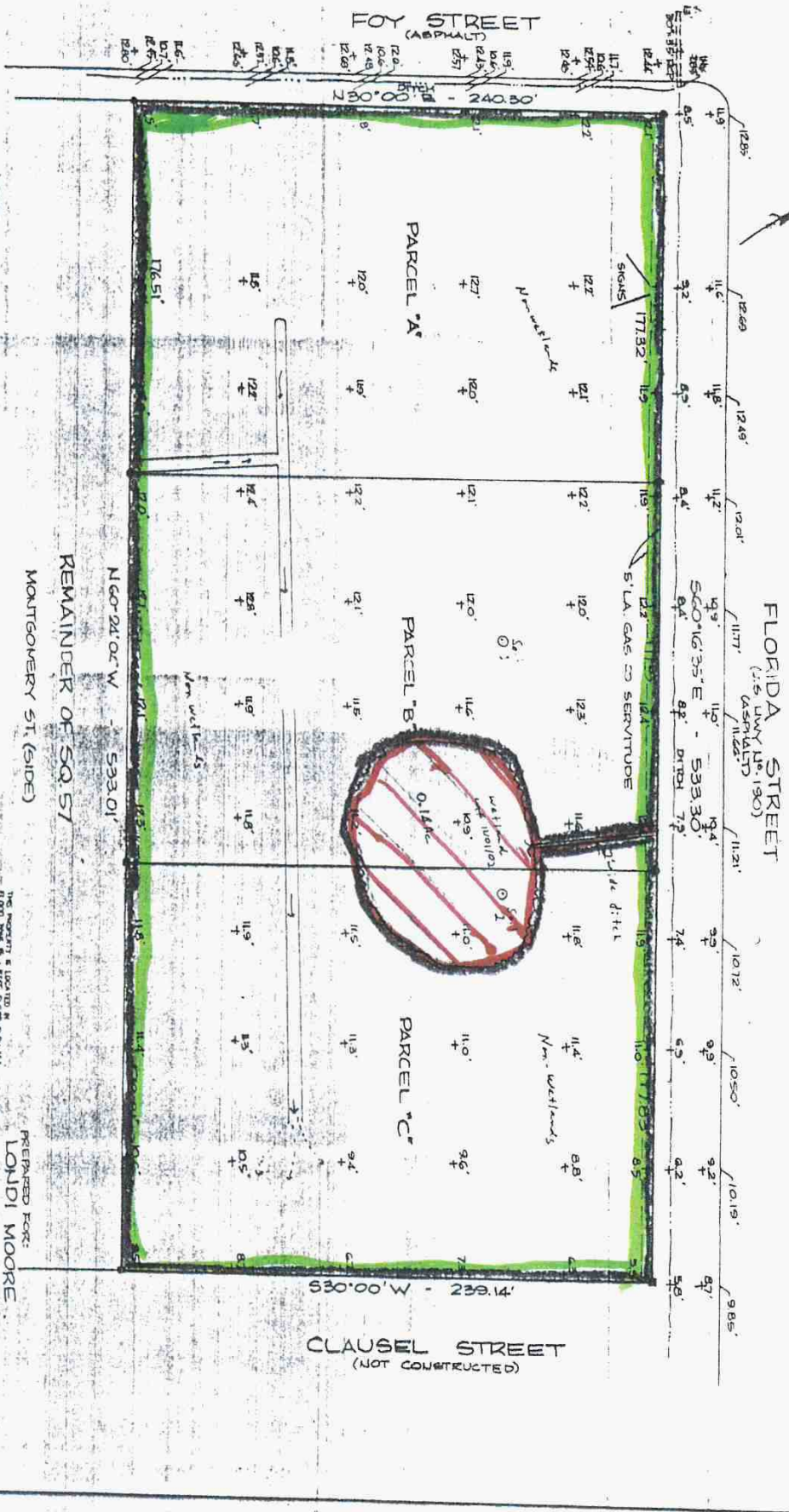
**BRENT CORDELL**  
 O: 985.727.7000  
 C: 985.373.6417  
 bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



**APPROVED**  
JURISDICTIONAL DETERMINATION



LEGEND:  
 ● 1/2" IRON ROD FOUND  
 ■ 3/4" IRON PIPE FOUND

Figure 3. Delineation of

APPROVED

USACE  
 FI 10 Dec 02  
 R. HENNER  
 FOR W. HUBBARD  
 (#20-030-0183)  
 WETLAND  
 NON WETLAND

THE PROPERTY IS LOCATED IN  
 1000 ZONE 8, LOT 70, N. OUV. 144  
 (TAX MAP, N. 20-030-0183, REV. 4-4-83)  
 DATE: 10/13/85  
 THIS SURVEY IS BASED ON THE RECORDS OF THE  
 SURVEYOR'S OFFICE AND THE FIELD NOTES OF THE  
 SURVEYOR. IT IS THE POLICY OF THE SURVEYOR  
 TO CONDUCT SURVEYS IN ACCORDANCE WITH THE  
 RULES AND REGULATIONS OF THE BOARD OF  
 SURVEYORS AND LAND MEASUREMENTS OF THE  
 STATE OF MISSISSIPPI.

PREPARED FOR:  
 LONDI MOORE

REFERENCE:  
 SURVEY BY J.L. FONTGUBERTA DATED  
 6-13-73, LAST REV. 1-3-85. NO SETBACKS SHOWN!

PARCELS A B & C, NORTH 1/2 SQ. 57  
 TOWN OF MANDEVILLE  
 ST. TAMMANY PARISH, LA.

DATE	1-30
BY	JULY 30, 1995
FOR	W.M.
CHECKED	
DATE	95-205-1

REK  
 R. HENNER  
 SURVEYOR  
 MISSISSIPPI  
 1000 ZONE 8, LOT 70, N. OUV. 144  
 (TAX MAP, N. 20-030-0183, REV. 4-4-83)  
 DATE: 10/13/85

## Supplemental Addendum

File No. 22-0010

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA Zip Code 70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				

**acknowledging due delivery and possession thereof, all and singular the following described property to-wit:**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in and being a part of SQUARE NO. 57 of the Town of Mandeville, St. Tammany Parish, Louisiana, and more fully described in accordance with map and plan of survey of J.L. Fontcuberta, Surveyor, dated June 13, 1973, as follows, to-wit:**

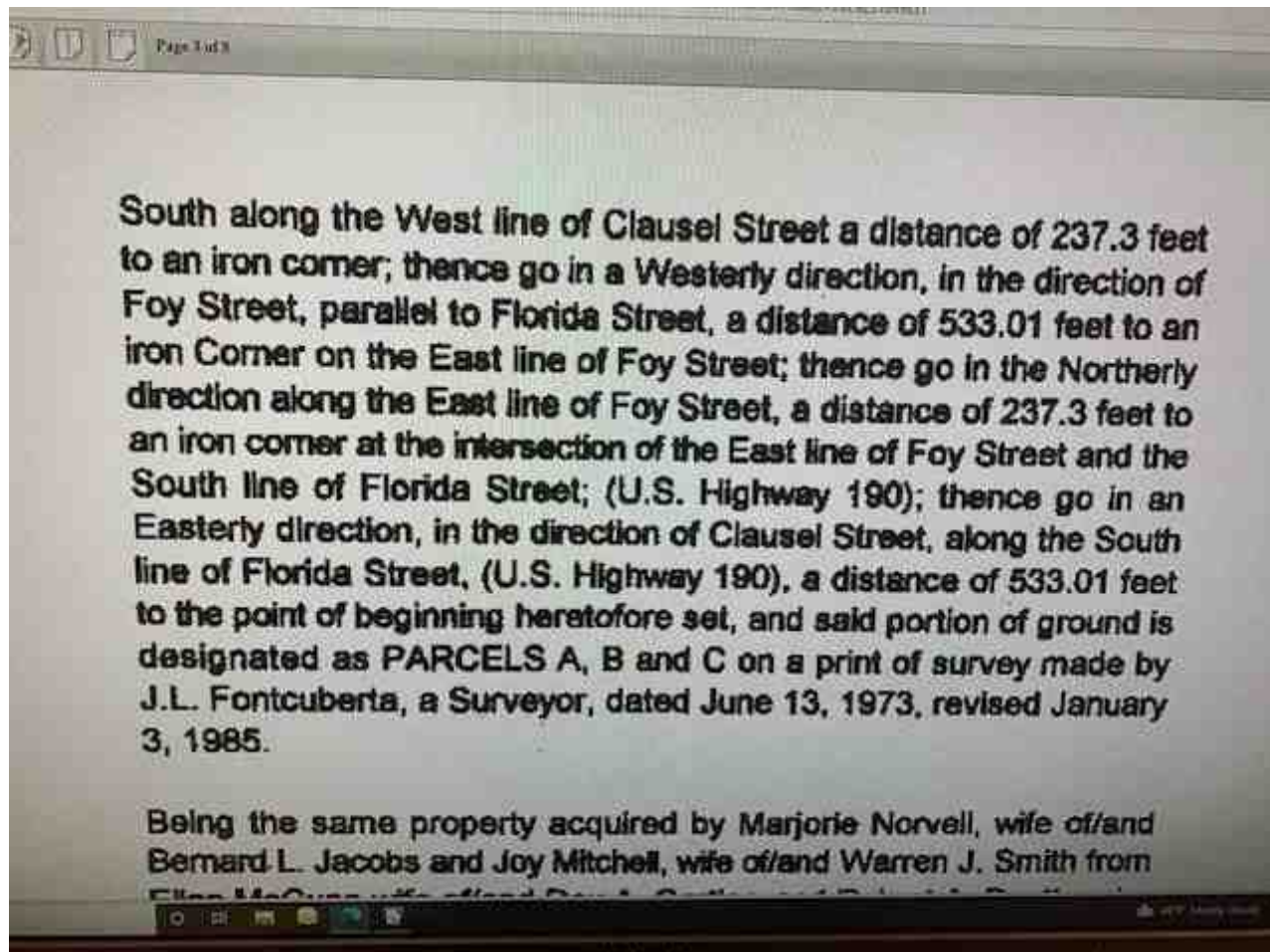
**Being the North Half ( $\frac{1}{2}$ ) of said Square No. 57, more fully described according to the above referred to map and plan of survey as follows:**

**From the corner formed by the intersection of the South line of Florida Street; (U.S. Highway 190) and the West line of Clausel Street, which is the Northeast corner of said Square, as the point of beginning, go**

**Supplemental Addendum**

File No. 22-0010

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA Zip Code 70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				



# Supplemental Addendum

File No. 22-0010

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA Zip Code 70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				

Page 2 of 3

A certain portion of ground in the City of Mandeville, Parish of St. Tammany, Louisiana, situated in Square No. 57 on the plan of said city, that forms the corner of Clausel and Montgomery Streets, fronting 177.63 feet on Montgomery Street, the same in width across the rear, by a depth and front along Clausel Street of 253.12 feet, all between equal and parallel lines.

Being a portion of the properties acquired by Alfred Lloyd Stoessel and Marilyn Stoessel Seifert by two donations from their late mother, Marcella Prieto Stoessel, dated December 11, 1975, and November 22, 1978, and recorded, respectively, in COB 773, folio 653, and COB 904, folio 840, and further by Act of Partition, dated *Oct 2nd*, 1992, and recorded in COB *1221*, folio *211*, all of the official records of St. Tammany Parish, State of Louisiana;

TO HAVE AND TO HOLD the above described properties unto the said purchasers, their heirs and assigns, forever.

... for and in consideration of

## Supplemental Addendum

File No. 22-0010

Borrower	N/A						
Property Address	Florida St, Parcels A, B, C, D						
City	Mandeville	County	St Tammany	State	LA	Zip Code	70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq						

### Scope of the Appraisal

This appraisal was completed and subject information gathered from a physical inspection of the subject property, tax & assessment information provided by the Parish Assessors office and data provided by the owner(s) & others. Comparable(s) & sales data was obtained from local MLS sources, deedfax directories and real estate brokers & agents.

The Cost Approach & other reproduction estimates were taken from Marshall & Swift valuation services, local building contractors and suppliers. All information was obtained from sources deemed to be reliable, but it is not guaranteed by the appraiser(s) signing this report. The intended use of this report is to determine market value. The user(s) of this report are the lender / client(s), their heirs / assigns named in this report.

### Site

Peripheral utility and drainage easements are typical and do not adversely affect the property.

### Adverse Environmental Conditions

This report is based on the assumption the property is not negatively affected by the existence of hazardous substances or detrimental conditions. This appraiser is not an expert in the identification of these conditions and on routine inspection of the subject property no known conditions were observed that might negatively affect the subject property. It is possible that inspections made by a qualified hazardous substance and environmental expert would reveal the existence of such conditions, however as stated, the routine inspection did not reveal any negative information.

### Conditions of this Appraisal

The intended users of this report are the specific entities or persons named in the "Lender" section of this report. The intended use of this appraisal report is for mortgage valuation and loan decisions. It is not to be relied upon by any third parties. This appraisal is not based on a requested minimum value, specific value or the approval of a loan. See the attached certification and statement of limiting conditions.

### Extraordinary Assumptions

COVID 19 was identified in China in December 2019 and quickly spread across the globe, including the US, evolving into a pandemic. As a result, the Federal Reserve cut the federal funds rate on March 3, 2020 by 0.5%, making the threat of the virus tangible to most housing market consumers. The Federal Reserve cut the federal funds rate by another 1% on March 15, 2020, to offset the expected severe economic impact as consumers began to pull back. While it is too early to extract the empirical implications for the housing market as a result of the Corona Virus, be aware that this valuation assignment relied on most, if not all, market data generated before conscious consumer awareness occurred on March 3, 2020. That said, it does not presently appear that land values have been negatively affected, however, appraiser invokes the extraordinary assumption that due to the pandemic, there may be uncertain information about physical, legal or economic characteristics of the subject property that may affect the opinion of value assigned herein.

## Subject Photo Page

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA Zip Code 70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				



**Subject Front at Foy St**  
Florida St, Parcels A, B, C, D



**Subject Front at Clausel St**



**Florida Street**

## Subject Photo Page

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA Zip Code 70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				



**Florida Street**



**Parcel D on Montgomery St**



**Parcel D on Montgomery St**

## Subject Photo Page

Borrower	N/A				
Property Address	Florida St, Parcels A, B, C, D				
City	Mandeville	County	St Tammany	State	LA Zip Code 70448
Lender/Client	City of Mandeville, c/o Elizabeth S Sconzert, Esq				



**View across from Parcel D**



**Montgomery Street**



**Montgomery Street**



This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal to determine market value.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 or she considers his or her 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 ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. 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 this appraisal report whether any portion of 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.
3. 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, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Certifications

File # 22-0010

20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies 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 at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature [Handwritten Signature]
Name Lisa Williamson
Company Name Scoggin Appraisal & Consulting, Inc.
Company Address 1131 N Causeway Blvd, Mandeville, LA 70471
Telephone Number 985-893-4241
Email Address LisaWilliamson@hotmail.com
Date of Signature and Report 02/09/2022
Effective Date of Appraisal 02/02/2022
State Certification # R1220
or State License #
or Other (describe) State #
State LA
Expiration Date of Certification or License 12/01/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED

Florida St, Parcels A, B, C, D
Mandeville, LA 70448
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,030,000

LENDER/CLIENT

Name
Company Name City of Mandeville, c/o Elizabeth S Sconzert, Esq
Company Address 1060 W Causeway Approach
Mandeville, LA 70471
Email Address esconzert@bluewilliams.com

SUBJECT PROPERTY

- Did not inspect subject property
Did inspect exterior of subject property from street
Date of Inspection
Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection

# State of Louisiana



## Certified Residential Appraiser License

Having complied with the license requirements as set forth in LA R.S. 1950 Title 37, Chapter 31, and Administrative Acts, and the Real Estate Appraisers Board Rules and Regulations, a Certified Residential Appraiser License is hereby granted to

LISA F WILLIAMSON

In Testimony Whereof, This license has been issued by the Authority of the Louisiana Real Estate Appraisers Board.

Period Covered January 1, 2021

Through December 31, 2022

*John Paul Pitt*  
Chairman

License Number R 1720

*Sharon A. Hebert*  
Secretary

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