

PATTON APPRAISAL SERVICE

20 West Fifth Street, Suite 203, Crossville, Tennessee 38555

Phone: 931-484-9449 Fax: 931-707-7598

February 13, 2013

Mr. Kevin Dean
GIS and Planning Administrator
City of Crossville
392 North Main Street
Crossville, TN 38555

Re: Appraisal of:
Property located at
Waterview Drive
Crossville, Tennessee 38555
Cumberland Co. Parcel ID
099K C 047.00

Dear Mr. Dean:

In accordance with your request for an appraisal of the Market Value of the referenced property, I would like to advise you that I have made an inspection of the property. After giving consideration to all the pertinent data affecting the property that was available to me, I am of the opinion the Market Value as defined in the report and as of the date of inspection on January 31, 2013, is:

\$45,000.00

Additional supporting data is in my files and available for your inspection upon request.

This is a complete analysis report in a summary format, in compliance with Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. This report and the valuation are expressly made subject to the assumptions, contingent and limiting conditions, and comments appearing in the report.

It was assumed in this report that the property would comply with all engineering requirements.

My physical inspection indicated no functional depreciation. My inspection also found no environmental problems of any kind.

Attached is my report giving explanation of the methods considered and my conclusions.

If you have any questions about this report please give me a call.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Robert E. Patton, Jr.", written in a cursive style.

Robert E. Patton, Jr.
State Certified General
Real Property Appraiser
License No. CG-00002793