

# INVOICE

**FROM:**  
 Robert E. Patton, Jr.  
 Patton Appraisal Service  
 20 West 5th Street, Suite 203  
 Crossville, TN 38555-4408  
  
**Telephone Number:** 931 484-9449      **Fax Number:**

INVOICE NUMBER	
0005126-9	
DATE	
May 14, 2014	

**TO:**  
 Sally Oglesby  
 City of Crossville  
 99 Municipal Ave  
 Crossville, Tn 38555-4477  
  
**Telephone Number:**                      **Fax Number:**  
**Alternate Number:**                      **E-Mail:**

REFERENCE	
<b>Internal Order #:</b>	0005126-9
<b>Client File #:</b>	City of Crossville
<b>Main File # on form:</b>	0005126-9
<b>Other File # on form:</b>	City of Crossville
<b>Federal Tax ID:</b>	05-0535733
<b>Employer ID:</b>	

## DESCRIPTION

**Client:** City of Crossville  
**Property Address:** 232 Holiday Dr  
**City:** Crossville  
**County:** Cumberland County                      **State:** TN                      **Zip:** 38555  
**Legal Description:** Lot 232 Holiday Hills Subdivision

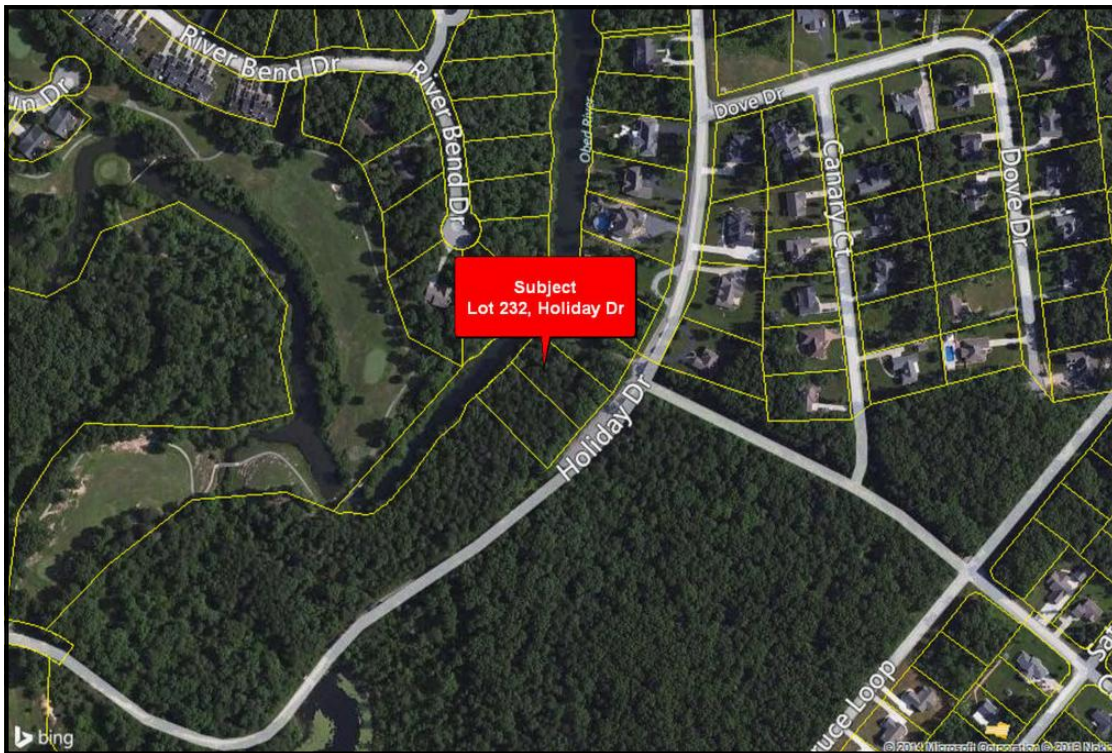
FEES	AMOUNT
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Full Inspection and Appraisal- Vacant Land-Form LND	400.00
FEIN: 05-0535733	
Please note our invoice number on your remittance	
<b>SUBTOTAL</b>	400.00

PAYMENTS	AMOUNT
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<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	
<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	
<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	
<b>SUBTOTAL</b>			
<b>TOTAL DUE</b>			<b>\$ 400.00</b>

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

232 Holiday Dr  
Crossville, TN 38555  
Lot 232 Holiday Hills Subdivision

### FOR

City of Crossville  
99 Municipal Ave  
Crossville, Tn 38555-4477

### AS OF

04/29/2014

### BY

Robert E. Patton, Jr.  
Patton Appraisal Service  
20 West Fifth Street, Suite 203  
Crossville, TN 38555-4408

(931) 484-9449  
pattonr@volfirst.net

Robert E. Patton, Jr.  
Patton Appraisal Service  
20 West 5th Street, Suite 203  
Crossville, TN 38555-4408  
pattonr@volfirst.net

May 14, 2014

City of Crossville  
99 Municipal Ave  
Crossville, Tn 38555-4477

Re: Property: 232 Holiday Dr  
Crossville, TN 38555  
Borrower: City of Crossville  
File No.: 0005126-9

Opinion of Value: \$ 60,000  
Effective Date: 04/29/2014

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

The purpose of the appraisal is to develop an opinion of market value for 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 opinion of value reported above is as of the stated effective date and is 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,



Robert E. Patton, Jr.  
Patton Appraisal Service  
CG 00002793  
State: TN Expires: 03/31/2015  
(931) 484-9449

# LAND APPRAISAL REPORT

City of Crossville

File No. 0005126-9

<b>SUBJECT</b>	Borrower <u>City of Crossville</u>		Census Tract <u>9706.01.1</u>		Map Reference <u>112C A 033.00</u>		
	Property Address <u>232 Holiday Dr</u>						
	City <u>Crossville</u>		County <u>Cumberland County</u>		State <u>TN</u> Zip Code <u>38555</u>		
	Legal Description <u>Lot 232 Holiday Hills Subdivision</u>						
<b>NEIGHBORHOOD</b>	Sale Price \$ _____ Date of Sale _____		Loan Term _____ yrs.		Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		
	Actual Real Estate Taxes \$ <u>exempt</u> (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____						
	Lender/Client <u>City of Crossville</u>			Address <u>99 Municipal Ave, Crossville, Tn 38555-4477</u>			
	Occupant <u>Vacant Land</u>		Appraiser <u>Robert E. Patton, Jr.</u>		Instructions to Appraiser _____		
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural				Good Avg. Fair Poor		
	Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%				Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow				Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining				Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply				Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Marketing Time <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.				Adequacy of Public Transportation <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
Present <u>90</u> % One-Unit <u>5</u> % 2-4 Unit _____ % Apts. _____ % Condo _____ % Commercial				Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Land Use <u>0</u> % Industrial <u>5</u> % Vacant _____ %				Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)				Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant				Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
One-Unit Price Range \$ <u>75,000</u> to \$ <u>850,000</u> Predominant Value \$ <u>250,000</u>				Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
One-Unit Age Range <u>1</u> yrs. to <u>50</u> yrs. Predominant Age <u>35</u> yrs.				General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>Subject is convenient to shopping, recreational facilities, schools, places of worship, and medical facilities.</u>							
<b>SITE</b>	Dimensions <u>125 x 231.85</u> = <u>28,981</u>				<input type="checkbox"/> Corner Lot		
	Zoning Classification <u>no zoning, architectural restrictions</u>		Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not		Conform to Zoning Regulations		
	Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) _____						
	Elec. <input checked="" type="checkbox"/> <u>VEC</u>		Topo <u>rolling</u>				
	Gas <input checked="" type="checkbox"/> <u>MTNG</u>		Size <u>28,981 sf</u>				
	Water <input checked="" type="checkbox"/> <u>City</u>		Shape <u>rectangular</u>				
	San. Sewer <input checked="" type="checkbox"/> <u>City</u>		View <u>water front (Obed River)</u>				
	<input type="checkbox"/> Underground Elect. & Tel.		Drainage <u>appears adequate</u>		Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
			OFF SITE IMPROVEMENTS				
			Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
		Surface <u>asphalt</u>					
		Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter					
		<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights					
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) <u>Subject property has all city furnished utilities including water and sewer; paved streets; garbage pick up; etc</u>							
<b>MARKET DATA ANALYSIS</b>	The undersigned has recited the following 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		<u>232 Holiday Dr</u> <u>Crossville, TN 38555</u>	<u>Lot 4 River Bend Dr</u> <u>Crossville, TN 38555</u>	<u>Lot 60 Riverchase Dr</u> <u>Crossville, TN 38571</u>	<u>Lot 45-B Waterview Dr</u> <u>Crossville, TN 38555</u>	
	Proximity to Subject			<u>0.46 miles NW</u>	<u>1.98 miles N</u>	<u>1.10 miles N</u>	
	Sales Price		\$ _____	\$ <u>55,000</u>	\$ <u>46,000</u>	\$ <u>77,500</u>	
	Price		\$ _____	\$ _____	\$ _____	\$ _____	
	Data Source(s)		<u>courthouse records</u>	<u>not listed</u>	<u>not listed</u>	<u>not listed</u>	
	ITEM		DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	Date of Sale/Time Adj.			<u>07/16/2013</u>	<u>04/20/2012</u>	<u>06/01/2012</u>	
	Location		<u>residential</u>	<u>residential</u>	<u>residential</u>	<u>residential</u>	
	Site/View		<u>28,981sf water front</u>	<u>14,210 sf, water front</u>	<u>0 1.21 ac water front</u>	<u>0 26,608 sf water front</u>	<u>0</u>
	access		<u>good</u>	<u>good</u>	<u>good</u>	<u>good</u>	
	topography		<u>sloping front to rear</u>	<u>sloping front to rear</u>	<u>sloping front to rear</u>	<u>sloping front to rear</u>	<u>0</u>
	map & parcel #		<u>112C A 033.00</u>	<u>112C B 021.00</u>	<u>0 099D A 006.00</u>	<u>0 099K C 002.04</u>	<u>0</u>
	Sales or Financing Concessions						
Net Adj. (Total)			<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____	<input type="checkbox"/> + <input type="checkbox"/> - \$ _____		
Indicated Value of Subject			\$ <u>55,000</u>	\$ <u>46,000</u>	\$ <u>77,500</u>		
Comments on Market Data <u>Current vacant land sales and listings indicate there have been 3 vacant land sales with water frontage inside the city limits of Crossville, Tennessee in the past 24 months. The sales ranged from \$46,000 to \$77,500. There are 11 listings of water front properties inside the city limits that range from \$36,500 to \$149,000.</u>							
<b>RECONCILIATION</b>	Comments and Conditions of Appraisal <u>This appraisal was developed in accordance with standards rule 1 of the Uniform Standards of Professional Appraisal Practices (USPAP). This appraisal is being reported as a "appraisal report" in accordance with standards rul2 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP)</u>						
	Final Reconciliation <u>The subject property is vacant land. All weight is given to the sales comparison approach to value. Cost and Income approaches to value have been considered but were not developed for inclusion in this report.</u>						
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>04/29/2014</u> TO BE \$ <u>60,000</u>						
	Appraiser <u>Robert E. Patton, Jr.</u>			Supervisory Appraiser (if applicable) _____			
	Date of Signature and Report <u>May 14, 2014</u>			Date of Signature _____			
Title <u>Certified General</u>			Title _____				
State Certification # <u>CG 00002793</u> ST TN			State Certification # _____ ST				
Or State License # _____ ST			Or State License # _____ ST				
Expiration Date of State Certification or License <u>03/31/2015</u>			Expiration Date of State Certification or License _____				
Date of Inspection (if applicable) <u>04/29/2014</u>			<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection _____				

**Supplemental Addendum**

File No. 0005126-9

Client	City of Crossville						
Property Address	232 Holiday Dr						
City	Crossville	County	Cumberland County	State	TN	Zip Code	38555
Lender	City of Crossville						

**CLARIFICATION OF THE APPRAISAL DEVELOPMENT AND APPRAISAL REPORT COMMENTS**

This appraisal was developed and communicated on the applicable appraisal standards as contained in the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board (ASB) of the Appraisal Foundation (TAF). The Appraisal Foundation is authorized by Congress as the source of appraisal standards and appraiser qualifications.

\*Although the scope of the extent of the appraisal process is guided by our appraisal report forms, the forms do not limit or control the appraisal process. (\*Home Sellers Guide, Part XI, Section 203.)

**Property Inspections**

Fannie Mae's expectation of the appraiser's property inspection for an appraisal based on an interior inspection is a complete visual inspection of the accessible areas of the property. The appraiser is responsible for noting in his or her report any adverse conditions that were apparent during the inspection of the property or that her or shee became aware of during the research involved in performing the appraisal.

The appraiser is expected to consider and describe the overall quality and condition of the property and identify items where maintenance may have been deferred. On the other hand, an appraiser is not responsible for hidden or unapparent conditions. In addition, we do not consider the appraiser to be an expert in all fields, such as environmental hazards. In situations where an adverse property description may be observed by the appraiser but the appraiser may not be qualified to decide whether that condition required immediate repair (such as the presence of mold, an active roof leak, settlement in the foundation, etc) the property must be appraised subject to an inspection by a qualified professional.

The level of diligence for the inspection process as described above is limited to items that are apparent, accessible and observable based on the qualifications of a real property appraiser. Please note that the appraiser qualifications criteria as established by the Appraiser Qualifications Board of the Appraisal Foundation do not include specific training on the design, construction, maintenance, or technical inspection of real property; or livability, environmental conditions, "structural soundness: or structural integrity." The level of observation typically employed for the purposes of valuation is generally consistent with that of the average consumer, not of an architect or inspection professional. As a result of these limitations in appraiser training and experience, it is recommended that all potential lenders, mortgage insurers, buyers, sellers, and borrowers seek their own comprehensive technical inspection professionals on each property prior to making any decisions. Any verbiage to the contrary on the report forms is considered to be in error as a contradiction to the existing appraisal policies.

**Intended User and Intended Use**

**"The Intended User"** as defined by the USPAP, in a mortgage finance transaction is the Lender/Client and any other party identified by the appraiser (by name or type) as a user of the appraisal report based on communication with the Lender/Client when the appraisal assignment is accepted. The Intended User is the party from whom the appraiser is writing the report, which clearly defined on the revised appraisal report forms as the Lender/Client.

The only Intended Users identified for the appraisal are the Lender/Client and those parties specifically identified to the appraiser at the time of the engagement; and the only Intended Use is for the mortgage finance transaction. It should be further noted that only lenders make decisions to grant mortgage financing.

**Certification Statement Subsection**

"The Intended User is informed that these statements represent the ethical obligations of the appraiser. These statements are pre-printed; Clarifications are necessary so the Intended Users are not misled as to the limitations of these statements. Under the appraiser's obligatory development and communication expectations of competency, the Intended User has a right to understand the information sufficiently to such an extent that decisions, which prompted the appraisal order, can be made. For this reason certain Clarifications are presented."

**Clarification of Item 2 Certification Statement**

Inspection by the appraiser is a data gathering task for comparative analysis only. The term/phrase "complete visual inspection" means the non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. No warranty is given to the condition or continued functional operation of the mechanical systems in the dwelling beyond the effective date of the appraisal.

**Clarification of Item 10 Certification Statement**

The appraiser made every attempt to identify the information in this Appraisal Report with disinterested parties. Due to the confidentiality clauses and laws regarding confidential information only those who had a financial interest in the transaction on some level were privy to the information necessary to use in this appraisal.

The appraiser reviewed the data from a variety of credible sources and found consistency in their reporting; therefore, the information is in the appraiser's opinion, reliable.

The appraiser believes this research into a variety of sources meets the intent of this statement of ethical obligation; i.e., to analyze data that is unaffected by any undue stimulus non-market concessions. Any comparable sale the appraiser believed was inflated or affected by concessions not typical for the market was treated in the adjustment

**Supplemental Addendum**

File No. 0005126-9

Client	City of Crossville						
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Lender	City of Crossville						

grid of the Sales Approach for its excessive impact.

**Clarification of Item 21 Certification Statement**

"The parties identified in this subsection are given disclosure privileges of distribution rights. These distribution privileges are not equal nor should be construed as being the same privilege as "Intended User." ***The Appraiser is not obligated nor will they discuss this Appraisal Report with any of the entities listed in this section unless they have specifically identified by the appraiser as an intended user*** with similar privileges as the client in the terms of direct communication rights."

**Clarification of Item 23 Certification Statement**

"Parties identified in this item are given disclosure and distribution rights of the Appraisal Report in accordance with the Equal Credit Opportunity Act (ECOA) legislation as amended in 1991. That legislative act was implemented to protect borrower against fair housing violations and was never intended to link the borrower into an intended user relationship with the appraiser. ***No information found within this Appraisal Report will be discussed by the appraiser with any of these parties as it would be in violation of the appraiser-client confidentiality requirements.***"

**SCOPE OF THE APPRAISAL**

The following steps were made in arriving at the final estimate of value included in the appraisal report of the subject property.

1. A search of all available resources was made to determine market trends, influence, and other significant factors pertinent to the subject property. The property has been identified previously in this report.
2. A complete inspection of the property was performed. Although due diligence was exercised while at the property, the appraiser is not certified in such matters as soils, structural engineering, insect infestation, hazardous wastes, etc., and no warranty is given or implied as to these elements. As needed, inspections by the various professionals within these fields might be recommended with the final e3stimate of value subject to their findings.
3. Research and collection of data (costs, improved sales, escrow data, and listings) were performed as present in the subject's market area and sufficient in quantity and quality to express an opinion of value as defined herein. Data was examined from MLS listings, courthouse records reviews, appraisal records review, and external examination of comparables. Pertinent data are contained in this report.
4. The direct sales comparison method was done utilizing comparables in the area that were similar in size, age, and style that were sold within a two year period prior to the date of the appraisal inspection. The comparables were selected from MLS data, courthouse records, and appraisal records. They were then analyzed using a matched paired analysis to develop a market value consistent with local conditions. The site value is developed based on vacant and extracted land sales. This approach to value was considered to be the most appropriate for this appraisal. The results of these approaches are discussed in this report. Both the income and cost approaches to value were considered but not developed for inclusion in this report as the subject is vacant land.

**PURPOSE AND INTENDED USE OF THE REPORT**

The Intended Use is to evaluate the property that is the subject of this appraisal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form and Definition of Market Value. No additional Intended users are identified by the appraiser. The intended User of this report is limited to the City of Crossville, Tennessee.

**DEFINITION OF TERMS**

**Client:** The party or parties who engage; (by employment or contract), an appraiser in a specific assignment. The client may be an individual, group, or entity, and may engage and communicate with appraiser directly or through an agent.

**Extraordinary Assumption:** An assumption, directly related to a specific assignment, as of the effective date of the appraisal assignment results, which is found to be false, could alter the appraiser's opinion or conclusions.

**Hypothetical Condition:** A condition directly related to a specific assignment which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

**Exposure Time:** Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of sale at market value on the effective date of the appraisal.

**Supplemental Addendum**

File No. 0005126-9

Client	City of Crossville				
Property Address	232 Holiday Dr				
City	Crossville	County	Cumberland County	State	TN Zip Code 38555
Lender	City of Crossville				

**LEGAL DESCRIPTION**

Parcel 033.00, lot 232 is located in Cumberland County Tax Map 112C, Block A, as recorded in Book 482 Page 721 in the office of Register of Deeds, Cumberland County, Tennessee.

A full description of the subject was not available in the normal course of business, site size was established using a software program which measures area of a mapping program and is not considered 100% accurate, but more accurate than other means.

**COMMENT ON IMPROVEMENTS**

Subject property has the following utilities available from the City of Crossville, water and sewer; electricity is available from Volunteer Electric Cooperative; Natural Gas is available from Middle Tennessee Natural Gas Utility District. The streets are paved, street lights are available, and the city is actively engaged in the installation of sidewalks in the area.

**COMMENTS ON MARKET DATA**

Comparables within the framework of this report are considered to be the best available at the time of the report. Comparables and listings are adjusted using the following criteria: No site adjustment is made as all sales and listings of vacant lots are single family residential lots found in similar platted subdivisions with similar architectural restrictions. Comparables are located further from the subject than guidelines recommend, however, due to scattered sales of comparables with similar characteristics to the subject this is considered to be unavoidable but necessary to the report.

All comparables sales are settled to the best of the appraiser's knowledge. Verification is with the land records office, realtors, multiple listing service, or with the seller or buyer. Gross living square footage shown are estimates made by one of the above and or inner office records that include an exterior inspection with measurements. Slight variations in size have little or no effect on the estimate of value.

**CONDITIONS OF APPRAISAL**

This appraisal report was developed in accordance with Standards Rule 1 of the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal is being reported as an "Appraisal Report" in accordance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP).

No consideration was given to any personal property to affect market value of the subject, no warranty of the subject is given or implied. No liability is assumed for the structural or mechanical elements of the subject property unless otherwise stated in the report. The existence of hazardous material, which may or may not be present on the property has not been observed by the appraiser. The appraiser has no knowledge of the existence of subject materials on or on the property. The appraiser, however, is not qualified to detect such substances. The presence of potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such condition, the Client is urged to retain and expert in this field, if desired.

**ADDITIONAL COMMENTS**

Warning: The appraiser(s) has prepared this report for the exclusive use of the specified client, its successors and/or assigns. \*\*\*Any one other than the named client, who may consider using or relying on this for any reason or purpose does so at his or her own risk. \*\*\*This is because certain information required by the client, even the manner in which the information is stated, may not be understood by an outside reader unfamiliar with the appraisal process or special instructions to the appraiser, if any, made by the client.

**EXPOSURE AND MARKETING TIME**

Subject property is estimated to contain both an exposure and marketing time period of over 6 months.

**ADDITIONAL CERTIFICATIONS**

I, Robert E. Patton, Jr., have not performed any type of service on this property within the previous three years.

John F. Metcalf, (RT-3159), assisted in the appraisal process including the inspection, measurements, selection of comparable sales, and the final conclusions of this analysis.

Mr. Metcalf has not performed any type of service on this subject property within the past three years.

The appraiser has prepared this analysis in full compliance with applicable appraiser independence requirements and has not performed, participated in, or been associated with any activity in violation of requirements.

All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal with the exception of the original signing appraiser.

The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

**Supplemental Addendum**

File No. 0005126-9

Client	City of Crossville						
Property Address	232 Holiday Dr						
City	Crossville	County	Cumberland County	State	TN	Zip Code	38555
Lender	City of Crossville						

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

As of the date of this report, I, Robert E. Patton, Jr., have completed the Standards of Ethics Education requirements for practicing affiliates of the Appraisal Institute.



**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\*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 judgement.

## STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
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. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest interest with respect to the parties involved.
4. 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

I, Robert E. Patton, Jr., have not performed any type of service on this property within the previous three years.

John F. Metcalf, (RT-3159), assisted in the appraisal process including the inspection, measurements, selection of comparable sales, and the final conclusions of this analysis.

Mr. Metcalf has not performed any type of service on this subject property within the past three years.

The appraiser has prepared this analysis in full compliance with applicable appraiser independence requirements and has not performed, participated in, or been associated with any activity in violation of requirements.

All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal with the exception of the original signing appraiser.


The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

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

As of the date of this report, I, Robert E. Patton, Jr., have completed the Standards of Ethics Education requirements for practicing affiliates of the Appraisal Institute.

**ADDRESS OF PROPERTY ANALYZED:** 232 Holiday Dr, Crossville, TN 38555

**APPRAISER:**

Signature:   
Name: Robert E. Patton, Jr.  
Title: Certified General  
State Certification #: CG 00002793  
or State License #: \_\_\_\_\_  
State: TN Expiration Date of Certification or License: 03/31/2015  
Date Signed: May 14, 2014

**SUPERVISORY or CO-APPRAISER (if applicable):**

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

Did  Did Not Inspect Property

## Subject Photo Page

Client	City of Crossville			
Property Address	232 Holiday Dr			
City	Crossville	County	Cumberland County	State TN      Zip Code 38555
Lender	City of Crossville			



### Subject Front

232 Holiday Dr  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location                residential  
 View                     28,981sf water front  
 Site  
 Quality  
 Age



### Subject Street

northeasterly



### Subject Street

southwesterly to dead end

### Photograph Addendum

Client	City of Crossville						
Property Address	232 Holiday Dr						
City	Crossville	County	Cumberland County	State	TN	Zip Code	38555
Lender	City of Crossville						



**Front View to northeast**



**From Front to opposite side of street**

### Comparable Photo Page

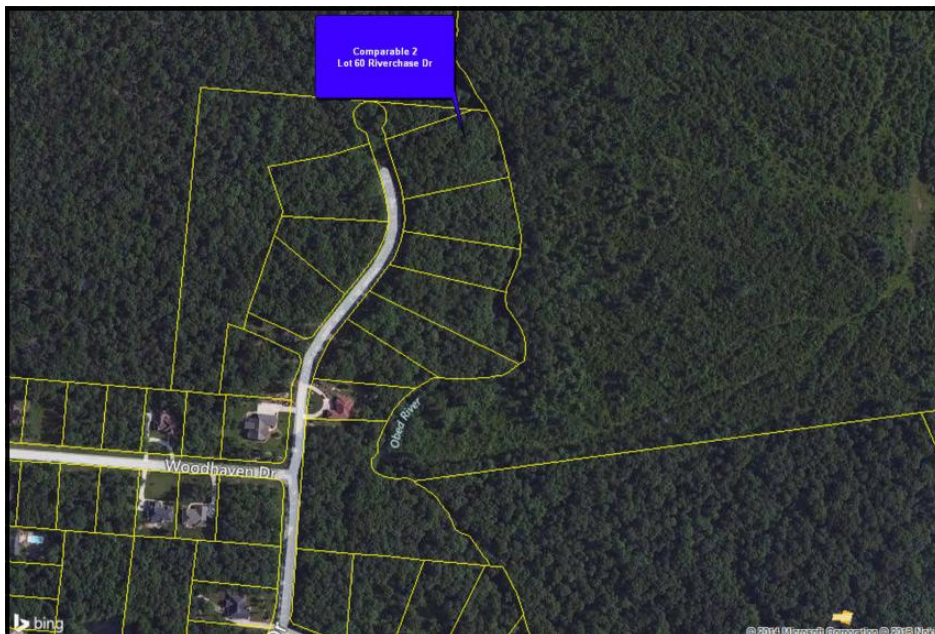
Client	City of Crossville			
Property Address	232 Holiday Dr			
City	Crossville	County	Cumberland County	State TN Zip Code 38555
Lender	City of Crossville			



#### Comparable 1

##### Lot 4 Riverbend Drive

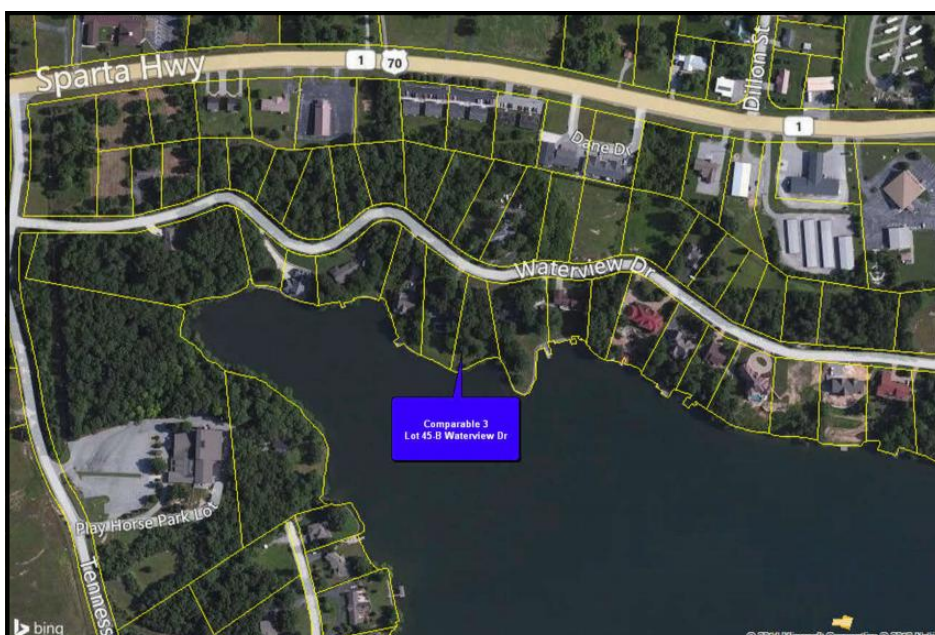
- Prox. to Subject
- Sales Price
- Gross Living Area
- Total Rooms
- Total Bedrooms
- Total Bathrooms
- Location
- View
- Site
- Quality
- Age



#### Comparable 2

##### Lot 60 Riverchase Drive

- Prox. to Subje
- Sales Price
- Gross Living /
- Total Rooms
- Total Bedroom
- Total Bathroom
- Location
- View
- Site
- Quality
- Age



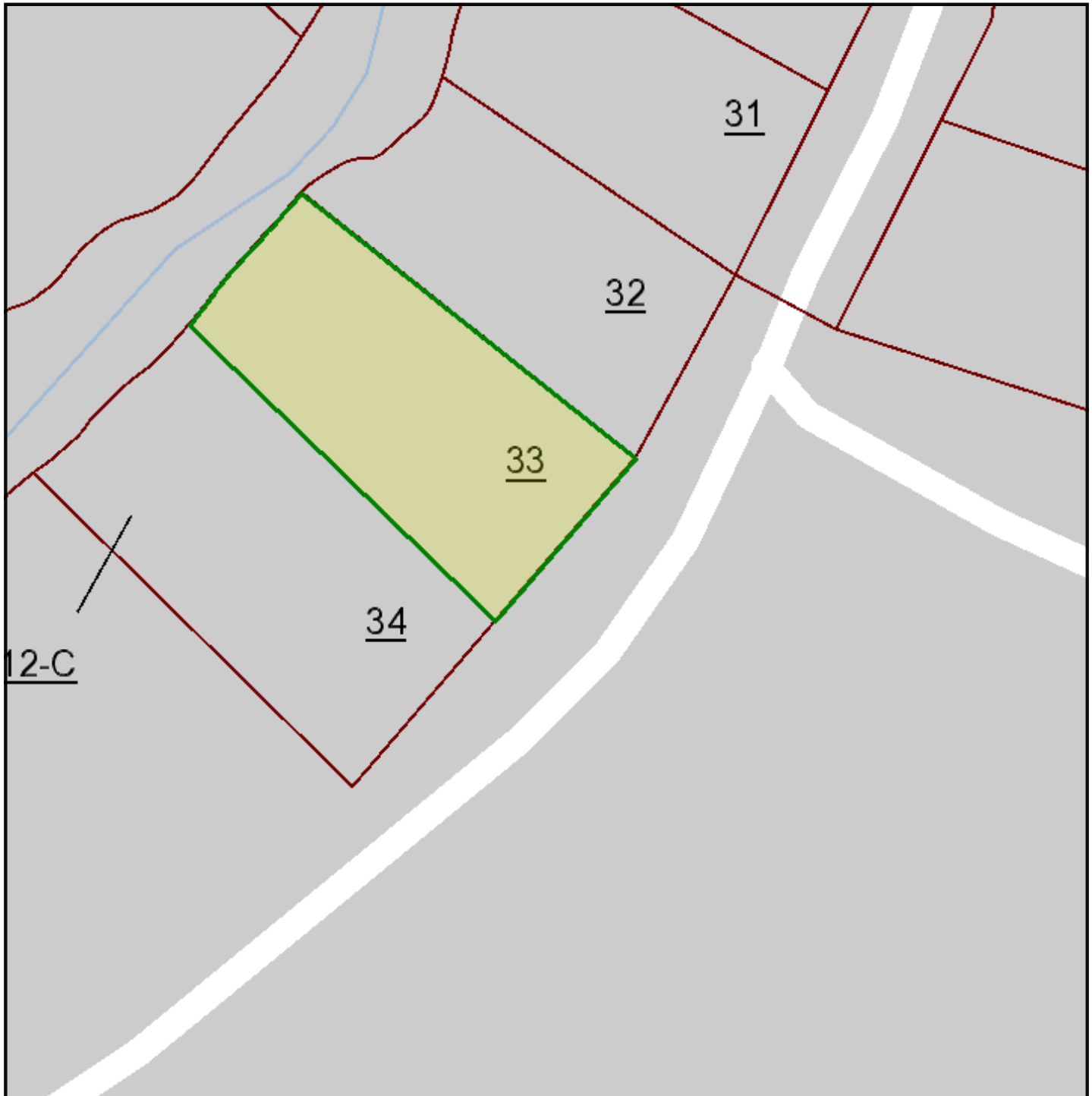
#### Comparable 3

##### Lot 45 B Waterview Drive

- Prox. to Subje
- Sales Price
- Gross Living /
- Total Rooms
- Total Bedroom
- Total Bathroom
- Location
- View
- Site
- Quality
- Age

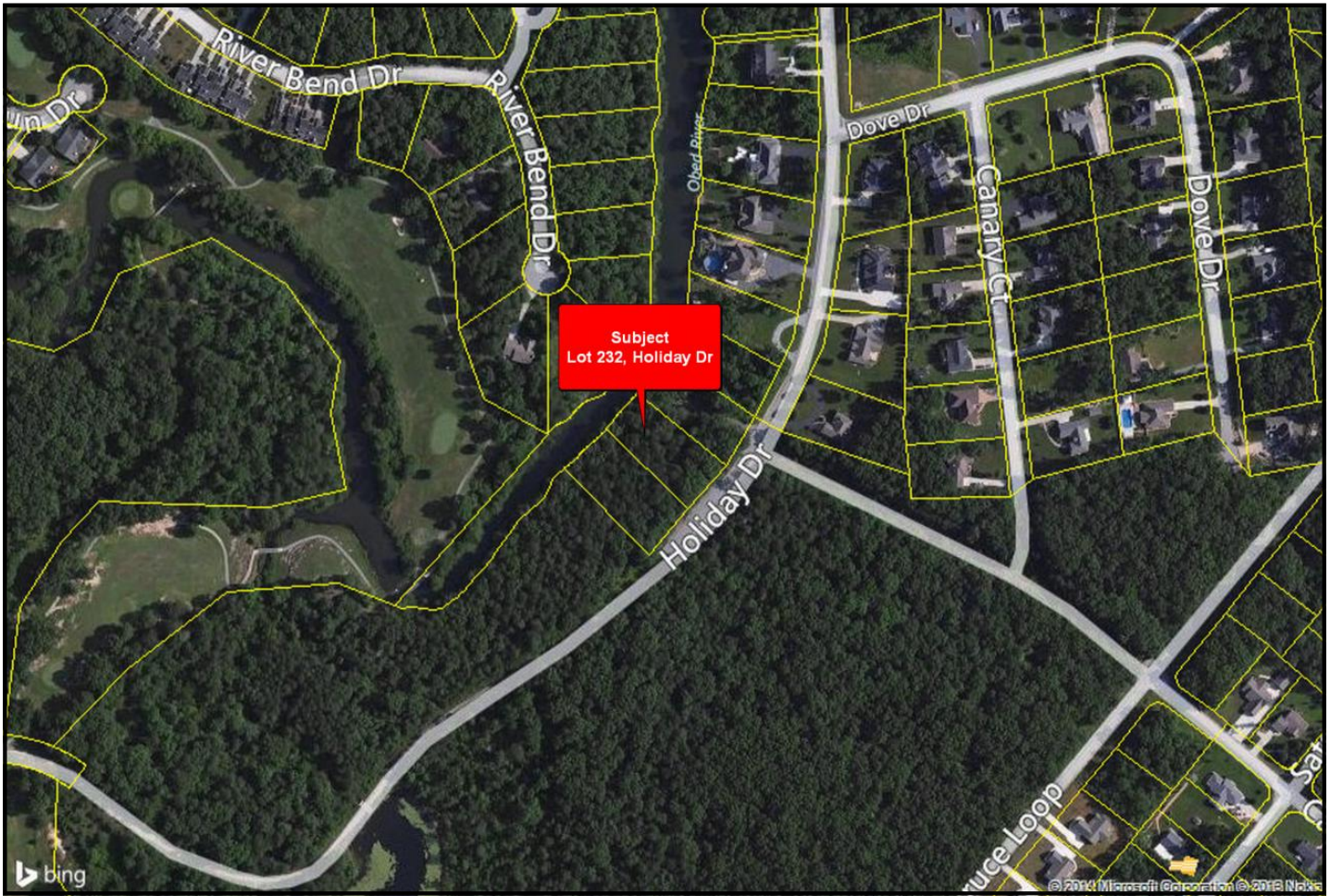
### Site Map

Client	City of Crossville						
Property Address	232 Holiday Dr						
City	Crossville	County	Cumberland County	State	TN	Zip Code	38555
Lender	City of Crossville						



### Aerial Map

Client	City of Crossville						
Property Address	232 Holiday Dr						
City	Crossville	County	Cumberland County	State	TN	Zip Code	38555
Lender	City of Crossville						



### Location Map

Client	City of Crossville						
Property Address	232 Holiday Dr						
City	Crossville	County	Cumberland County	State	TN	Zip Code	38555
Lender	City of Crossville						

