

# Appraisal Report

*Prepared For:*

Fayette County Purchasing Department  
140 Stonewall Avenue West, Suite 101  
Fayetteville, GA 30214

A Comprehensive Appraisal Of:

**Fire Station Building  
273 Hampton Road  
Fayetteville, GA**

Located In District 4, Land Lot 203  
Fayette County, GA

Opinion Of Value As Of February 10, 2014:

**\$80,000  
Eighty Thousand Dollars**

*Prepared By:*

**DTI Commercial Appraisals**  
70 Atlanta Street • McDonough, GA 30253  
Office: (770) 914-1404 Fax: (770) 914-0695

DTI Appraisal File #: 2014-01-010

## **TABLE OF CONTENTS**

Letter Of Transmittal .....	3
Identifications Summary .....	4
Executive Summary .....	5
Subject Property Identification .....	6
Scope Of Work .....	8
Effective Date Of Appraisal.....	9
Purpose And Intended Use Of The Appraisal.....	9
Definition Of Market Value.....	10
Exposure Time & Marketing Period.....	11
Site Description.....	14
Description Of Improvements.....	18
Highest And Best Use .....	26
The Cost Approach .....	30
Final Reconciliation .....	40
Addenda .....	41
Assumptions And Limiting Conditions .....	42
Appraiser's Certification.....	44

**LETTER OF TRANSMITTAL**

Ted L. Burgess  
Fayette County Purchasing Department  
140 Stonewall Avenue West, Ste. 101  
Fayetteville, GA 30214

Report Date: February 27, 2014

RE: Old Fire Station #7 – Woolsey, GA

Dear Mr. Burgess:

Per your request and authorization, we have made an inspection of the subject property to give you an opinion of value based on current market conditions. The subject property was inspected on February 10, 2014 and is identified as follows:

**Fire Station Building  
273 Hampton Road  
Fayetteville, GA**

Following is a comprehensive appraisal presented in the *Appraisal Report* format. This report contains the relevant data that was analyzed and the final conclusions of value. Additional data pertaining to the subject property and comparables can be found in the appraisal work file, which is located in our office and open for your inspection during regular business hours. This appraisal report has been prepared in conformance with our interpretation of the guidelines and recommendations set forth within the Georgia Real Estate Appraiser Classification and Regulation Act; and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

Based on our on-site inspection and market data analysis, it is our opinion that the market value for the fee simple interest of the subject property in its current as-is condition; and subject to the assumptions and limiting conditions contained herein, as of February 10, 2014, is:

**\$80,000  
Eighty Thousand Dollars**

If you have any questions, please feel free to contact us at any time. We appreciate the opportunity to be of service to you. Please let us know if we can be of further assistance.



Dean Thompson  
Georgia Certified General Appraiser #3371



Kyle Pope  
Georgia Certified General Appraiser #336492

## **IDENTIFICATIONS SUMMARY**

### **Client**

Client: Fayette County Purchasing Department  
Address: 140 Stonewall Avenue West, Suite 101  
City, State, Zip: Fayetteville, GA 30214  
Contact: Ted L. Burgess  
Phone #: (770) 305-5115

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### **Subject Property**

Property Type: Fire Station Building  
Location: 273 Hampton Road  
City, State: Fayetteville, GA  
County: Fayette  
District: 4  
Land Lot: 203  
Building Size: 2,580 Square Feet  
Total Land Area: 0.90+/- Acres  
County Parcel #: 0443-016

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### **Appraiser**

Appraiser Names: Dean Thompson and Kyle Pope  
Company Name: DTI Commercial Appraisals  
Address: 70 Atlanta Street  
City, State, Zip: McDonough, GA 30253  
Office: 770-914-1404  
Fax: 770-914-0695  
DTI Appraisal File #: 2014-01-010

## **EXECUTIVE SUMMARY**

Property Type:	Fire Station Building
Total Land Area:	0.90+/- Acres
Location:	273 Hampton Road
City / State:	Fayetteville, GA
County:	Fayette
District:	4
Land Lot:	70
County Parcel #:	0443-016
Building Size:	2,580 Square Feet
Zoning:	TC-Town Center District
Available Utilities:	All Utilities Available Except Sewer
Highest And Best Use:	Municipal/Commercial
Interest Appraised:	Fee Simple
Date Of Inspection:	February 10, 2014
Effective Date of Appraisal:	February 10, 2014
Report Date:	February 27, 2014
Report Type:	Appraisal Report
Final Value Conclusion:	\$80,000

## **SUBJECT PROPERTY IDENTIFICATION**

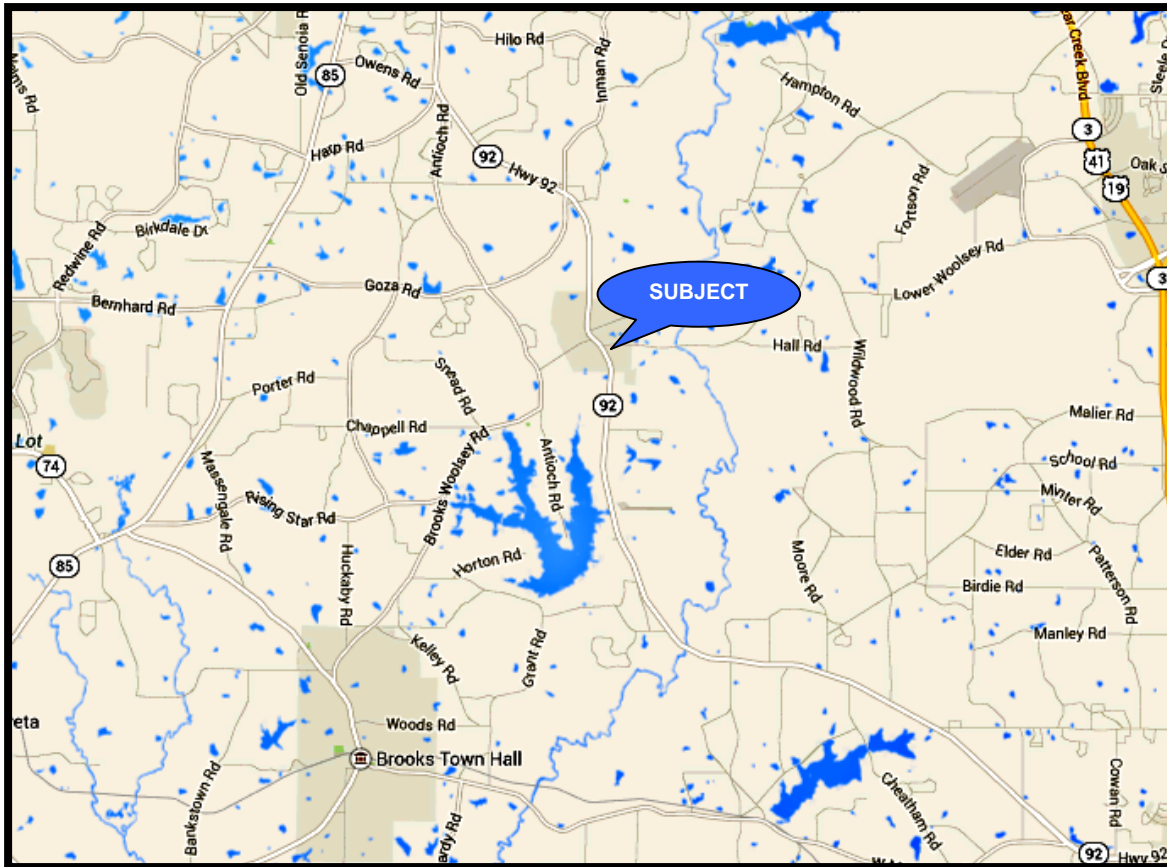


*Old Fayette County Fire Station #7*

<b>Location:</b>	273 Hampton Road	<b>Parcel ID:</b>	041301028
<b>City, State:</b>	Fayetteville, GA (Woolsey)	<b>Aero Map:</b>	1315/B5
<b>County:</b>	Fayette	<b>Total Land Area:</b>	0.90+/- Acres
<b>District:</b>	4	<b>Building Area:</b>	2,580 SF
<b>Land Lot:</b>	70	<b>Land Use:</b>	Municipal

**Comments:** The subject property consists of a 2,580 square foot building that previously operated as Fayette County Fire Station #7. The property is located along the south side of Hampton Road, just east of its intersection with GA Highway 92, in the southeastern Fayette County area. Specifically, the property is located within the Town of Woolsey; however, properties within this general area have a Fayetteville postal address. The subject improvements are situated on a 0.90+/- acre tract of land that is uniform in shape and has access to all public utilities except sewer. The property has been vacant for more than ten years and was in need of repair on the date of our inspection. Please refer to the tax map, location map, photographs, and other materials found throughout the body of this report for further identification.

## SUBJECT GENERAL LOCATION MAP



## **SCOPE OF WORK**

This appraisal is intended to comply with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board; and Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of The Appraisal Foundation. These uniform standards set the procedures to be followed and the minimum requirements for the development and communication of an appraisal. In developing a real property appraisal, an appraiser must identify the problem to be solved; determine the scope of work necessary to solve the problem; and correctly complete the research and analysis necessary to produce a credible appraisal. Scope of work includes, but is not limited to, the following:

- The extent to which the property is identified;
- The extent to which tangible property is inspected;
- The type and extent of data researched; and
- The type and extent of analyses applied to arrive at opinions or conclusions.

**Identification Of Subject Property:** The subject property has been properly identified and is evidenced by the presentation of some, but not all, of the following: physical street address, subject photographs, location maps, tax parcel maps, tax parcel identification numbers, last recorded deed, legal description, boundary survey and/or site and building sketches.

**Inspection Of Subject Property:** The subject site and any existing improvements were inspected on a cursory walk-through basis. The type of inspection performed was not equivalent to that of a qualified building inspector and/or engineer; but thorough enough to (a) adequately describe the physical characteristics and general conditions of the real estate, (b) develop an opinion of highest and best use, and (c) make meaningful comparisons in the valuation of the property.

**Extent Of Data Research:** Pertinent data was gathered from various sources that includes, but is not limited to, public records, on-line data services, real estate brokers, attorneys, market participants, public officials, personal files and databases, and various trade publications. All data and information considered in the development and communication of this appraisal was researched and reconciled to the satisfaction of the appraiser. All of the information considered is deemed to be reliable but cannot be guaranteed.

**Extent Of Analysis:** The subject property has a unique special purpose municipal construction (fire station) that has been vacant for many years. Our market data research did not identify any comparable sales of similar fire station properties. In addition, the subject property has no income/expense history and is not a property type that is typically sought by income-seeking investors. Given the subject's unique special purpose construction, the absence of improved sales data, and the subject's long history of municipal ownership/occupancy, the Cost Approach is deemed the most reasonable and most reliable methodology for valuing the subject property. In this case, the elimination of the Market Approach and the Income Approach will not prevent the production of a credible appraisal.



## **GENERAL INFORMATION**

### **Effective Date Of Appraisal**

The effective date of this appraisal is February 10, 2014, which is also the last date the subject property was inspected.

### **Purpose And Intended Use Of The Appraisal**

The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property in its current as-is condition as of the effective date of appraisal. The intended user of this report is the client, Fayette County Purchasing Department. The intended use of this report is to establish marketability for the potential disposal of the subject property. This appraisal is not intended for use by anyone other than the client or for any other purpose.

### **Property Right Appraised**

The property right appraised is the *fee simple estate*, which is defined as follows: “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.” The source of this definition is *The Dictionary of Real Estate Appraisal*.

### **Current Ownership & Sales History**

Fayette County BOC Old Station #7, which was verified per Fayette County tax records, currently owns the subject property. To our knowledge, there have been no sales or ownership transfers of the subject property within the last three years.

### **Contracts And Listing Agreements**

We are unaware of any listing agreements or sales contracts pertaining to the subject property within the past twelve months.

### **Personal Property**

Personal property is deemed as being those movable items of property that are not permanently affixed to, or part of, the real estate. The value conclusions of this appraisal are for the real estate only and do not include any value consideration for personal property, trade fixtures, inventory items, business value, or good will.

### **Property Taxes**

The subject property is identified by the Fayette County Tax Assessors Office as parcel number 0443-016. The county most recently appraised the property at \$89,165 for tax purposes (\$20,000 for land and \$69,165 allocated to the improvements); however, there is no real estate tax bill currently associated with the property, as it is a county-owned facility.

## **DEFINITION OF MARKET VALUE**

**Market Value** may be defined as follows:

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 and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consumption 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 United States dollars or in terms of financial arrangements comparable thereto;
- 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.

Sources: *Federal Deposit Insurance Corporation (FDIC)*  
*Office of the Comptroller of the Currency (OCC)*

## **EXPOSURE TIME & MARKETING PERIOD**

Reasonable exposure time is one of a series of conditions that is referenced in the preceding definition of market value. Exposure time may be generally described, as the estimated length of time 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; a retrospective opinion based upon an analysis of past events assuming a competitive and open market.

Exposure time is always presumed to occur prior to the effective date of appraisal and is substantiated by related facts in the appraisal process. These facts include the supply and demand conditions as of the effective date of appraisal; the use of current cost information; the analysis of historical sales information; and the analysis of future income expectancy projected from the effective date of appraisal.

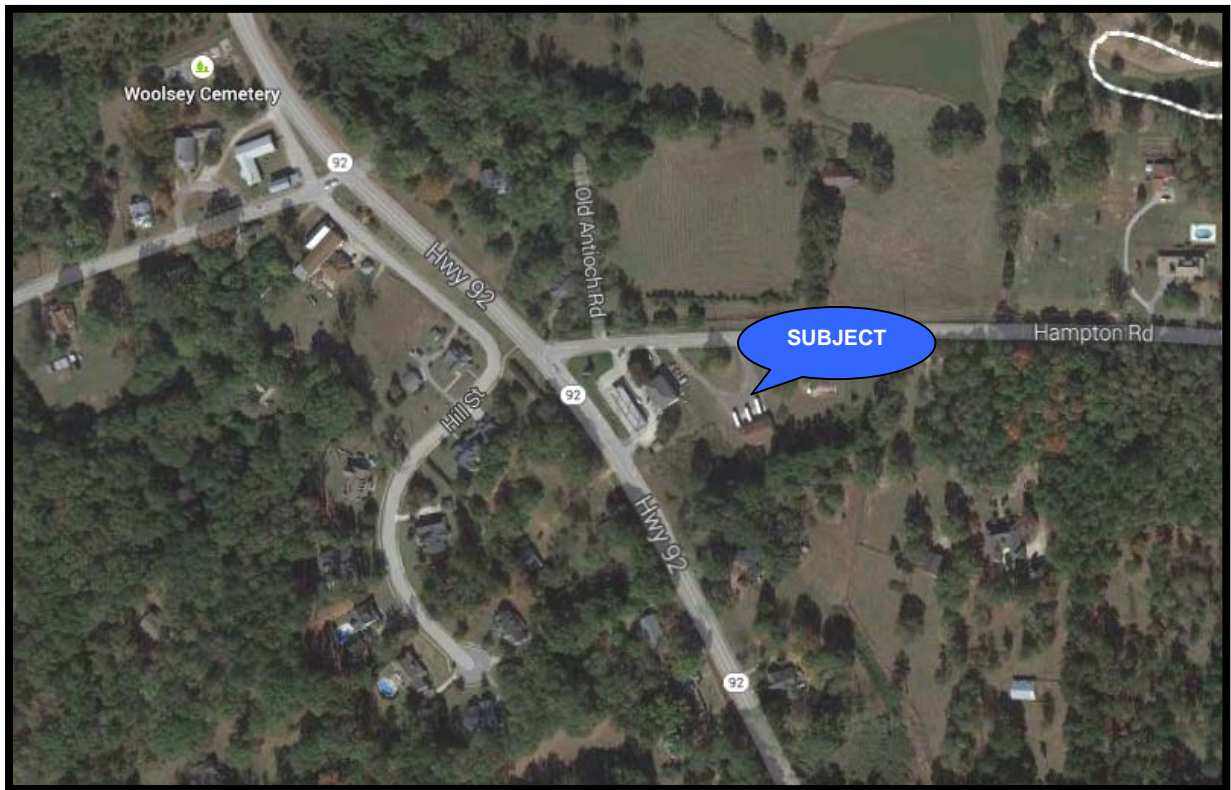
Exposure time is different for various types of real estate and under various market conditions. The overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort.

In order to estimate a reasonable time necessary to expose the property to open market conditions, several assumptions must be employed. These include:

- The property should be priced at a reasonable markup over market value as typically employed by sellers of similar type properties. Unreasonable overpricing of the property will prolong the marketing period.
- The property should be actively and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties.
- The sale should be consummated under the conditions as stated within the *Definition Of Market Value*, which is included in the body of this report.

Assuming that the subject property is competitively priced and aggressively marketed in a professional manner, an estimated exposure time of one to three months is considered reasonable. Given the subject's general location, physical condition, and financing options that are currently available to potential investors, an estimated marketing period of less than twelve months is considered realistic.

## AREA DESCRIPTION



**Area Characteristics:** The subject's general neighborhood consists of a mix of uses that include light commercial, municipal and residential developments. The subject is located along the south side of Hampton Road, just east of its intersection with GA Highway 92 and in the unincorporated district of Fayette County. GA highway 92 traverses the town of Woolsey in a north/south direction, and is the primary corridor in the area, and provides direct access to Fayetteville to the north and Griffin to the south. The subject is immediately adjacent to a Chevron convenient store/gas station to the west. Single-family residential developments surround the property along all other boundaries. The town of Woolsey is lightly populated, with only 159 residents located within the 0.8 square mile radius. Further, commercial activity in the town is very limited, with the only typical commercial development being the convenience store located at the southeast corner of GA Highway 92 and Hampton Road. Other developments within this immediate proximity include municipal structures (town hall, etc.), antique stores, and several other light commercial structures. The town of Woolsey is located in the eastern portion of Fayette County, and near Henry County's western border. Residential developments are primarily located on the outskirts of the town, and generally situated on large acreage tracts of land.

**Impact of Foreclosure Activity:** Although general market conditions appear to be slowly improving, the lingering aftermath of the last recession is still having an impact on property values in the area. The amount of new foreclosures appears to have slowed over the past 12-to-

18 months; however, there are still several unsold bank-owned properties that remain on the market, which is keeping negative pressure on property values and preventing the overall market from accelerating at a more-desirable pace. A large amount of the sales transactions over the past few years have been of bank-owned properties, which have had an impact on general market conditions that must be considered. This is evidenced by our having to sometimes utilize REO sales transactions in our sales comparison analyses due to the absence of more qualified sales transactions to choose from. There is a small amount of new construction scattered about the market area; however, commercial growth and expansion is still very limited at this time.

**Conclusion:** The general appearance of the area is adequate. The town of Woolsey is lightly populated and commercial activity is rare. Primary attractions within the town are geared toward municipal structures or older antique stores that service the outlying residents of the town. The property has a TC-Town Center district zoning, which provides the property with a limited amount of potential uses, in comparison to typical commercial locations. Uses are limited due to the necessity to conform to the existing uses in the town. However, in our opinion, general market conditions in this area and will remain sluggish until such time there is a more positive shift in factors affecting general supply and demand.

## **SITE DESCRIPTION AND ANALYSIS**

### **Location**

The subject property is located along the south side of Hampton Road, just east of its intersection with GA Highway 92, and within the unincorporated district of Fayette County. Specifically, the property is located within the Town of Woolsey. Woolsey is lightly developed and not considered a premier location for a commercial-use building.

### **Size and Shape**

A boundary survey of the site was not provided. Further, there is no public documentation of the size of the land associated with the subject. Officials with the Fayette County Tax Assessors office reported that the subject consists of 0.90+/- acres. Based on our view of the county tax map, the property appears generally rectangular in shape. A copy of the county tax map is provided to illustrate the subject's size and shape characteristics.

### **Topography and Drainage**

The subject site has generally level topography that is consistent with the road along the south side of McIntosh Road. The site has been developed in a responsible manner and appears to provide adequate drainage for storm water run-off. There were no adverse topography or drainage problems noted during our inspection.

### **Utilities**

Utilities reported to be available to the subject site include electricity, county water, natural gas, and telephone. Sewer is unavailable to the site and the property is serviced by an underground septic system.

### **Zoning**

According to Gary Laggis, Mayor of Woolsey, the subject property is currently zoned TC-Town Center District. The property is approved for commercial use within the town of Woolsey; however, the number of potential conforming uses within the town would be very limited in comparison to commercial-use buildings within larger markets.

### **Access and Visibility**

The property is easily visible and easily accessible along the south side of Hampton Road. The property has two paved curb cuts from the south side of Hampton Road allowing good access to the interior of the site. The subject's physical location allows the property good traffic accessibility from anywhere within the surrounding market area.

### **Site Improvements**

The subject's site is improved with the 2,580 square foot commercial building, concrete paved parking lot, and underground utility connections. There are no additional site improvements to the property at this time.

## **Site Description and Analysis Cont...**

### **Easements or Restrictions**

No apparent adverse easements or encroachments were noted upon inspection with the exception of standard utility easements that service the improvements. No deed restrictions were noted within the last recorded deed.

### **Environmental Conditions**

No apparent environmental conditions were noted upon inspection of the subject property. We have no knowledge of any hidden or adverse conditions, including the presence of hazardous wastes, toxic substances, etc., that would impact the value or marketability of the subject property. It is assumed that no such conditions exist.

### **Flood Zone**

We have examined the available flood hazard maps published by the Federal Emergency Management Agency (FEMA). According to the flood map information, the subject property does not appear to lie within a FEMA flood hazard area. Please refer to the Flood Map section following this analysis for additional information.

### **Conclusion**

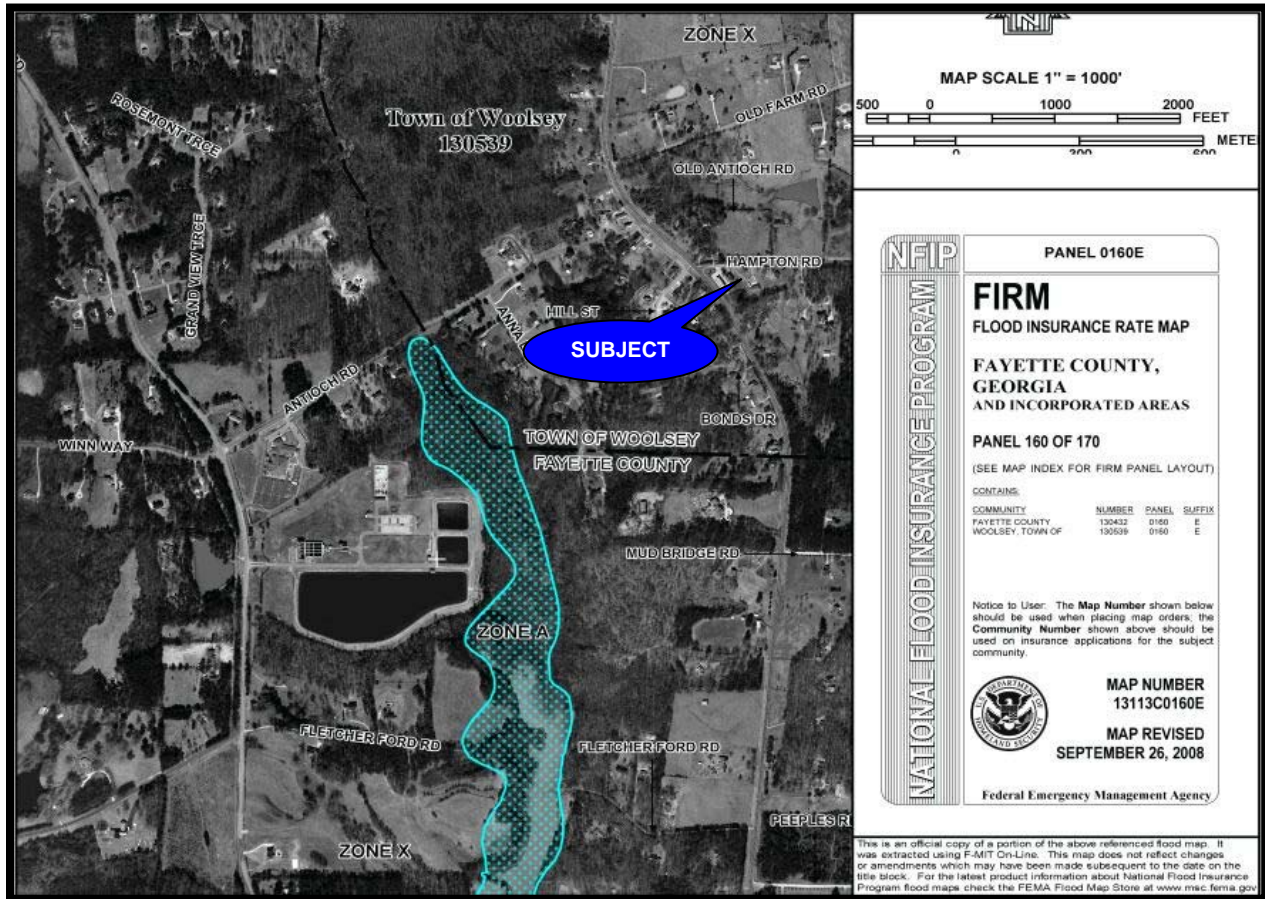
Based on our on-site inspection and site data analysis, it is our opinion that the subject site is suitable for commercial use. As previously stated, the property is zoned TC-Town Center District, which will allow for light commercial uses that conform to the Town of Woolsey's community plan. Second-generation commercial uses appear limited due to the need to conform to the surrounding area. On the date of inspection, there were no other significant factors or conditions, pertaining to the site, which would negatively impact its value or marketability.

## COUNTY TAX PARCEL MAP





## FLOOD HAZARD INFORMATION



**County:** Fayette  
**City, State:** Woolsey, GA  
**Land Area:** 0.90+/- Acres

**Panel Number:** 13113C0160E  
**Effective Date:** September 26, 2008  
**Flood Zone:** None Indicated

**Conclusion:** We have made an exterior inspection of the subject site and have also examined the appropriate flood hazard map published by the Federal Emergency Management Agency (FEMA). Based on our site inspection and an examination of the referenced flood map, it is our opinion that the subject property does not appear to lie within a FEMA flood hazard area. However, the client should be aware that we are not qualified surveyors and make no guarantees, expressed or implied, regarding this determination.

## **BUILDING DESCRIPTION**

### **Building Type**

The subject property consists of a concrete block commercial building that previously operated as Fayette County Fire Station #7. The property was vacated by the Fayette County Fire Department more than ten years ago, and the property was most recently utilized by the Fayette County Board of Education for general storage purposes. The building has a unique special purpose municipal construction that will most likely require some modifications for a second-generation alternative use.

### **Building Area**

The building area was calculated from measurements taken on the date of inspection. The structure has a total of 2,580 square feet, which consists of 2,400 square feet on the base floor, with an upper finished level that consists of 180 additional square feet. A sketch is provided to illustrate the general size and shape of the building.

### **Building Design and Shape**

The building is rectangular in shape and has a typical design that still resembles its previous fire station use. Three roll-up doors (12' x 12') service the garage portion of the building. The unfinished garage contains 18' ceiling heights. The building does not have any extraordinary exterior design features.

### **Foundation and Exterior Finish**

The building is a concrete block structure built over a concrete slab foundation. The exterior of the building consists of a painted concrete block veneer, along with a wood-lap siding near the top of the structure. The roof is gable-designed and covered with composition asphalt shingles.

### **Interior Design and Finish**

The interior of the building consists of a 1,920 square foot garage area that contains three roll-up doors. This area is unfinished and contains concrete flooring, exposed concrete block walls and fluorescent lighting, and painted ceilings. Gas suspended heaters heat the garage area. The 1.5-story finished area consists of 660 square feet. This portion of the building contains an office area, restrooms with showers, a break room/kitchenette, and mechanical and storage areas. This area consists of a low quality finish, and contains wood paneled and painted walls, drop-tile ceilings, fluorescent lighting, carpet flooring and plumbing fixtures. This portion of the building is also serviced by an HVAC system. Based on our inspection, the central heating and air did not appear functional. Further, the finished area was in below average overall condition, as the building has been vacant for more than ten years. We noted multiple signs of deferred maintenance that included: a damaged sink, and damaged ceiling from a previous plumbing leak.

## **Description of Improvements Cont...**

### **Construction Quality**

The building has a very basic design and finishes and is deemed as having a low-quality overall general construction.

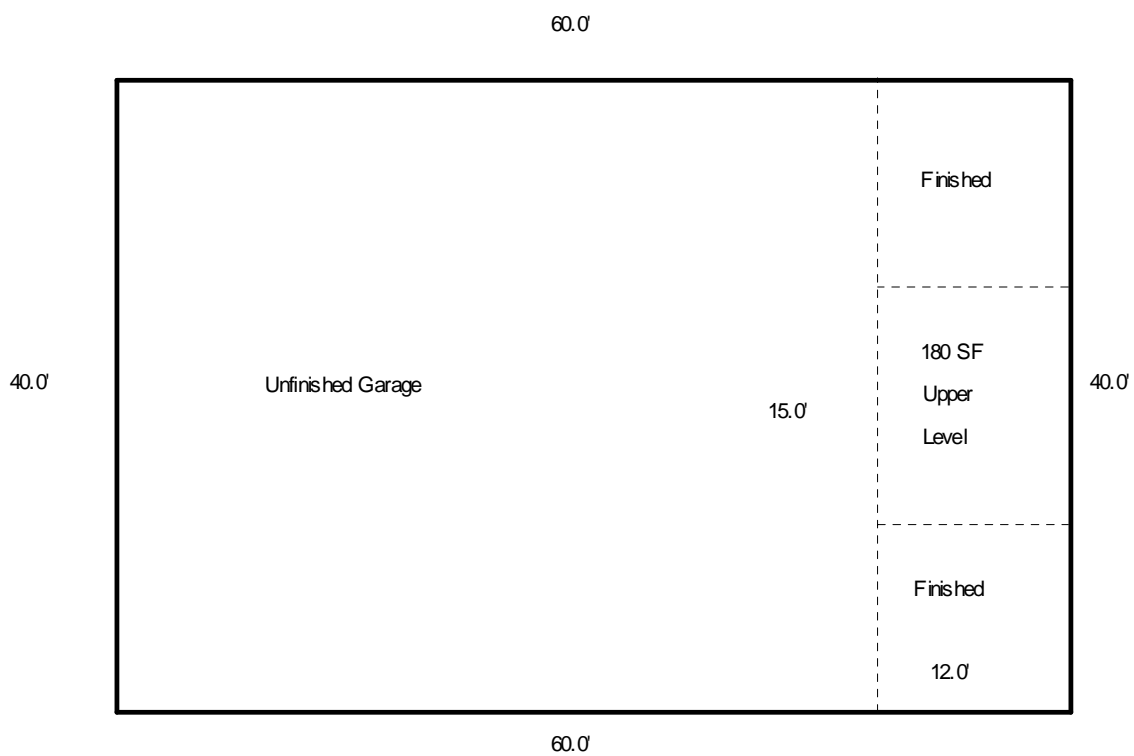
### **Age and Condition**

County records do not indicate when the subject property was originally built. Tom Bartlett, with the Fayette County Fire Department, reported that the property has remained vacant for more than ten years. Based on our inspection, the building appeared to be in below average overall condition. The building is deemed to have an effective age of twenty-five years.

### **Conclusion**

The building has a layout and size specifically designed for the previous fire station operation. However, we also believe that the property could be converted to several second-generation uses that would be allowed within the Town of Woolsey. Some of these uses include a service garage operation or general warehouse/storage use. As mentioned earlier, the property has been vacant for more than ten years, and was in below average overall condition. Several signs of deferred maintenance were noted during our inspection. These include a damaged sink/vanity area, as well as damaged ceiling from a previous plumbing leak. Although the building is in below average condition, it is our opinion that it does contribute to the value of the real estate. We believe that the building still provides utility and function and could be adapted to some type of alternative second generation use.

## BUILDING SKETCH



SKETCH CALCULATIONS		Perimeter	Area
<b>Building Area</b>			
First Floor			2400.0
Second Floor			180.0
<b>Total Building Area</b>			<b>2580.0</b>

## FRONT EXTERIOR VIEWS





## REAR EXTERIOR VIEWS



## INTERIOR VIEWS



## INTERIOR VIEWS





## VIEWS OF DEFERRED MAINTENANCE



## **HIGHEST AND BEST USE ANALYSIS**

***Highest and Best Use*** may be defined as follows: “The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.” (Source: *The Dictionary of Real Estate Appraisal*)

Fundamentally, the concept of highest and best use applies to land alone because the value of any existing improvements is considered to be the value they contribute to the land. Land is said to *have* value, while improvements *contribute to* the value of the property as a whole. The theoretical emphasis of highest and best use analysis is on the potential uses of the land as though vacant. However, when a property already has existing improvements, the contributory value of the improvements must be recognized. Thus, the highest and best use of the property as improved is equally important in developing an opinion of market value of the property. Appraisal theory holds that as long as the value of a property as improved is greater than the value of the land as though vacant, the highest and best use of the property is as improved.

Highest and best use must be analyzed and determined as if the property is vacant and available to be put to the highest and best use. The reason for analyzing the highest and best use of the property as if vacant is to define the criteria for selection of the comparable sales to be used in the valuation of the site. The comparable sales utilized must have a highest and best use that is consistent with the property being appraised.

### **Testing Criteria in Highest and Best Use Analysis**

In addition to being reasonably probable, the highest and best use of both the land as though vacant and the property as improved must meet four criteria. The highest and best use must be:

- Physically Possible
- Legally Permissible
- Financially Feasible
- Maximally Productive

These criteria are often considered sequentially. The tests for physical possibility and legal permissibility must be applied before the remaining tests of financial feasibility and maximum productivity. A use may be financially feasible, but would be irrelevant if the use is physically impossible or legally prohibited. Although the criteria are considered sequentially, it does not matter whether physical possibility or legal permissibility is addressed first, provided both are considered prior to the test of financial feasibility.

## **Highest and Best Use Analysis continued...**

The conditions, characteristics, and possibilities considered are summarized as follows:

### **Physical Possibility**

The test of physical possibility addresses the physical characteristics associated with the site that might affect the highest and best use. The size, shape, topography, and accessibility of the land may affect the uses to which the land can be put. The overall utility of a parcel may be affected by its frontage and depth. An irregularly shaped parcel may have less utility than regularly shaped parcels of the same size. Poor topography conditions or the existence of flood hazard areas could limit the development potential of a considered site.

### **Legal Permissibility**

The test of legal permissibility addresses the legal uses allowed with consideration to current zoning regulations, building codes, historic district controls, environmental regulations, and private restrictions. Zoning regulations must be analyzed to determine the uses allowed within the current zoning and to determine which uses could be permitted if a zoning change were granted. Private restrictions, deed restrictions, and long-term leases can also affect the potential use of a site. These restrictions may prohibit certain uses or specify building setbacks, heights, and types of building materials. A long-term lease may limit or restrict certain uses over the remaining term of the lease.

### **Financial Feasibility**

The test of financial feasibility addresses those uses that are considered practical of a required capital investment. Risks associated with borrowing money as well as the risks associated with the ownership of a particular property type must be considered. The market demand for particular uses should also be considered. In the analysis of vacant sites, as long as a potential use has value commensurate with its costs and conforms to the first two tests, the use is generally considered as being financially feasible. For improved properties, if the existing use creates a positive return on the investment, that use is considered financially feasible.

### **Maximum Productivity**

The test of maximum productivity is applied to those uses that have passed the first three tests and addresses the value created under the maximally productive use as well as any costs associated with achieving that use. Of the financially feasible uses, the highest and best use is the use that produces the highest residual land value consistent with the market's acceptance of risk and with the rate of return warranted by the market for that use.

In determining the highest and best use of the subject property, the four previously described tests were applied. The opinions and conclusions as follows:

**Test of Physical Possibility:** The subject property consists of a 0.90+/- acre site that is located along a paved of Hampton Road in a lightly developed area. The property is easily accessible

and has a generally level topography. The site has a uniform shape and access to the necessary utilities to support the current use. The size, shape, topography and location of the land have allowed the property to be developed for commercial use. Therefore, the land provides for a physically adaptable use.

**Test of Legal Permissibility:** The subject property consists of a developed site that is currently zoned TC-Town Center District. Our research did not reveal any private restrictions, deed restrictions, or current leases that would limit the current use. The current zoning will allow for second-generation commercial uses of the subject property that conform to the surrounding uses within the Town of Woolsey.

**Test of Financial Feasibility:** The subject's property type is common for this market area. There are numerous lending institutions located in the subject's market area willing to supply funds at competitive market rates for this property type. The risks associated with the ownership of the subject property are not considered to be any greater than the risks associated with similar properties within the same market. We believe that the existing subject improvements provide contributory value to the underlying land, and the existing property as improved outweighs the value of the underlying land as vacant. Although the property is in below average condition, we believe that the cost to bring the property to functioning condition is far less than the replacement cost new. Light commercial use is believed to be financially feasible and capable of creating a positive return on the investment.

**Test of Maximum Productivity:** The subject's current use has passed the first three tests and doesn't require additional cost or investment to achieve or maintain the current use. Light commercial use is believed to create the highest possible value to the land and is deemed to be maximally productive. There is no other feasible use that would provide a greater net return to the property.

### **Highest and Best Use Conclusion**

**Highest and Best Use as Vacant:** Based on the above considerations and after a physical inspection of the property, it is our opinion that the highest and best use of the subject property as though vacant is for a light commercial-use building site in conformance with the Town of Woolsey.

**Highest and Best Use as Improved:** As previously mentioned, we believe the existing subject improvements contribute to the value of the underlying land. Any potential buyer of the property would find utility and functionality in the existing subject improvements. Although some costs would be incurred to improve the property's current condition, we believe these repair costs are more feasible in comparison to new construction. Based on the above considerations and information presented within the applicable approaches, it is our opinion that the value of the subject property as currently improved is greater than the value of the land as though vacant, and that the highest and best use of the property is continued municipal use, or to utilize the existing improvements and operate a second-generation, light commercial use.

## **THE APPRAISAL PROCESS**

The appraisal process is a systematic procedure an appraiser follows to provide conclusions about a real property's value. This process provides a pattern that can be used to perform market research and data analysis, to apply appraisal techniques, and to reconcile the results of these procedures into a final opinion of defined value. The most common appraisal assignment is performed to render an opinion of market value. In a market value assignment, the ultimate goal of the appraisal process is a well-supported value conclusion that reflects all of the pertinent factors that influence the market value of the property being appraised. To achieve this goal, an appraiser studies a property from three different viewpoints, which are referred to as the *approaches to value*. These three approaches are described as follows:

**Cost Approach:** That approach in appraisal analysis that is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exists no comparable properties on the market.

**Market Approach:** That approach in appraisal analysis that is based on the proposition that an informed purchaser would pay no more for a property than the cost to them of acquiring an existing property with the same utility. This approach is most applicable when an active market provides sufficient quantities of comparable sales data that can be verified from authoritative sources. This approach is also commonly referred to as the Sales Comparison Approach.

**Income Approach:** That procedure in appraisal analysis that converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The income approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.

Traditionally, specific appraisal techniques are applied within the three approaches to derive indications of value. One or more of the approaches may be used depending on their applicability to the particular assignment, the nature of the property, the availability of data, or the needs of the client. From the approaches applied, the appraiser derives separate value indications for the property being appraised. To complete the appraisal process, the appraiser integrates the information drawn from market research, data analysis, and the application of the applicable approaches into a final value conclusion. This conclusion may be presented as a single point estimate of value or, if the assignment permits, as a range in which the value may fall.

***Note:** As previously discussed in the Scope Of Work section, only the Cost Approach is applicable to this appraisal assignment.*

## THE COST APPROACH

The rationale of the Cost Approach lies in the first alternative option open to a prospective purchaser in which they may acquire an economically feasible and desirable site and construct improvements adequate to their needs. It assumes that no one is justified in paying more for a property than that amount by which a property of equal desirability and utility can be purchased and improvements constructed adequate their needs without unnecessary delay. The procedure in the Cost Approach is as follows:

- Estimate the value of the land as though vacant and available to be put to its highest and best use.
- Estimate the replacement cost of the existing and/or proposed improvements as of the effective date of appraisal.
- Estimate any other costs (indirect costs) incurred during or after construction to bring the improvements up to market conditions.
- If necessary, estimate an appropriate entrepreneurial profit from an analysis of the market.
- Add the estimated reproduction or replacement costs, indirect costs, and any entrepreneurial profit to arrive at the total replacement cost new (RCN).
- Estimate the total amount of accrued depreciation from all causes to the improvements, if any.
- Deduct the estimated amount of accrued depreciation, if any, from the total replacement cost of the improvements to derive an estimate of the depreciated replacement cost (RCNLD).
- Add the estimated as-is value of the site improvements and any ancillary structures to the depreciated reproduction or replacement cost to obtain the total depreciated value estimate for all of the improvements.
- Add the estimated land value to the estimated total depreciated reproduction or replacement cost of all of the improvements to arrive at the total indicated value of the subject property.

***Note:** Specific unit costs were obtained from the Marshall & Swift cost valuation service and from local builders and developers were applicable. Quantity measures are from actual field measurements and/or scaled from submitted plans and specifications.*

**Comparable Land Sale #1**

<b>Record ID:</b>	CS-4104	<b>Parcel #:</b>	044301010, 044301009 & 044201009
<b>Land Use:</b>	Commercial	<b>Sale Date:</b>	April 24, 2012
<b>County:</b>	Fayette	<b>Sale Price:</b>	\$25,000
<b>Dist:</b>	4	<b>Grantor:</b>	Billy C. Chapman as executor of the Estate of Margaret C.
<b>LL:</b>	202, 203 & 2014	<b>Grantee:</b>	Cony E. Mason
<b>Acres:</b>	2.072+/-	<b>DB-Pg:</b>	3919-378
<b>Land Area:</b>	90,256 SF	<b>\$/Acre:</b>	\$12,066
<b>Zoning:</b>	TC-Town Center District	<b>\$/SF:</b>	\$0.28

**Comments**

This is the sales transaction of a 2.0717+/- acre site that is located along the west side of Hill Avenue, just west of GA Highway 92 and in the district of Woolsey. The property consists of three contiguous parcels that make up an irregular shape. This comparable has access to all public utilities except sewer. The property contains several older ancillary structures; however, they do not appear to have contributed any value to this sale. According to the Mayor of Woolsey, the property is zoned TC-Town Center District.

**Comparable Land Sale #2**

<b>Record ID:</b>	CS-4106	<b>Parcel #:</b>	041301033
<b>Land Use:</b>	Commercial	<b>Sale Date:</b>	January 24, 2014
<b>County:</b>	Fayette	<b>Sale Price:</b>	\$10,700
<b>Dist:</b>	4	<b>Grantor:</b>	Brent Fayette, LLC
<b>LL:</b>	70	<b>Grantee:</b>	Thirty8, LLC
<b>Acres:</b>	0.500+/-	<b>DB-Pg:</b>	N/A
<b>Land Area:</b>	21,780 SF	<b>\$/Acre:</b>	\$21,400
<b>Zoning:</b>	Residential	<b>\$/SF:</b>	\$0.49

**Comments**

This sale consists of a 0.50+/- acre tract of vacant residential land located along the east side of the GA Highway 85 Connector within the town of Brooks. The property fronts along the north side of the railway that runs through the center of Brooks. The property has good visibility in the middle of Brooks, and was marketed for potential commercial use, although the broker mentioned that there was limited uses for the site, due to its location between two residential properties. This sale has not yet been recorded in deed records; however, the broker verified all details of this transaction. The property was purchased by the adjacent property owner for expansion.

**Comparable Land Sale #3**

<b>Record ID:</b>	CS-3742	<b>Parcel #:</b>	019-02009003
<b>Land Use:</b>	Commercial	<b>Sale Date:</b>	November 04, 2011
<b>County:</b>	Henry	<b>Sale Price:</b>	\$65,000
<b>Dist:</b>	6	<b>Grantor:</b>	Sammy Barge
<b>LL:</b>	185	<b>Grantee:</b>	Scott A. Ware
<b>Acres:</b>	1.050+/-	<b>DB-Pg:</b>	12293-136
<b>Land Area:</b>	45,738 SF	<b>\$/Acre:</b>	\$61,905
<b>Zoning:</b>	C1-Commercial	<b>\$/SF:</b>	\$1.42

**Comments**

This sale consists of 1.05+/- acres of commercial land located along the east side of GA Highway 3, just south of GA Highway 81. This site is located across the street from a railway. Developments in the immediate area include a convenience store, other light commercial uses and residential development. The site is generally rectangular in shape and has access to all utilities except sewer.

**Comparable Land Sale #4**

<b>Record ID:</b>	CS-3942	<b>Parcel #:</b>	168-1291-006A
<b>Land Use:</b>	Commercial	<b>Sale Date:</b>	December 23, 2011
<b>County:</b>	Coweta	<b>Sale Price:</b>	\$102,000
<b>Dist:</b>	1	<b>Grantor:</b>	WD16, LLC
<b>LL:</b>	291	<b>Grantee:</b>	North Point T.O.D., Inc.
<b>Acres:</b>	1.503+/-	<b>DB-Pg:</b>	3738-079
<b>Land Area:</b>	65,471 SF	<b>\$/Acre:</b>	\$67,864
<b>Zoning:</b>	GC-General Commercial	<b>\$/SF:</b>	\$1.56

**Comments**

This sale consists of 1.503+/- acres of commercial land located along the intersection of GA Highway 16 and Chestnut Road just east of GA Highway 85 within the corporate city limits of Senoia. The site is triangular in shape and has access to all public utilities. The site is improved with a small older brick house, which had no contributory value in the sale. The property was purchased for land value only to be held for speculative investment purposes. The site is located just east of the intersection of GA Highway 16 and GA Highway 85, which is a signalized intersection developed with various commercial and retail uses.

**Comparable Land Sale #5**

<b>Record ID:</b>	CS-3768	<b>Parcel #:</b>	241A03002B
<b>Land Use:</b>	Commercial	<b>Sale Date:</b>	November 08, 2011
<b>County:</b>	Spalding	<b>Sale Price:</b>	\$46,000
<b>Dist:</b>	3	<b>Grantor:</b>	John Rory Brown
<b>LL:</b>	107	<b>Grantee:</b>	4021 Hwy 19 & 41 LLC
<b>Acres:</b>	0.420+/-	<b>DB-Pg:</b>	3584-221
<b>Land Area:</b>	18,259 SF	<b>\$/Acre:</b>	\$109,524
<b>Zoning:</b>	Commercial	<b>\$/SF:</b>	\$2.51

**Comments**

This is the transaction of a 0.42+/- acre site that is located along the west side of GA Highway 19/41, just north of School Road, and in the city limits of Sunnyside. The site is generally uniform in shape and has access to all public utilities except sewer. The property was purchased for speculation, or future development.

**Comparable Land Sale #6**

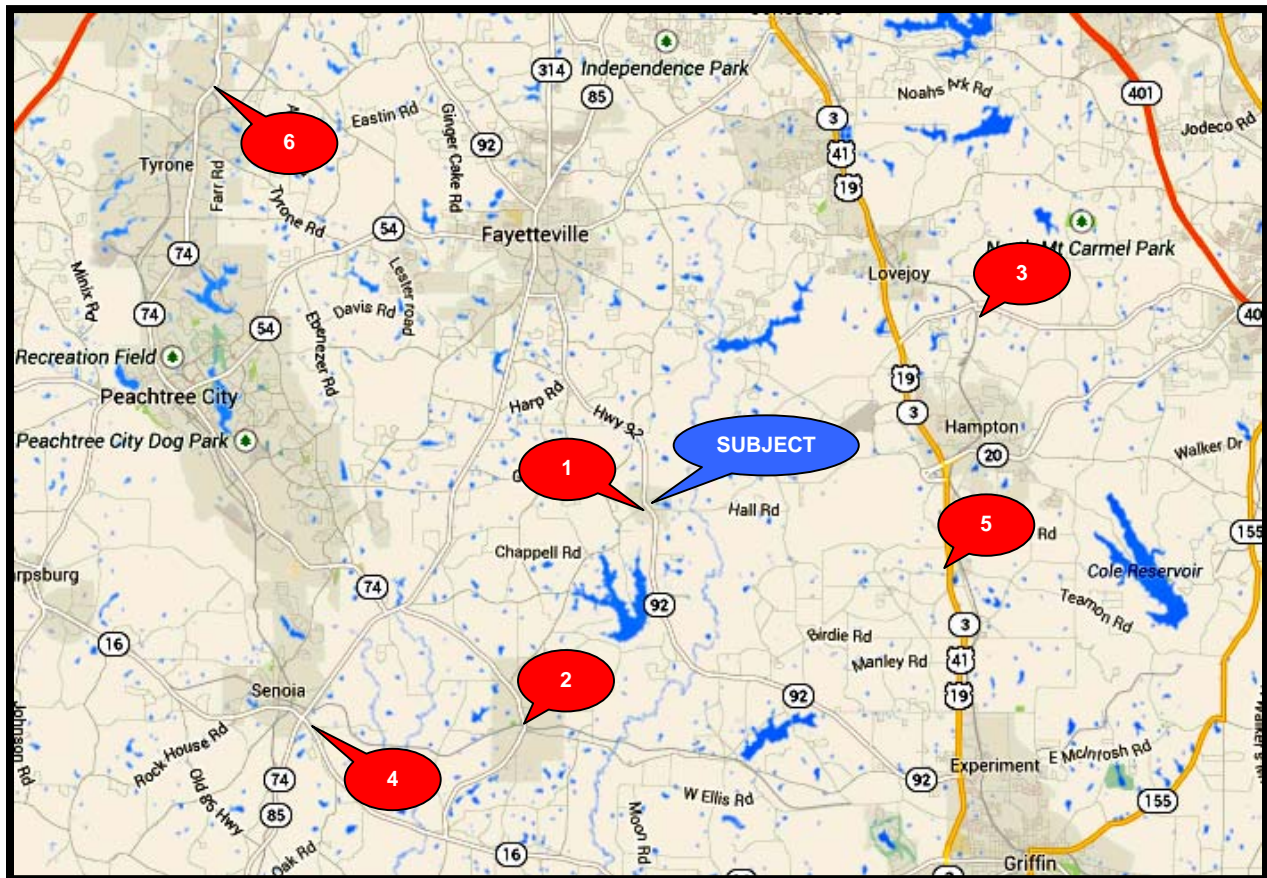
<b>Record ID:</b>	CS-4103	<b>Parcel #:</b>	0726-017
<b>Land Use:</b>	Commercial	<b>Sale Date:</b>	November 17, 2011
<b>County:</b>	Fayette	<b>Sale Price:</b>	\$775,000
<b>Dist:</b>	7	<b>Grantor:</b>	Tyrone, LLC
<b>LL:</b>	115 & 116	<b>Grantee:</b>	Fayette County, Georgia
<b>Acres:</b>	6.612+/-	<b>DB-Pg:</b>	3820-79
<b>Land Area:</b>	288,019 SF	<b>\$/Acre:</b>	\$117,211
<b>Zoning:</b>	C-1;Downtown Commercial	<b>\$/SF:</b>	\$2.69

**Comments**

This is the sales transaction of a 6.612+/- acre site located at the southeast corner of the signalized intersection of GA Highway 74 and Jenkins Road in the City of Tyrone. The property is generally uniform in shape and has access to all public utilities. Further, the property has good frontage and visibility along GA Highway 74, which is a heavily traveled four-lane highway. The property is adjacent to the Living Proof Southern Baptist Church to its eastern boundary. Fayette County purchased this parcel of land for the construction of Fayette County Fire Station #3.



## COMPARABLE SALES GENERAL LOCATION MAP



## **ADJUSTMENTS TO VACANT LAND COMPARABLES**

### **Conditions Adjustments**

**Financing:** The subject is valued as being sold or purchased with market financing on a cash equivalent basis. All of the comparable properties were sold utilizing typical market financing and/or cash-equivalent seller financing and no adjustments were required for atypical financing.

**Conditions Of Sale:** Adjustments for sale conditions reflect the motivations of the buyer and seller and are appropriate when a sale does not represent an arms-length transaction. Examples would be...either buyer or seller is acting under undue influence (distressed sale), or the sale is an REO transaction of a foreclosed bank-owned property. All of the comparable sales in this analysis are deemed as being arms-length transactions and require no adjustment for conditions of sale.

**Market Conditions / Date Of Sale:** The real estate market experienced a dramatic state of decline due to the 2008 economic recession. Based on experience and our research in the subject's market area, property values generally declined at a rate of approximately 5% per year. We noted that various markets declined more or less than others within this same time period. Additionally, an overall lack of qualified sales transactions occurred in these subsequent years due to the distressed market. Thus, it is necessary to use dated sales transactions, which occurred during more favorable market conditions, to compare to the subject property. Although property values have generally declined since 2008, it is our opinion that market conditions slowed their declination and started to stabilize during 2012. For comparison purposes, we make a 5% downward adjustment per year, for transactions that occurred before 2012. Transactions that occurred in 2012 or later do not require any market condition adjustments in our opinion.

### **Sale Adjustments**

**Size:** The market sometimes has a tendency to react to the overall size of the tract being purchased. Essentially, the unit of comparison (\$/SF, \$/Acre, etc...) can increase or decrease depending on the size of the tract. Comparables #1, #4 and #5 required upward adjustment due to their larger sizes. Our research has shown that larger tracts of land typically sell at a lower price per acre, with all other things considered equal. Conversely, Comparables #2 and #3 were smaller in size and downward adjustments were applied to these comparables due to this same principle. Comparable #3 is similar in size and no adjustment was necessary for this comparable.

**Shape & Topography:** These adjustments recognize that the shape and topography of a parcel can have an affect on its overall value. The shape and topography of the parcel could determine the development potential of the site, which may affect the overall utility of the property. Comparable #1 consisted of three contiguous parcels; however, these parcels as a whole formed a very irregular shape, and reduced the overall functionality of the property. A large upward adjustment was required to account for this comparables inferior shape. Each of the remaining

comparables is deemed to have similar shape and/or topographic conditions as the subject and adjustments were not required.

**Available Utilities:** The utilities that are available to a parcel can have a large affect on its overall value. The proper utilities must be available to the parcel before it can be properly developed. Most specifically, the availability of sanitary sewer can have the largest impact on value because its presence can maximize the development density of a site by not having to allocate a portion of the site as a septic drain field. Like the subject, Comparables #1, #2, #3 and #5 do not have sewer availability; thus, no adjustments were necessary for these comparables. However, Comparable #4 and #6 had access to all public utilities, and upward adjustments were applied to account for this superior characteristic.

**Location:** The market generally recognizes that the physical location of a property is better than, similar to, or worse than another. The locational characteristics of a parcel are a primary consideration and can have the largest affect on its overall value. The subject is located within the Town of Woolsey, which is a lightly developed town with limited commercial activity. Comparables #1 and #2 are located in the towns of Woolsey and Brooks, respectively, and both comparables are considered to have somewhat similar locations. While similar, we regard the Comparable #2 to be slightly superior, as the Town of Brooks has a higher population and a little more commercial activity. A small downward adjustment was applied to this comparable. The remaining comparables have superior locations, and large upward adjustments were necessary. We focused our search on commercial land sales with secondary, outlying locations. Comparables #3, #4 and #5 were considered secondary commercial sites, but still had much greater appeal for a commercial-use site than the subject's location in a lightly developed town with limited commercial activity. Comparable #6 has a far superior commercial location, as it is situated at the signalized intersection of Jenkins Road and GA Highway 74. GA Highway 74 consists of heavier volumes of traffic and has much better commercial appeal than the subject's location. A much larger downward adjustment was applied to this comparable.

**Zoning:** The zoning classification of a property can have a large affect on its overall value. The permitted uses within a zoning classification can impact the utility of a property. The subject is zoned TC-Town Center District; however, the potential uses of the property is limited due to the necessity to conform to the surrounding uses in the Town of Woolsey. Comparable #1 has a similar commercial zoning in the Town of Woolsey, and no adjustment was necessary. Comparable #2 is zoned residential; however, it was marketed for potential commercial use. This property has a similar location within the center of a lightly developed town, and we believe many of the same potential uses would be feasible for this property. Still, an upward adjustment was applied to account for the current zoning on the date of its sale. Comparables #3 through #6 have general commercial zonings that will allow for a wider variety of uses than the subject's situation. Downward adjustments were applied to each of these comparables to account for this superior characteristic.

### Land Sales Adjustment Analysis

Comparable Sales	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5	Sale #6
Sale Price/Acre:	\$12,066	\$21,400	\$61,905	\$67,864	\$109,524	\$117,211

Conditions Adjustments	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5	Sale #6
Financing:	0%	0%	0%	0%	0%	0%
Conditions Of Sale:	0%	0%	0%	0%	0%	0%
Market Conditions / Date Of Sale:	0%	0%	-5%	-5%	-5%	-5%
Total Conditions Adjustments:	0%	0%	-5%	-5%	-5%	-5%

Adjusted Price/Acre:	\$12,066	\$21,400	\$58,810	\$64,471	\$104,048	\$111,350
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Sale Adjustments	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5	Sale #6
Size:	10%	-5%	0%	5%	-5%	20%
Shape/Topography:	20%	0%	0%	0%	0%	0%
Available Utilities:	0%	0%	0%	-5%	0%	-5%
Location:	0%	-10%	-20%	-30%	-30%	-50%
Other (Zoning):	0%	10%	-20%	-20%	-20%	-20%
Total Sale Adjustments:	30%	-5%	-40%	-50%	-55%	-55%

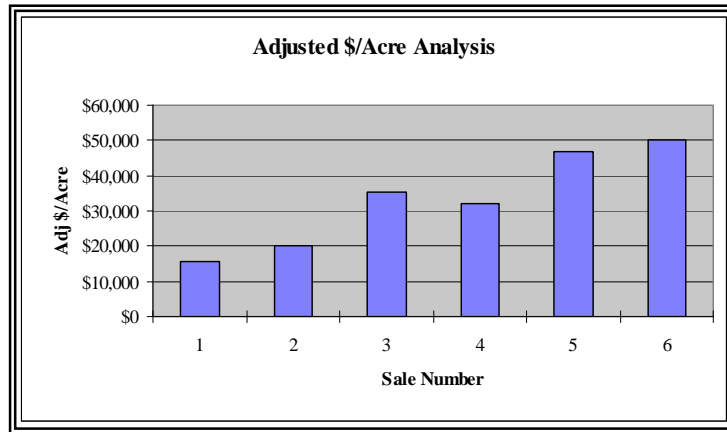
Final Adjusted Price/Acre:	\$15,686	\$20,330	\$35,286	\$32,236	\$46,822	\$50,108
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#### Summary Of Indicators

Low:	\$15,686
High:	\$50,108
Mean:	\$33,411
Median:	\$33,761

## LAND SALES SUMMARY

Sale #	Acres	Sale Date	Sale Price	\$/Acre	Adj \$/Acre
1	2.072	04/24/12	\$25,000	\$12,066	\$15,686
2	0.500	01/24/14	\$10,700	\$21,400	\$20,330
3	1.050	11/04/11	\$65,000	\$61,905	\$35,286
4	1.503	12/23/11	\$102,000	\$67,864	\$32,236
5	0.420	11/08/11	\$46,000	\$109,524	\$46,822
6	6.612	11/17/11	\$775,000	\$117,211	\$50,108



**Conclusion:** We have researched and analyzed the most comparable vacant land sales that have a similar highest and best use as the subject property. Each is located in the subject's general market area and each is deemed as a reasonable comparable to the subject property. We focused our search for sales of commercial land that is situated within in more outlying, secondary commercial locations. Each of the comparables has been adjusted for their similarities and dissimilarities to the subject. After adjustments, the comparables indicate a range between \$15,686/Acre and \$50,108/Acre. In our opinion, Comparables #1 and #2 are most similar overall, as they are both located in similar settings (Woolsey and Brooks). Further, we believe that these two comparables would allow for a similar type use as the subject property. The remaining comparables are situated in superior locations, and would allow for a wider variety of uses. These four comparables indicate values well above the range of Comparables #1 and #2 and are given less consideration. Further, each of these comparables occurred in 2011, and provides a less reliable indication of current market conditions. Overall, we have given Comparable #2 the most consideration, as it is the most recent transaction and is located at the center of a similarly developed town (Brooks). Comparable #1 is most closely related to the subject, but its size and shape characteristics differ from the subject and provide a somewhat less reliable indication of value. In our opinion, a value most closely related to the indication by Comparable #2 is most appropriate at this time. Based on our analysis of the sales data, and with consideration to the subject's size, shape, and general location, a value toward the lower end of the range at \$20,000/Acre is deemed most reasonable at this time. The subject property contains 0.90+/- acre of total land area. The value estimate is calculated as follows:

$$0.90\text{+/- Acre} \times \$20,000/\text{Acre} = \$18,000$$

**Indicated Vacant Land Value:        \$18,000**

## **COST APPROACH SUMMARY**

In the Cost Approach, the value of the subject property is estimated by using the Calculator Cost Method provided by the Marshall & Swift cost estimating system. Marshall & Swift provides a complete and authoritative guide for developing replacement costs and depreciated values for most types of commercial and commercial buildings, as well as other types of improvements. This system provides estimated costs for a wide range of building types within various construction classes. Size and locational multipliers are utilized to adjust the cost data to any size of building in any locality in the United States. Marshall & Swift is an ideal aid in determining values of nearly every kind of improved commercial and commercial property where replacement cost and/or reproduction cost is desired.

The key components that are utilized in the calculator cost method of the Marshall & Swift cost estimating system and the actual cost calculations are presented on the following pages. All of the unit costs and multipliers that are used are from the most up to date version of the Marshall & Swift cost estimating system as of the date of this report.

### **Depreciation**

The amount of accrued depreciation for the improvements was estimated using the age/life method. This method is based on the theory that all structures have a total useful life that can be reasonably predicted. This is called the economic life of a structure. Economic life is generally described as the period over which improvements to real estate contribute to the value of the property. Therefore, at the end of a structures economic life, the underlying land value is equal to, or greater than, the total value of the property as presently improved. Due to maintenance practices and modernization, structures of the same age vary greatly in their condition and desirability. Therefore, the effective age of the structure also has to be estimated. Effective age is generally described as the actual age of structures that are similar in condition, utility, and marketability as the subject. For example, a 40-year-old building that has been modernized may be able to compete directly with 20-year-old buildings. Here, the effective age of the 40-year-old building would be 20 years. The percentage of depreciation is calculated by dividing the effective age of the structure by its estimated economic life.

According to the Marshall & Swift cost manual, the typical life expectancy for a building such as the subject is 40 years. The improvements have been vacant for more than ten years and are in below average condition as of the effective date of this appraisal. We estimate an effective age of 25 years. The amount of accrued physical depreciation is estimated at 62.50% ( $25 \text{ yrs} \div 40 \text{ yrs} = 0.625$ ).

We classify the subject as a low-quality Class "C" volunteer fire station. According to the Marshall & Swift cost manual, the base cost (new) of a low-quality Class "C" volunteer fire station is \$43.62/SF, which will be used in the following cost analysis.

## **COST ANALYSIS**

### **Occupancy Description**

Occupancy:	Fire Station
Building Class:	C - Masonry
Quality:	Low
Exterior Wall:	Concrete Block
Number of Stories:	1.0
Average Story Height:	18'
Building Area (SF):	2,400
Building Perimeter:	200'
Condition:	Below Average
Typical Life Expectancy (Yrs):	40
Effective Age (Yrs):	25
Depreciation (Age/Life):	62.50%
Region:	Eastern

### **Base Square Foot Cost**

Base SF Cost:	\$43.62
Heating/Cooling:	\$0.00
Other:	\$0.00
<b>Total Base Cost Per SF:</b>	<b>\$43.62</b>

### **Height & Size Adjustments**

Number of Stories Multiplier:	1.000
Story Height Multiplier:	1.086
Bldg Area/Perimeter Multiplier:	1.168
<b>Total Adjustment Multiplier:</b>	<b>1.268</b>

### **Calculations**

Adjusted Cost Per SF:	\$55.31
Current Cost Multiplier:	1.06
Local Multiplier:	0.94
Final Adjusted Cost Per SF:	\$55.11
Building Area (SF):	2,400
Replacement Cost New:	\$132,264
Entrepreneurial Profit @ 15%:	\$19,840
Subtotal:	\$152,104
Less Depreciation:	-\$95,065
<b>Depreciated Cost (RCNLD):</b>	<b>\$57,039</b>

### **Value Conclusion**

Sum Of Improvements Cost:	\$57,039
Site Improvements (As-Is):	\$5,000
Land Value:	<u>\$18,000</u>
Total Value:	\$80,039

**Rounded To:** **\$80,000**

## **FINAL RECONCILIATION**

The subject property has been inspected and market data has been researched and analyzed to arrive at the conclusions of this appraisal. Due to the unique nature of the subject, we appraised the property using the Cost Approach only. We have valued the property by combining the contributory value of the existing improvements with the market value of the underlying land. When there is a sufficient amount of vacant land sales, the Cost Approach is the most reasonable and most reliable approach for unique and/or special-use properties like the subject.

After giving consideration to the market data analysis, it is our opinion that the market value of the fee simple interest in the subject property, subject to the assumptions and limiting conditions contained herein, as of February 10, 2014 is:

**\$80,000**  
**Eighty Thousand Dollars**

It has been a pleasure to serve you in this matter. If you have any questions, please feel free to contact us at any time.



Dean Thompson  
Georgia Certified General Appraiser #3371



Kyle Pope  
Georgia Certified General Appraiser #336492



## **ADDENDA**

- Assumptions and Limiting Conditions
- Appraiser's Certification
- Appraiser License For Dean Thompson
- Appraiser License For Kyle Pope
- Engagement Letter

## **ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal is subject to the following assumptions and limiting conditions:

1. The appraiser is not responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that title to the subject property is good and marketable. All existing liens, mortgages or other encumbrances have been disregarded and the property is appraised as though free and clear, and under responsible ownership and competent management.
2. All photographs, maps, drawings, renderings and exhibits presented in this report are for illustration purposes only. These items are intended to be visual aids to the reader of the report and should not be interpreted as legal and/or certified documents.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency and have noted in the appraisal report whether the subject site appears as being located in an identified flood hazard area. The appraiser is not a surveyor and makes no guarantees, neither expressed nor implied, regarding this determination.
4. Unless specific arrangements have been made beforehand, the appraiser will not give testimony or appear in court in regards to our performance of this appraisal. If the appraiser is subpoenaed to testify in matters relating to this appraisal or its report, a fee determined by the appraiser will be charged to the appropriate party.
5. If a Cost Approach analysis was utilized in the development of this appraisal, the land was valued at its highest and best use, and any improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal. In addition, the appraisal should not be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. All value conclusions, cost estimates, building area calculations, construction details and building characteristics presented in this appraisal are not suitable for insurance coverage purposes. The appraiser assumes no liability whatsoever for any losses that may be sustained.
6. The appraiser assumes that no hazardous wastes or mold contamination exists on or in the subject property unless otherwise stated in this report. The appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the subject property. The appraiser however, is not qualified to detect such substances or detrimental environmental conditions. The value estimate rendered in this report is predicated upon the assumption that there is no such material on or affecting the property, which would cause a diminution in value. No responsibility is assumed by the appraiser for any such conditions,

or for any expertise or environmental engineering knowledge required for its discovery. The client is urged to retain an expert in this field if so desired.

7. Information furnished by others is assumed to be true, factually correct, and reliable. The appraiser assumes no responsibility for its accuracy. Should there be any material error in the information provided to the appraiser, the results of this report are subject to review and revision.
8. If the appraisers have based this appraisal report and its valuation conclusions subject to the completion of proposed improvements, repairs, or alterations, it is assumed that all improvements will be completed in a timely and workmanlike manner.
9. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and/or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.
10. Possession of this report, or a copy thereof, does not carry with it the right of publication.
11. Unless otherwise noted, this appraisal has not given any specific consideration to the contributory or separate value of any mineral and/or timber rights associated with the subject real estate.
12. This appraisal was prepared for the exclusive use of the client identified herein. The information and opinions contained in this appraisal set forth the appraiser's best judgment in light of the information available at the time of the preparation of this report. Any use of this appraisal by any other person or entity, or any reliance or decisions based on this appraisal are the sole responsibility and at the sole risk of the third party. The appraiser accepts no responsibility for damages suffered by any third party as a result of reliance on or decisions made or actions taken based on this report.

## **APPRAISER'S CERTIFICATION**

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, unbiased professional analyses, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report and 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 opinion, 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 Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board; and the Uniform Standards of Professional Appraisal Practice (USPAP);
- No one provided significant real property appraisal assistance to the undersigned of this certification;
- I have made a personal inspection of the property that is the subject of this appraisal;
- The subject of this appraisal has not been the subject of any other appraisal or service I have provided within the past three years.



Dean Thompson  
Georgia Certified General Appraiser #3371




Kyle Pope  
Georgia Certified General Appraiser #336492


## APPRAISAL LICENSE & POCKET CARD – DEAN THOMPSON

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD	
DEAN THOMPSON 3371	
IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A <b>CERTIFIED GENERAL REAL PROPERTY APPRAISER</b>	
THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.	
D. SCOTT MURPHY Chairperson	JEFF A. LAWSON KEITH STONE MARILYN R. WATTS
SANDRA MCALISTER WINTER Vice Chairperson	
11142362	

DEAN THOMPSON	ORIGINALLY LICENSED
# 3371	11/12/1992
Status ACTIVE	END OF RENEWAL
	02/28/2015
CERTIFIED GENERAL REAL PROPERTY APPRAISER	
THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.	
State of Georgia Real Estate Commission Suite 1000 - International Tower 229 Peachtree Street, N.E. Atlanta, GA 30303-1005	 WILLIAM L. ROGERS, JR. Real Estate Commissioner
11142362	


  

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11142362	


## APPRAISAL LICENSE & POCKET CARD – KYLE POPE

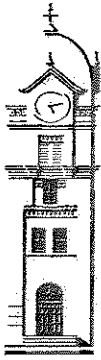
STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD	
KYLE ANTHONY POPE 336492 IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A <b>CERTIFIED GENERAL REAL PROPERTY APPRAISER</b>	
THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.	
D. SCOTT MURPHY Chairperson	JEFF A. LAWSON KEITH STONE MARILYN R. WATTS
SANDRA MCALISTER WINTER Vice Chairperson	
33553151	

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KYLE ANTHONY POPE	
# 336492	ORIGINALLY LICENSED 02/19/2009
Status ACTIVE	END OF RENEWAL 06/30/2014
CERTIFIED GENERAL REAL PROPERTY APPRAISER	
THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.	
State of Georgia Real Estate Commission Suite 1000 - International Tower 229 Peachtree Street, N.E. Atlanta, GA 30303-1605	 WILLIAM L. ROGERS, JR. Real Estate Commissioner 33553151

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KYLE ANTHONY POPE	
# 336492	ORIGINALLY LICENSED 02/19/2009
Status ACTIVE	END OF RENEWAL 06/30/2014
CERTIFIED GENERAL REAL PROPERTY APPRAISER	
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State of Georgia Real Estate Commission Suite 1000 - International Tower 229 Peachtree Street, N.E. Atlanta, GA 30303-1605	 WILLIAM L. ROGERS, JR. Real Estate Commissioner 33553151



# Fayette COUNTY

"WHERE QUALITY  
IS A LIFESTYLE"

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**PURCHASING DEPARTMENT**

140 STONEWALL AVENUE WEST, STE 101  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5420  
[www.fayettecountyga.gov](http://www.fayettecountyga.gov)

January 23, 2014

Mr. Dean Thompson  
DTI Commercial Appraisals  
70 Atlanta Street  
McDonough, GA 30253

Dear Mr. Thompson

You are hereby notified to commence work in accordance with the request for quote for the Appraisal's of three properties in Fayette County. All three sites have been awarded to DTI Commercial Appraisals for at total of \$4,500.00. Your contact person for this project is Tom Bartlett at (770) 305-5165. Please contact Mr. Bartlett to coordinate the work schedule as soon as possible.

All insurance coverage shall be kept current for the duration of the contract period.

Thank you for your participation in this Fayette County request for quote process. If you have any questions, please do not hesitate to contact Ted Crumbley, Buyer at (770) 305-5115.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted L. Burgess".

Ted L. Burgess  
Director of Purchasing

TLB/tc

**SUMMARY:** Fayette County, Georgia is seeking quotes for the appraisal of three properties owned by Fayette County. The location and the parcel number are included in the information below. Two, of the locations are old Fire Stations and have buildings on them. The County plans to dispose of the property in the near future. The qualified contractor should have experience in Commercial Appraisals.

**PROPERTIES TO BE APPRAISED**

1. Parcel Number:	041301028	Owner Name:	Fayette County BOC Old Station #6
Location Address:	114 McIntosh Rd	Mailing Address:	140 Stonewall Ave
Legal Description:	Old Fire Station #6		Fayetteville, GA 30214
Tax District:		Land Lot 1:	070
Mapping District:	04		

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2. Parcel Number:	0443 016	Owner Name:	Fayette County BOC Old Fire Station #7
Location Address:	273 Hampton Rd	Mailing Address:	140 Stonewall Ave West Suite 100
Legal Description:	Old Fire Station #7		Fayetteville, GA 30215

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3. Parcel Number:	0723 070	Owner Name:	Fayette County BOC Fire Station - Future Sandy Creek
Location Address:	Sandy Creek @ Ellison Rd. Corner Lot	Mailing Address:	140 Stonewall Ave West Suite 100
Legal Description:	Fire Station - Future Sandy Creek		Fayetteville, GA 30214
Tax District:		Land Lot 1:	83
Mapping District:	07	Deed Book	642/188

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Please provide a copy of your professional licensing information when you return your pricing.