



# DESOTO PARISH POLICE JURY

May 06, 2024 at 5:01 PM

## Budget and Finance Committee Meeting

Police Jury Meeting Room, 101 Franklin Street, Mansfield, LA 71052

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### AGENDA

Greg Baker, Chairman, Ernel Jones Richard Fuller, Trina Boyd-Simpson and Robby Latham

**A. CALL TO ORDER**

**B. CALL FOR ADDITIONS AND DELETIONS**

**C. GUEST AND PUBLIC COMMENTS**

**D. BUDGET AND FINANCE ITEMS**

1. Authorize the purchase of constructing an new compactor site in the Town of Stonewall.
2. Authorize hiring the services of a dietician as required by Department of Corrections and amend the budget in the amount of \$17,500.

**E. ADJOURN**

## **Land Acquisition (Compactor Site @Stonewall)**

To allow for the relocation of the Compactor site located in Stonewall, three potential locations are being presented to the Jury for consideration. Appraisals have been performed for each site (Attachment #2). Also, the Parish Engineer has drafted a conceptual layout of the sites to help give perspective of the size and potential layout of each site (Attachment #1).

### **Location #1(Stanley Road)**

Approximately 5.56 acres are located near the corner of Pine Grove Rd and Stanley Road. The property will be accessed from Stanley Road and is located within the City limits of Stonewall. This site has recently had timber harvested. However, many trees remain to be cleared as desired by the purchaser of the lot. The existing grade of this lot will require minimal dirt work, with the water draining to the Northeast and collecting in a ditch that is located off site to the North of the property. As shown in attachment #1 Page #1, this site has been modeled with 4 compactors and 5 open-top bins and allows additional space for storage of additional bins if desired. In the conceptual drawing, 3.15 acres of the 5.5 acre are shown to be developed for the compactor site and the additional 2.5 acres will be available for a possible lay-down yard for the road department or other needs of the Jury.

#### **Cost**

Appraisal value is \$55,000 per acres for 5.5 acres giving a total cost of \$302,500.

**The asking Price is \$68,181 per acre for 5.5 acres giving a total cost of \$375,000.**

### **Location #2 LA 171**

Approximately 4.5 acres is located on the West side of US 171, adjacent to the Dollar General store. The property will be accessed from US 171 and is located within the City limits of Stonewall. The conceptual site layout prepared by the Parish Engineer proposes to build a road allowing access to the remaining lot that the original owner will retain. The compactor site will have driveway access to this new road as shown in attachment #1 Page #2. This site has been modeled with 4 compactors and 5 open-top bins and allows additional space for storage of additional bins if desired. In the conceptual drawing 4.5 acres will be developed, however a creek that is crossing the south side of the property prevents approximately one acre of this lot from being used without major drainage consideration. Existing metal building and two residences will require demolition on this site. The site drains to the south and will require additional fill along the southern edge of the lot. The cost of the road accessing the rear lot will result in additional construction costs for this site. Also, a DOTD permit will have to be acquired for access to US 171, with the possibility of a right turn lane required. At this location the current owner may insist to retain property along the road frontage requiring the site to be pushed to the west and will require a longer road construction.

#### **Cost**

Appraised value of 4.5 acres at \$80,000 per acre for a total cost of \$360,000 . **A final asking price has not been determined by this landowner, but is expected to be higher than the appraisal.**

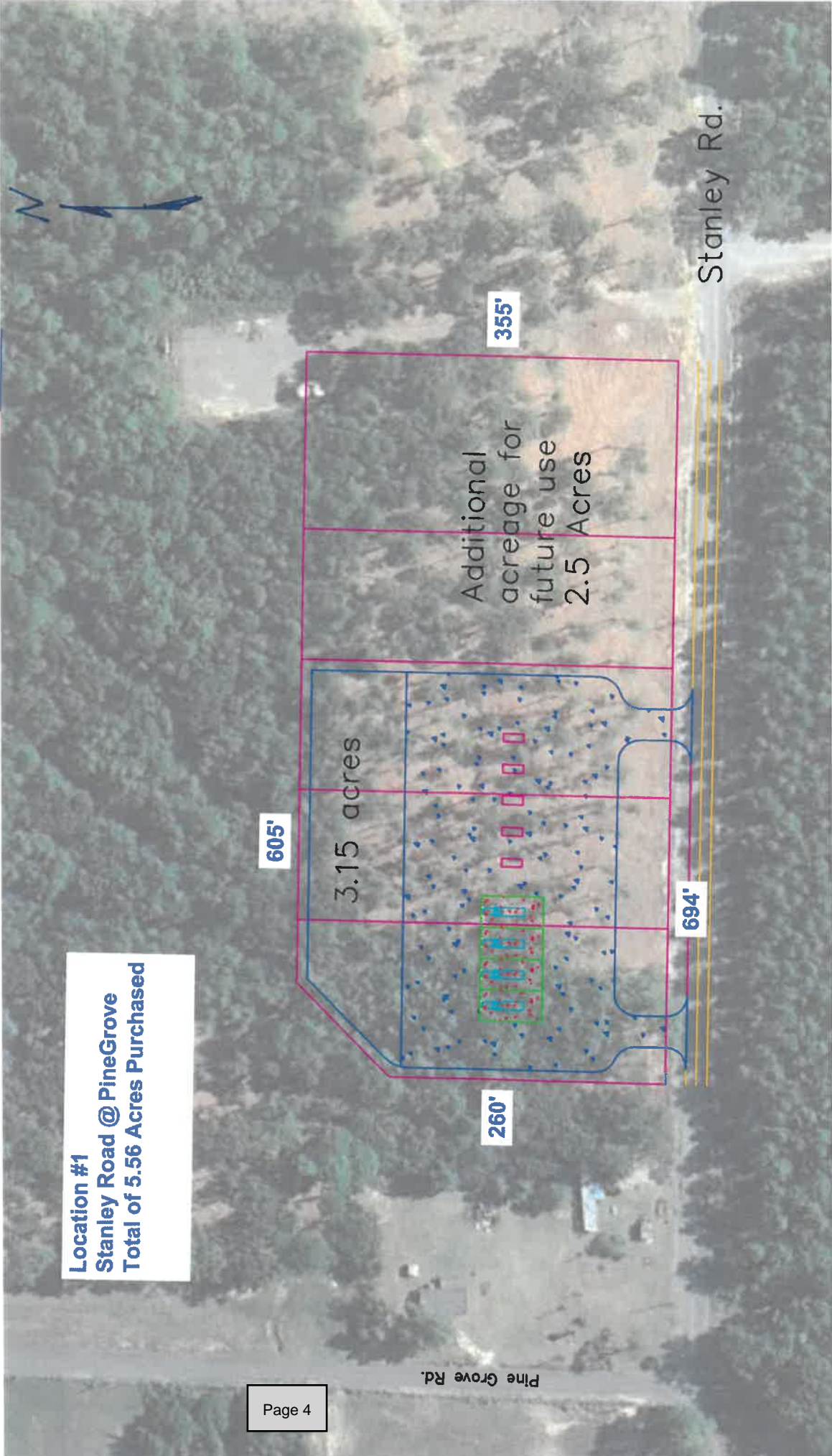
### **Location #3 Pine Grove**

Approximately 4.075 acres are located near the corner of Pine Grove Rd and Stonewall Frierson Road. The property will be accessed from Pine Grove Road and is located within the City limits of Stonewall. This site has recently had timber harvested. However, many trees remain to be cleared as desired by the purchaser of the lot. The existing grade of this lot will require minimal dirt work, with the water draining to the East and draining to the adjacent property. As shown in attachment #3, this site has been modeled with 4 compactors and 5 open-top bins and allows additional space for storage of additional bins if desired. In the conceptual drawing, 3.15 acres of the 3.15 acre are shown to be developed for the compactor site. Shown in Attachment #1 page #3. Appraisal in attachment #2.

### **Cost**

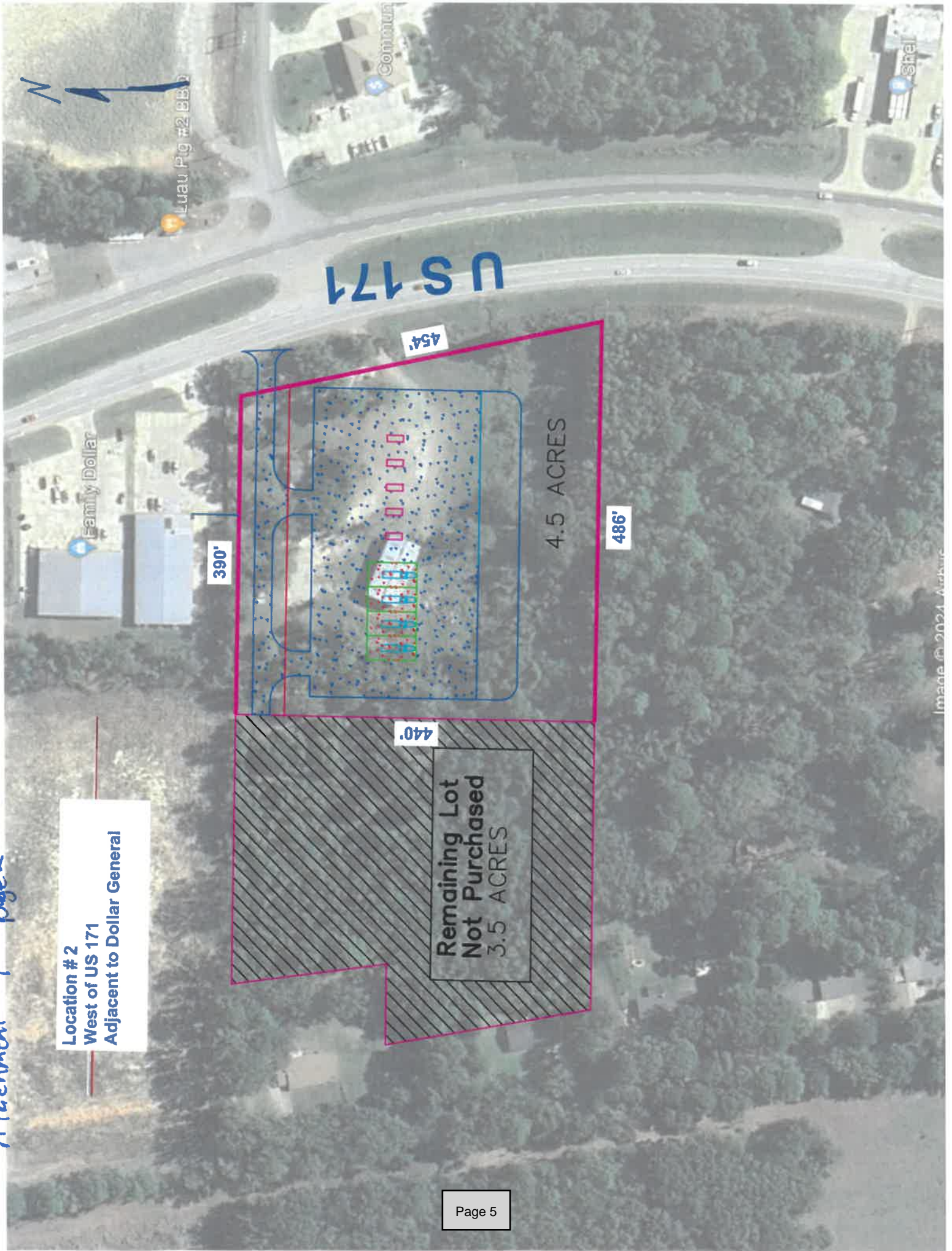
Appraisal Value for 4.075 acres at \$63,724 per acre for a total appraisal value of \$260,000. **The asking price is \$68,711 per acre for a total asking price of \$280,000.**

**Location #1  
Stanley Road @ PineGrove  
Total of 5.56 Acres Purchased**





Location # 2  
West of US 171  
Adjacent to Dollar General





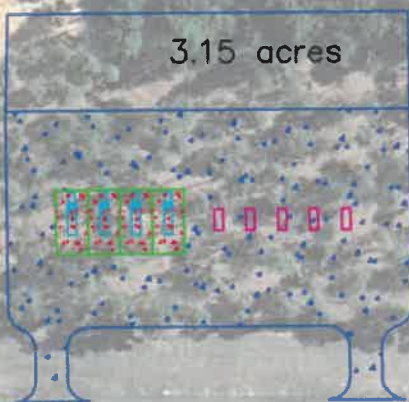
3276

Stonewall Frierson Rd

Pine Grove Rd

Pine Grove Rd

Pine Grove Rd



3.15 acres

Image ID: 2024\_Altibus

Attachment #2 Location #1



**APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

Stanley Rd #15-21  
Stonewall, LA 71078

for

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

as of

11/08, 2023

by

Robert Powell  
610 Lake Forbing Drive  
Shreveport, LA 71106

Powell Appraisal Service

LAND APPRAISAL REPORT

Stanley Rd @ Pine Grove  
File No. 23110017

Owner **Stone Grove, LLC** Census Tract **9501.03** Map Reference **22-031**  
 Property Address **Stanley Rd #15-21**  
 City **Stonewall** County **DeSoto** State **LA** Zip Code **71078**  
 Legal Description **Lots 15-21 in Stone Grove**  
 Sale Price **\$N/A** Date of Sale **N/A** Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes **\$750** (yr.)  
 Client **DeSoto Parish Police Jury** Address **101 Franklin St. Mansfield, LA, 71052**  
 Occupant **Vacant Land** Appraiser **Robert Powell** Instructions to Appraiser **Provide an opinion of value**  
 Intended User: **DeSoto Parish Police Jury** Intended Use: **Provide supported market based opinion of market value**

**NEIGHBORHOOD**

Location:  Urban  Suburban  Rural  
 Built Up:  Over 75%  25% to 75%  Under 25%  
 Growth Rate:  Fully Dev.  Rapid  Steady  Slow  
 Property Values:  Increasing  Stable  Declining  
 Demand/Supply:  Shortage  In Balance  Over Supply  
 Marketing Time:  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use: **70** % 1 Family **5** % 2-4 Fam **5** % Apts. **5** % Condo **5** % Commercial  
**100.000000** % Industrial **20** % Vacant **20** % Undeveloped/Agri-Use  
 Change in Present Land Use:  Not Likely  Likely (\*)  Taking Place (\*)  
 Predominant Occupancy:  Owner  Tenant  Vacant  
 Single Family Price Range: **\$ 10,000** to **\$ 1,200,000** Predominant Value **\$ 275,000**  
 Single Family Age: **New** yrs. to **155** yrs. Predominant Age **2-5** yrs.

Employment Stability:  Good  Avg.  Fair  Poor  
 Convenience to Employment:      
 Convenience to Shopping:      
 Convenience to Schools:      
 Adequacy of Public Transportation:      
 Recreational Facilities:      
 Adequacy of Utilities:      
 Property Compatibility:      
 Protection from Detrimental Conditions:      
 Police and Fire Protection:      
 General Appearance of Properties:      
 Appeal to Market:

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) **Area has access to stable employment, medical facilities, shopping, schools and other amenities in the Stonewall (2,500)/Mansfield (5,000) markets as well as the larger Shreveport (190,000) metro market. Area provides the advantages of country living while being close to the city conveniences. Homes in the area are compatible. Appeal to market is average.**

Dimensions **Irregular - See legal/plat** = **8.463 acres, +/-**  Corner Lot  
 Zoning Classification **R-1 Residential** Present improvements  do  do not conform to zoning regulations  
 Highest and best use:  Present use  Other (specify) **Residential**

**SITE**

Public  Other (Describe)   
 Elec.  Available  
 Gas  Available  
 Water  Available  
 San. Sewer  To be septic  
 Underground Elect. & Tel.  
 OFF SITE IMPROVEMENTS  
 Street Access:  Public  Private  
 Surface **Asphalt**  
 Maintenance:  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo **Level, slopes to street**  
 Size **Slightly larger than typical**  
 Shape **Irregular**  
 View **Residential**  
 Drainage **Appears adequate**  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) **The site is located at the corner of Stanley Rd and Pine Grove, approx 1/4 mile south of Stonewall/Frierson Rd and approx 1 1/4 miles east of US Hwy 171. There were no adverse easements or encroachments that would adversely affect the marketability of the subject site. \*\*\* See Additional Comments \*\*\***

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

For the Market Data Analysis  See grid below.  See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Stanley Rd #15-21 Stonewall, LA 71078	Lot 6 Easton Private Dr Stonewall, LA 71078	Lot A, Cathey Rd Stonewall, LA 71078	5 Voss Rd Stonewall, LA 71078
Proximity to Subj.		2.27 miles N	1.61 miles NW	4.33 miles SW
Sales Price	\$ N/A	\$ 150,000	\$ 55,000	\$ 35,000
Price	\$	\$ 36,550	\$ 46,453	\$ 66,540
Data Source	Observation	NTRIS #20373513	NTRIS #20076225	NTRIS #20281783
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	09/01/2023	03/16/2023	04/20/2023
Location	Stonewall area	Stonewall area	Stonewall area	Stonewall area
Site/View	Typical for Area	Typical for Area	Typical for Area	Typical for Area
Site Area	8.463 acres, +/-	4.104 acres, +/-	1.184 acres, +/-	5.26 acres, +/-
Road Access	Asphalt Road	Asphalt Road	Asphalt Road	Asphalt Road
Land Use	Residential	Residential	Residential	Residential
Improvements	Utilities available	Utilities available	Utilities available	Utilities available
Sales or Financing Concessions	N/A	Cash	Conventional	Conventional
	N/A	None Noted	2500	None Noted
Net Adj. (Total)		Plus <input type="checkbox"/> Minus \$	Plus <input checked="" type="checkbox"/> Minus \$ -2,323	Plus <input checked="" type="checkbox"/> Minus \$ -6,654
Indicated Value of Subject		Gross 0.0% Net 0.0% \$ 36,550/ac	Gross 4.2% Net -4.2% \$ 44,130/ac	Gross 19.0% Net -19.0% \$ 59,886/ac

Comments on Market Data: **Above similar sales are in the market area and are believed to be the best available to reflect the market value of the subject. Adjustments were required for site size for # 2 (-5%) & # 3 (-10%) for being a smaller tracts, none for amenities, and none as a time adjustment. The range of values is normal and typical for this market area. \*See add'l comments\***

**RECONCILIATION**

Comments and Conditions of Appraisal: **The estimated indicated value is "as is" value to facilitate a sale within 90 days. After the analysis of the data gathered was reviewed, the three sales most like the subject were selected to use in the final analysis. It was felt that all comparables are reflective of the estimated value of subject. Opinion of value is contingent on attached limiting conditions. \*In appraiser's opinion, the site value = 8.463 acres x \$55,000/ac = \$465,465 (\$465,000)\* Individual lots are based on \$55,000/ac.**

Final Reconciliation: **The Income Approach and Cost Approach are not applicable in a vacant land appraisal. The Direct Sales Approach is deemed most reliable to indicate market value as the sales in this analysis were considered physically similar to the subject and the Direct Sales Comparison Approach is most reflective of the current market reactions.**



ADDITIONAL COMMENTS

Intended User	DeSoto Parish Police Jury		
Property Address	Stanley Rd #15-21		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		

**LEGAL DESCRIPTION**

Scope of Work: The type and extent of research and analyzes in an assignment  
The following steps were used by appraiser in developing an opinion of value for the subject property.

1. Defining the problem - Provide an opinion of value for the subject property based on current market conditions.

2. Analyze the information

Information obtained from:

Governmental agencies/sources for subject characteristics

MLS or similar data base maintained by appraiser

Determination of subject property characteristics - size, amenities, market area, and market expectations

Research into physical and economic factors that could affect subject

3. Observation/inspection of subject property.

Appraiser will:

Inspect the property to note characteristics of the property that are relevant to its valuation.

Investigate available market data for use in a sales comparison approach to value (The Income and Cost Approach are not reliable indicators of value in a Land Appraisal)

Investigate and analyze any pertinent easements or restrictions

Analyze the data found and reach conclusions regarding the market value

Prepare the appraisal in accordance with the Uniform Standards of Professional

Appraisal Practice

4. Forming an opinion of value

5. Reporting the analysis, conclusions, and market data on the client requested format.

**SITE**

A multitude of considerations affecting an analysis of this subject site exist.

This site analysis included consideration of the following factors:

1. Shape, size, and road frontage.

2. Topography

3. Flooding

4. Easements and encroachments

5. Utilities

6. Environmental - No hazardous materials or waste site was observed upon inspection.

7. Soils - No testing of the soil was performed but soil type appeared to be typical of the area.

8. Zoning - Residential

9. Private restrictions - No restrictions were found that would affect subject site.

10. Current Use - Residential

11. Highest and best use

The main consideration of site analysis is determination of "highest and best use."

There are four criteria for estimating highest and best use:

1. Physically possible use

2. A legal use

3. A feasible use

4. Among the feasible uses, which will produce the highest net return or the highest present worth?

The strongest indicator for potential of this site is some form of residential-use.

Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon the build ability. Appraiser recommends due diligence be conducted through local building department or municipality

ADDITIONAL COMMENTS  
Page 2

Intended User	DeSoto Parish Police Jury						
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to investigate build ability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

**COMMENTS ON MARKET DATA**

**Supply and Demand Analysis:**

Factors affecting supply include slightly increased land values which have caused land to become available on the market.

Factors affecting demand include location, schools, and access to amenities wanted and expected by this market.

A comparison of sales activity in the market area indicated that the market is stable with slightly increasing land values.. Lower interest rates in recent years have generated add'l interest in the area.

The expected absorption trends are 60 to 180 days fro properties on the market.

Reasonable exposure time (1-4 months) and marketing time (1-4 months) is inherent in this market and is used in this analysis

This analysis provided a range of values from \$36,550/ac to \$59,886/ac.

The mean of the value range = \$46,855/ac with the median of the range = \$44,130/ac

**In appraiser's opinion, the subject site value is \$55,000/ac.**

**The individual lot value is slightly higher but this is a bulk sale of multiple lots - typically approx 20% below each individual lot.**

**The is also concerns about access and inferior road.**

**FINAL RECONCILIATION**

Competency Provision: Appraiser has completed previous appraisals of similar type properties and is very familiar with the market area and similar properties.

This appraisal assignment acceptance was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The purpose of this report is to develop and report an opinion of value for the subject property. The intended use of the report is to assist the client in evaluation the subject property. The definition of market value which was applied by this appraiser was taken from the USPAP Standards Definitions 01/01/23, and is used by agencies that regulate federally insured financial institutions in the United States.

A reasonable exposure time (1-4 months) is inherent in the market-value concept. In this analysis, an examination of exposure time was linked to the value incorporated in the final opinion of value for this type of property in this market area.

**Add'l Certification Statements:**

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

ADDITIONAL COMMENTS  
Page 3

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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 a sale at market value on the effective date of the appraisal.  
Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The exposure time was concluded to be equal to the marketing time reported on page 1 of this report.

\*\*\*Appraiser did not include any mineral rights in this analysis or valuation.



**PHOTOGRAPH ADDENDUM**

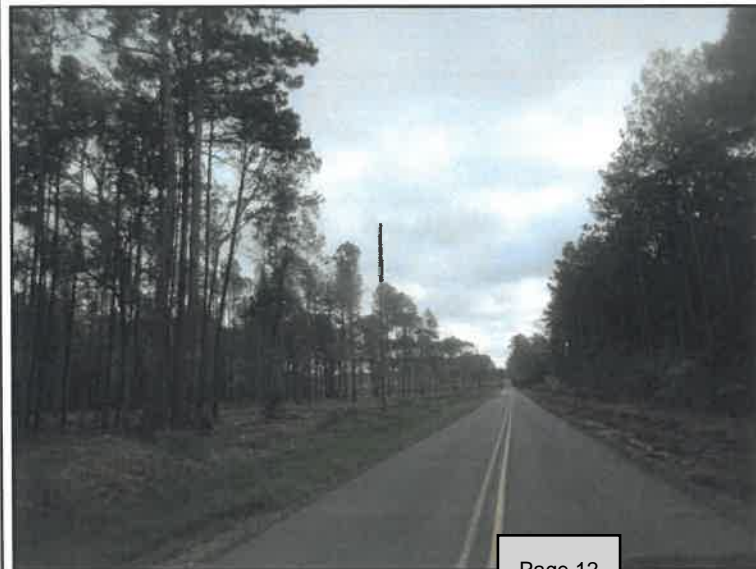
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**FRONT VIEW OF  
SUBJECT PROPERTY**



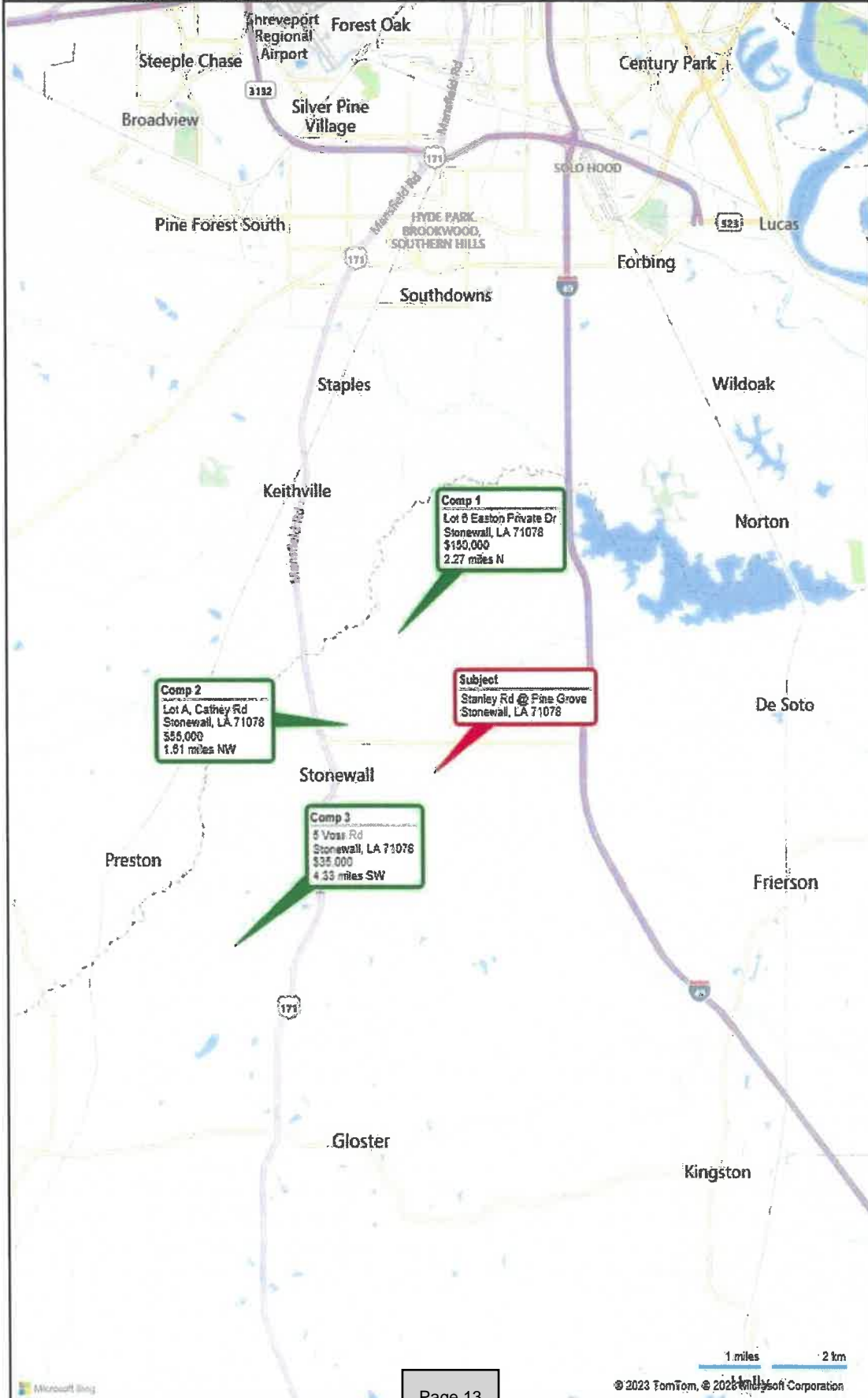
**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**

### Location Map

Intended User	DeSoto Parish Police Jury						
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SITE PLAN

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		State	LA
		Zip Code	71078
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• This document is for informational purposes only.

2024 Assessment Listing

**Parcel#**

0200229650E

**Primary Owner**

STONE GROVE, L.L.C.

**Mailing Address**

P.O. BOX 294  
STONEWALL LA 71078

**Ward**

WD 2 STONE

**Type**

REAL PROPERTY

**Legal**

**TRACT 1:**

COMM AT THE E/4 COR SEC 22, T15 R14, DESOTO PARISH, LA TH N 89' 08' 20" W A DIST OF 1319.84 FT ALONG THE SOUTH LINE OF THE NE/4, ALSO BEING THE NORTH LINE OF THE SE/4 OF SAID SEC 22, TH N 01' 22' 43" E A DIST OF 16.75 FT ALONG THE WEST LINE OF THE SW/4 OF THE NE/4 OF SAID SEC 22 TO THE APPARENT NORTH RIGHT OF WAY LINE OF STANLEY RD BEING THE POB OF THE TRACT HEREIN DESCRIBED: FROM SAID POINT OF BEGINNING RUN N 88' 50' 25" W A DIST OF 2345.61 FT ALONG THE APPARENT NORTH RIGHT OF WAY LINE OF SAID STANLEY RD TO THE EAST LINE OF A 2A TRACT; TH N 01' 19' 53" E A DIST OF 265.02 FT; N 89' 08' 20" W A DIST OF 266.46 FT TO THE APPARENT EAST RIGHT OF WAY LINE OF PINE GROVE RD; TH ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SAID PINE GROVE RD N 00' 51' 07" E A DIST OF 399.92 FT; TH S 89' 08' 53" E A DIST 355.00 FT; TH S 00' 51' 07" W A DIST OF 310.46 FT; TH S 88' 50' 25" E A DIST OF 905.81 FT; TH N 01' 09' 35" E A DIST OF 1250.00 FT; TH S 88' 54' 13" E A DIST 76.11 FT; TH N 00' 40' 37" E A DIST 201.94 FT; TH S 88' 50' 42" E A DIST 1198.87 FT; TH S 00' 49' 45" E A DIST 557.89 FT; TH S 01' 30' 43" E A DIST 1250.92 FT TO THE POB CONT. 65.168 ACRES MORE OR LESS.

**TRACT 2:**

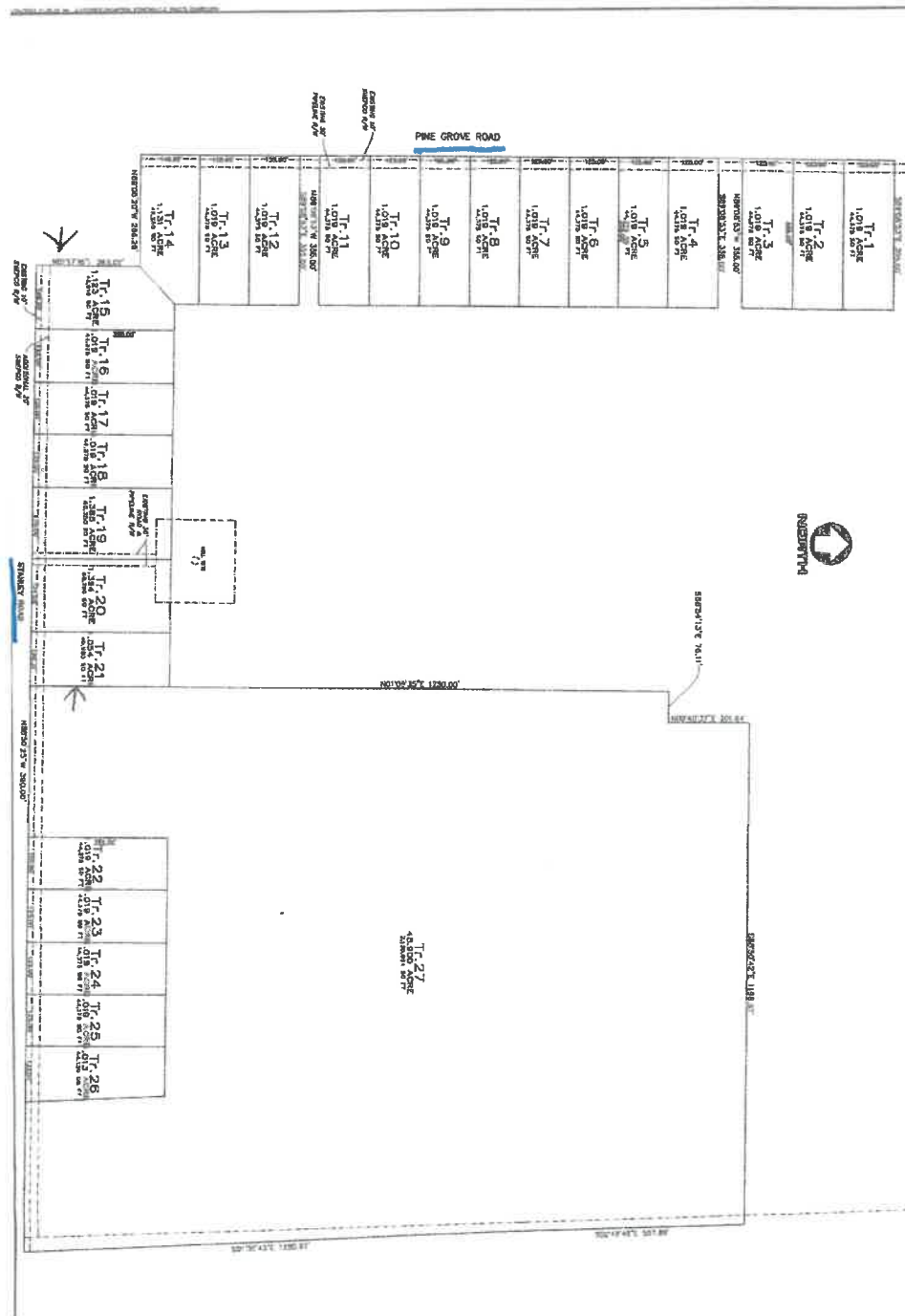
COMM AT THE E/4 COR OF SEC 22, T15 R14 DESOTO PARISH, LA, TH N 89' 08' 20" W A DIST 1319.84 FT ALONG THE SOUTH LINE OF THE NE/4, ALSO BEING THE N LINE OF THE SE/4 OF SAID SEC 22, TH N 01' 22' 43" E A DIST 16.75 FT ALONG THE WEST LINE OF THE SW/4 OF THE NE/4 OF SAID SEC 22 ON THE APPARENT NORTH RIGHT OF WAY LINE OF STANLEY RD. TH N 88' 50' 25" W A DIST 2345.61 FT ALONG THE NORTH RIGHT OF WAY LINE OF STANLEY RD TO THE EAST LINE OF 2A TRACT; TH N 01' 19' 53" E A DIST OF 265.02 FT; N 89' 08' 20" W A DIST 266.46 FT TO THE EAST RIGHT OF WAY LINE OF PINE GROVE RD; TH ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SAID PINE GROVE RD N 00' 51' 07" E A DIST 449.92 FT TO THE POB. FROM SAID POB, RUN N 00' 51' 07" E ALONG SAID APPARENT RIGHT OF WAY LINE OF PINE GROVE RD A DIST 1000.00 FT; TH RUN S 89' 08' 53" E A DIST 355.00 FT; TH RUN S 00' 51' 07" W A DIST OF 1000.00 FT; TH RUN N 89' 08' 53" W A DIST OF 355.00 FT BACK TO THE POB CONT. 8.150 ACRES MORE OR LESS.

**TRACT 3:**

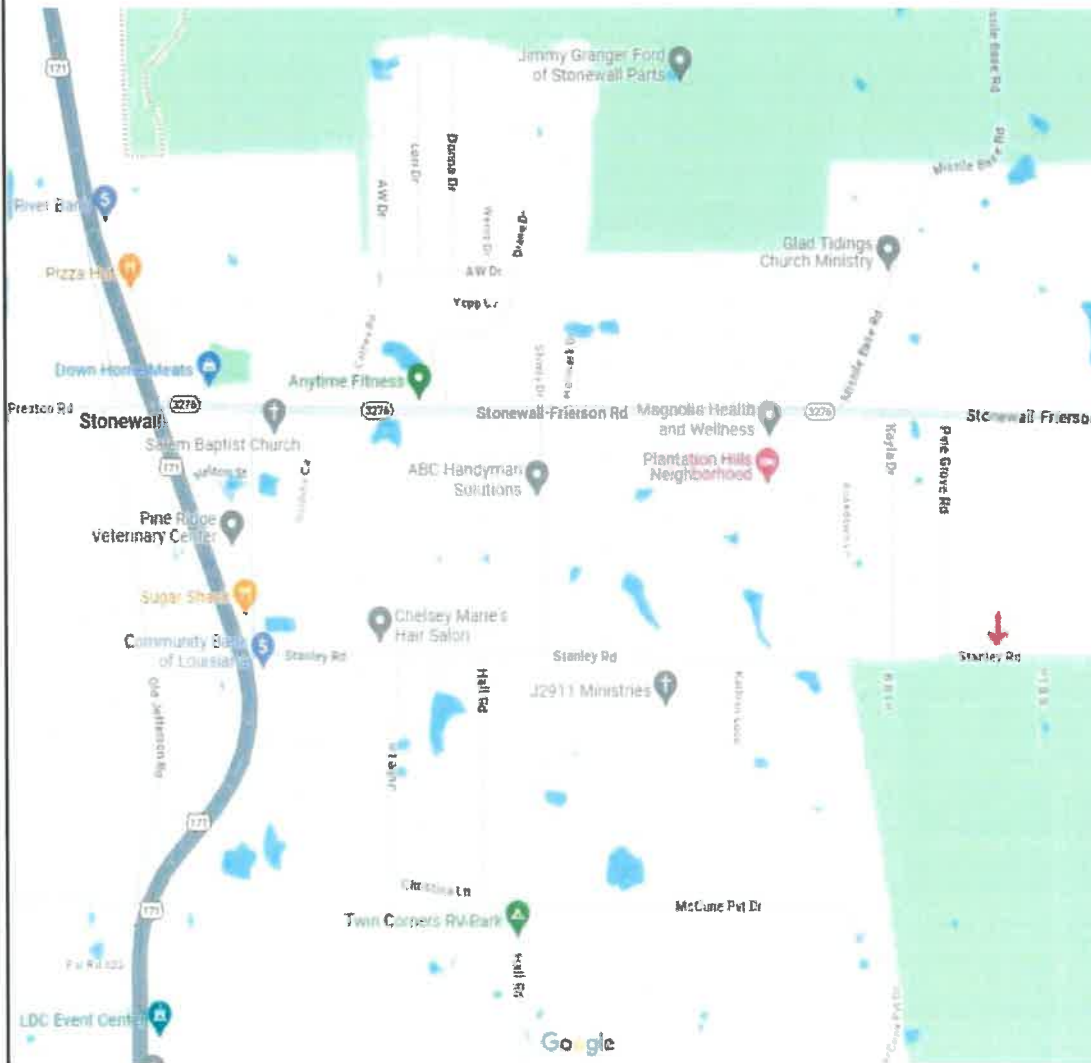
COMM AT THE E/4 COR OF SEC 22, T15, R14 DESOTO PARISH, LA, TH N 89' 08' 20" W A DIST 1319.84 FT ALONG THE SOUTH LINE OF THE NE/4, ALSO BEING THE NORTH LINE OF THE SE/4 OF SAID SEC 22, TH N 01' 22' 43" E A DIST 16.75 FT ALONG THE WEST LINE OF THE SW/4 NE/4 OF SEC 22 ON THE APPARENT NORTH RIGHT OF WAY LINE OF STANLEY RD. TH N 88' 50' 25" W A DIST OF 2345.61 FT ALONG THE NORTH RIGHT OF WAY LINE OF SAID STANLEY RD TO THE EAST LINE OF A 2A TRACT; TH N 01' 19' 53" E A DIST 265.02 FT; N 89' 08' 20" W A DIST OF 266.46 FT TO THE EAST RIGHT OF WAY LINE OF PINE GROVE RD; TH ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SAID PINE GROVE RD N 00' 51' 07" E A DIST 1509.92 FT TO THE POB. FROM SAID POB, RUN N 00' 51' 07" EAST ALONG SAID APPARENT EAST RIGHT OF WAY LINE OF PINE GROVE RD A DIST 375.00 FT; TH RUN S 89' 08' 53" E A DIST 355.00 FT; TH RUN S 00' 51' 07" W A DIST 375.00 FT; TH RUN N 89' 08' 53" W A DIST 355.00 FT BACK TO THE POB SAID TRACT CONT. 3.056 ACRES MORE OR LESS.  
(TOTAL AMOUNT OF ACREAGE 76.374 ACRES)  
(400-806)(238-435)(365-509)(383-727-736)(445- 424)(452-688)(748-642)(452-846)(838-725)  
(838-727)(847-155,895)(1100-790)(1100-797)(1166-690)(738661)(791299)(791298)(791304)



Intended User	DeSoto Parish Police Jury		
Property Address	Stanley Rd #15-21		
City	Stonewall	County	DeSoto
		State	LA
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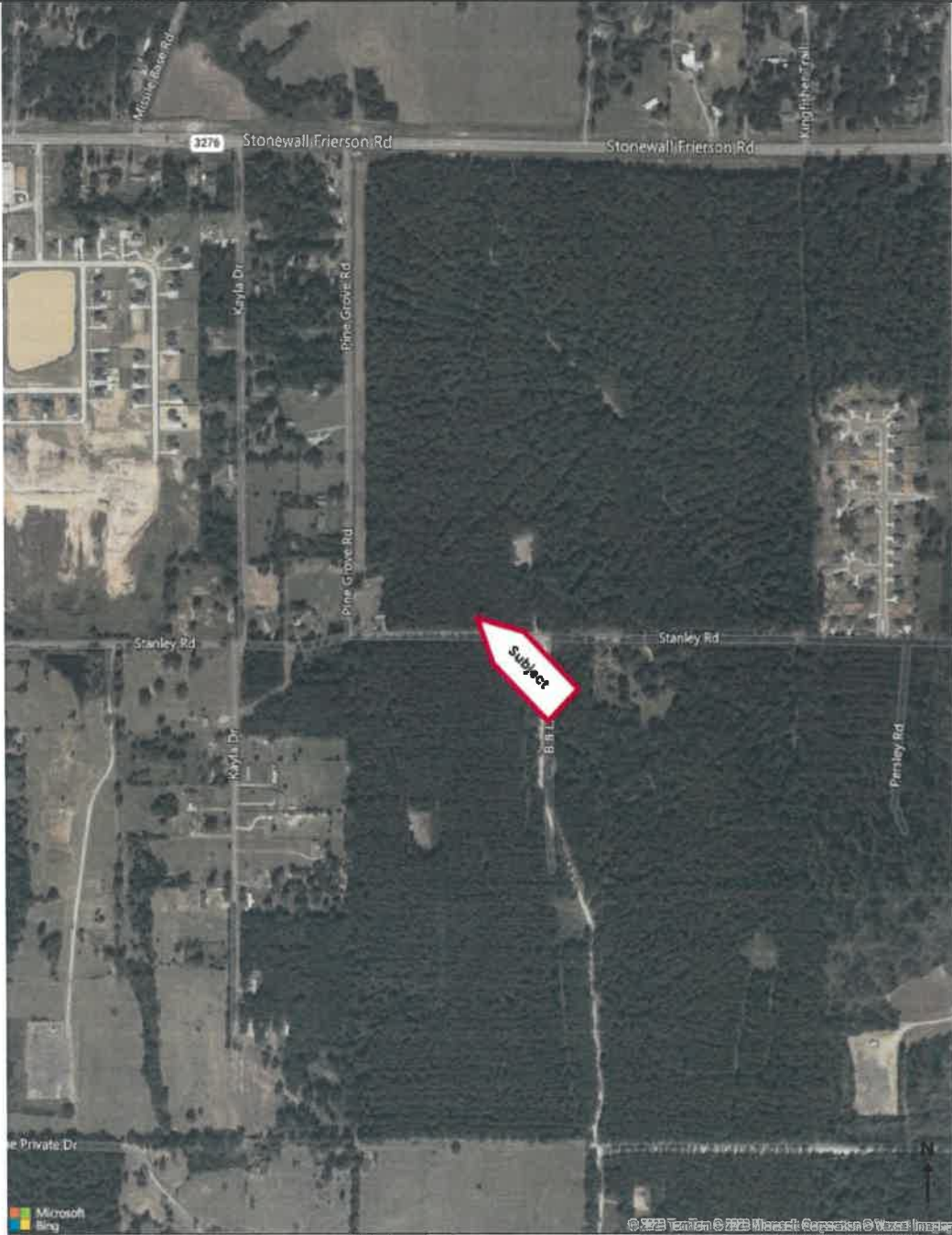


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FLOOD MAP

Intended User	DeSoto Parish Police Jury		
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**Flood Zones**

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

**Flood Zone Determination**

Latitude: 32.275235  
 Longitude: -93.791398  
 Community Name:  
 STONEWALL, TOWN OF  
 Community: 220411  
 SFHA (Flood Zone): No  
 Within 250 ft. of multiple flood zones: No  
 Zone: X  
 Panel: 0020C  
 FIPS Code: 22031

Map #: 22031C0020C  
 Panel Date: 12/16/2003  
 Census Tract: 9501.03

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



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		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		

1030  
APR-CRA



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

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

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

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

**APPRAISER**

Signature *Robert Powell*  
 Name Robert Powell  
 Company Name Powell Appraisal Service  
 Company Address 610 Lake Forbing Drive  
Shreveport, LA 71106  
 Telephone Number 318-868-2832  
 Email Address powellappraisal@yahoo.com  
 Date of Signature and Report December 1, 2023  
 Effective Date of Appraisal 11/08, 2023  
 State Certification # 1030  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State LA  
 Expiration Date of Certification or License 12/31/2023

ADDRESS OF PROPERTY APPRAISED  
Stanley Rd #15-21  
Stonewall, LA 71078  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000  
 CLIENT  
 Name Sirs  
 Company Name DeSoto Parish Police Jury  
 Company Address 101 Franklin St  
Mansfield, LA 71052  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

**SUBJECT PROPERTY**

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

**COMPARABLE SALES**

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



Attachment #2 Location #2



**APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

1054 Hwy 171  
Stonewall, LA 71078

for

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

as of

11/08, 2023

by

Robert Powell  
610 Lake Forbing Drive  
Shreveport, LA 71106

Powell Appraisal Service

Powell Appraisal Service  
610 Lake Forbing Drive  
Shreveport, LA 71106  
318-868-2832

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December 1, 2023

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

Property - 1054 Hwy 171  
Stonewall, LA 71078  
Client - DeSoto Parish Police Jury  
File No. - 23110016  
Case No. - 1066 Hwy 171

Dear Sirs :

In accordance with your request, I have prepared an appraisal of the real property located at 1054 Hwy 171, Stonewall, LA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/08, 2023 is :


\$80,000/ac

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Powell Appraisal Service

  
Robert Powell  
LA Certification #1030

LAND APPRAISAL REPORT

1066 Hwy 171  
File No: 23110016

Owner **Bordelon Septic** Census Tract **9501.03** Map Reference **22-031**  
 Property Address **1054 Hwy 171**  
 City **Stonewall** County **DeSoto** State **LA** Zip Code **71078**  
 Legal Description **8.01 acres +/- in Sec 20-15-14; Lengthy - see attached**  
 Sale Price **\$N/A** Date of Sale **N/A** Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes **\$513** (yr.)  
 Client **DeSoto Parish Police Jury** Address **101 Franklin St, Mansfield, LA, 71052**  
 Occupant **Vacant Land** Appraiser **Robert Powell** Instructions to Appraiser **Provide an opinion of value**  
 Intended User: **DeSoto Parish Police Jury** Intended Use: **Provide supported market based opinion of market value**

**NEIGHBORHOOD**

Location:  Urban  Suburban  Rural  
 Built Up:  Over 75%  25% to 75%  Under 25%  
 Growth Rate:  Fully Dev.  Rapid  Steady  Slow  
 Property Values:  Increasing  Stable  Declining  
 Demand/Supply:  Shortage  In Balance  Over Supply  
 Marketing Time:  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use: **70** % 1 Family  % 2-4 Fam **5** % Apts.  % Condo **5** % Commercial  
**100.000000** % Industrial  % Vacant **20** % **Undeveloped/Agri-Use**  
 Change in Present Land Use:  Not Likely  Likely (\*)  Taking Place (\*)  
 Predominant Occupancy:  From **Vacant Land** To **Residential**  
 Single Family Price Range: **\$ 10,000** to **\$ 1,200,000** Predominant Value **\$ 275,000**  
 Single Family Age: **New** yrs. to **155** yrs. Predominant Age **2-5** yrs.

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, noise) **Area has access to stable employment, medical facilities, shopping, schools and other amenities in the Stonewall (2,500) & Mansfield (5,000) markets as well as the larger Shreveport (190,000) metro market. Area provides the advantages of country living while being close to the city conveniences. Homes in the area are compatible. Appeal to market is average.**

**SITE**

Dimensions **Irregular - See legal/plat** = **8.01 acres, +/-**  Corner Lot  
 Zoning Classification **B-1: Commercial** Present Improvements  do  do not conform to zoning regulations  
 Highest and best use:  Present use  Other (specify) **Commercial**  
 Eiec.  Public  Other (Describe) **Available**  
 Gas  **Available**  
 Water  **Available**  
 San. Sewer  **To be septic**  
 OFF SITE IMPROVEMENTS  
 Street Access:  Public  Private  
 Surface **Asphalt**  
 Maintenance:  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo **Level, slopes to street**  
 Size **Slightly larger than typical**  
 Shape **Irregular**  
 View **Residential**  
 Drainage **Appears adequate**  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) **The site is located on the west side of US Hwy 171, across from Stanley Rd. There were no adverse easements or encroachments that would adversely affect the marketability of the subject site. \*\*\* See Additional Comments \*\*\***

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

For the Market Data Analysis  See grid below.  See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1054 Hwy 171 Stonewall, LA 71078	1781 Hwy 171 (New Storage Hwy) (\$ Store-Next To Fam \$) Stonewall, LA 71078	575 (\$ Store-Next To Fam \$) Gloster, LA 71030	Stonewall Frierson Rd (Dream) Stonewall, LA 71078
Proximity to Subj.		1.28 miles S	5.71 miles S	2.73 miles E
Sales Price	\$ N/A	\$ 200,000	\$ 256,133	\$ 260,000
Price		\$ 52,219	\$ 147,372	\$ 41,204
Data Source	Observation	Doc #782816	Doc #785704	Doc #758059
Date of Sale and Time Adjustment	N/A	06/28/2022	10/31/2022	02/28/2019
Location	US Hwy	US Hwy	State Rd (Near US Hwy) +7,500	State Road
Site Area	8.01 acres, +/-	3.83 acres, +/-	1.738 acres, +/- -73,686	6.31 acres, +/-
Road Access	Asphalt/Concrete Road	Asphalt Road	Asphalt Road	Asphalt Road
Land Use	Commercial	Commercial	Commercial	Commercial
Improvements	~450' on Hwy 171 (Sup)	~120' on Hwy 171: +13,055	~299' on St Rd (Superior)	~519' on State Rd: +10,301
Sales or Financing Concessions	N/A	Conventional	Conventional	Conventional
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 13,055	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -66,186	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 20,301
Indicated Value of Subject		Gross 6.5% Net 6.5% \$ 65,274/ac	Gross 31.7% Net -25.8% \$ 81,004/ac	Gross 7.8% Net 7.8% \$ 280,301

Comments on Market Data: **Above similar sales are in the market area and are believed to be the best available to reflect the market value of the subject. Adjustments were required for site size for # 2 (-50%) for being a smaller tract, none for amenities, and none as a time adjustment. An adjustments required for # 2 & # 3 for location (US Hwy vs State Hwy). Comp # 1 & # 3 have inferior front footage on highway with adj required. The range of values is normal and typical for this market area. \*See add'l comments\***

Comments and Conditions of Appraisal: **The estimated indicated value is "as is" value to facilitate a sale within 90 days. After the analysis of the data gathered was reviewed, the four sales most like the subject were selected to use in the final analysis. It was felt that all comparables are reflective of the estimated value of subject. Opinion of value is contingent on attached limiting conditions. \*In appraiser's opinion, the site value = 8.01 acres x \$80,000/ac = \$640,800 (\$640,000)\* Value per acre = \$80,000/ac.**

Final Reconciliation: **The Income Approach and Cost Approach are not applicable in a vacant land appraisal. The Direct Sales Approach is deemed most reliable to indicate market value as the sales in this analysis were considered physically similar to the subject and the Direct Sales Comparison Approach is most reflective of the current market reactions.**

**ADDITIONAL COMPARABLES**

Intended User **DeSoto Parish Police Jury**  
 Property Address **1054 Hwy 171**  
 City **Stonewall** County **DeSoto** State **LA** Zip Code **71078**  
 Client **DeSoto Parish Police Jury**

ITEM	Subject Property	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
		DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Address	1054 Hwy 171 Stonewall, LA 71078	Hall Rd (B & M Properties) Stonewall, LA 71078					
Proximity to Subj.		2.06 miles SE					
Sales Price	\$ N/A		\$ 500,000		\$		\$
Price	\$		\$ 20,000		\$		\$
Data Source	Observation	Doc #782124					
Date of Sale and Time Adjustment	N/A	05/24/2022					
Location	US Hwy	Parish Rd +20,000					
Site/View	Typical for Area	Typical for Area					
Site Area	8.01 acres +/-	25 acres +/- +20,000					
Road Access	Asphalt/Concrete Road	Asphalt Road					
Land Use	Commercial	Residential +10,000					
Improvements	~450' on Hwy 171 (Supp)	~46' on Parish Rd					
Sales or Financing Concessions	N/A	Conventional					
	N/A	N/A					
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus	<input type="checkbox"/> Minus \$ 50,000	<input type="checkbox"/> Plus	<input type="checkbox"/> Minus \$	<input type="checkbox"/> Plus	<input type="checkbox"/> Minus \$
Indicated Value of Subject		Gross 10.0%					
		Net 10.0% \$ 70,000/ac			\$		\$

Comments on Market Data Analysis **Comp # 4 required adjustments for location, +100% for larger site sizes, and for being a residential site.**



ADDITIONAL COMMENTS

Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						

**LEGAL DESCRIPTION**

Scope of Work: The type and extent of research and analyzes in an assignment  
The following steps were used by appraiser in developing an opinion of value for the subject property.

1. Defining the problem - Provide an opinion of value for the subject property based on current market conditions. Appraiser is to provide a per acre value for this site and for the whole site - Client may not look at the whole tract.

No improvements to be included.

2. Analyze the information

Information obtained from:

Governmental agencies/sources for subject characteristics

MLS or similar data base maintained by appraiser

Determination of subject property characteristics - size, amenities, market area, and market expectations

Research into physical and economic factors that could affect subject

3. Observation/inspection of subject property.

Appraiser will:

Inspect the property to note characteristics of the property that are relevant to its valuation.

Investigate available market data for use in a sales comparison approach to value (The Income and Cost Approach are not reliable indicators of value in a Land Appraisal)

Investigate and analyze any pertinent easements or restrictions

Analyze the data found and reach conclusions regarding the market value

Prepare the appraisal in accordance with the Uniform Standards of Professional

Appraisal Practice

4. Forming an opinion of value

5. Reporting the analysis, conclusions, and market data on the client requested format.

**SITE**

A multitude of considerations affecting an analysis of this subject site exist.

This site analysis included consideration of the following factors:

1. Shape, size, and road frontage.

2. Topography

3. Flooding

4. Easements and encroachments

5. Utilities

6. Environmental - No hazardous materials or waste site was observed upon inspection.

7. Soils - No testing of the soil was performed but soil type appeared to be typical of the area.

8. Zoning - No zoning in area

9. Private restrictions - No restrictions were found that would affect subject site.

10. Current Use - Commercial

11. Highest and best use

The main consideration of site analysis is determination of "highest and best use."

There are four criteria for estimating highest and best use:

1. Physically possible use

2. A legal use

3. A feasible use

4. Among the feasible uses, which will produce the highest net return or the highest present worth?

The strongest indicator for potential of this site is some form of commercial use.

Appraiser's conclusion of value is based upon the assumption that there are no hidden or

ADDITIONAL COMMENTS  
Page 2

Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						

unapparent conditions of the property that might impact upon the build ability. Appraiser recommends due diligence be conducted through local building department or municipality to investigate build ability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

**COMMENTS ON MARKET DATA**

**Supply and Demand Analysis:**

Factors affecting supply include slightly increased land values which have caused land to become available on the market.

Factors affecting demand include location, schools, and access to amenities wanted and expected by this market.

A comparison of sales activity in the market area indicated that the market is stable with slightly increasing land values.. Lower interest rates in recent years have generated add'l interest in the area.

The expected absorption trends are 60 to 180 days fro properties on the market.

Reasonable exposure time (1-4 months) and marketing time (1-4 months) is inherent in this market and is used in this analysis

This analysis provided a range of values from \$61,200/ac to \$78,686/ac.

The mean of the value range = \$69,370 with the median of the range = \$67,637/ac

**In appraiser's opinion, the subject site value is \$80,000/ac.**

Subject is at the upper end of the value range due to location and access.

**FINAL RECONCILIATION**

Competency Provision: Appraiser has completed previous appraisals of similar type properties and is very familiar with the market area and similar properties.

This appraisal assignment acceptance was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The purpose of this report is to develop and report an opinion of value for the subject property. The intended use of the report is to assist the client in evaluation the subject property. The definition of market value which was applied by this appraiser was taken from the USPAP Standards Definitions 01/01/23, and is used by agencies that regulate federally insured financial institutions in the United States.

A reasonable exposure time (1-4 months) is inherent in the market-value concept.

In this analysis, an examination of exposure time was linked to the value incorporated in the final opinion of value for this type of property in this market area.

**Add'l Certification Statements:**

I have performed another services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

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 a sale at market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a

ADDITIONAL COMMENTS  
Page 3

Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						

competitive and open market. The exposure time was concluded to be equal to the marketing time reported on page 1 of this report.

\*\*\*Appraiser did not include any mineral rights in this analysis or valuation.

**PHOTOGRAPH ADDENDUM**

Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**



### PHOTOGRAPH ADDENDUM

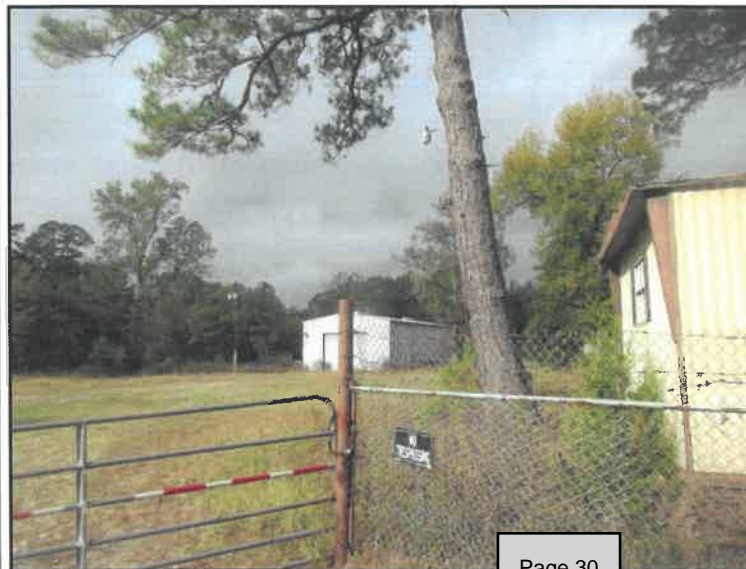
Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



General View



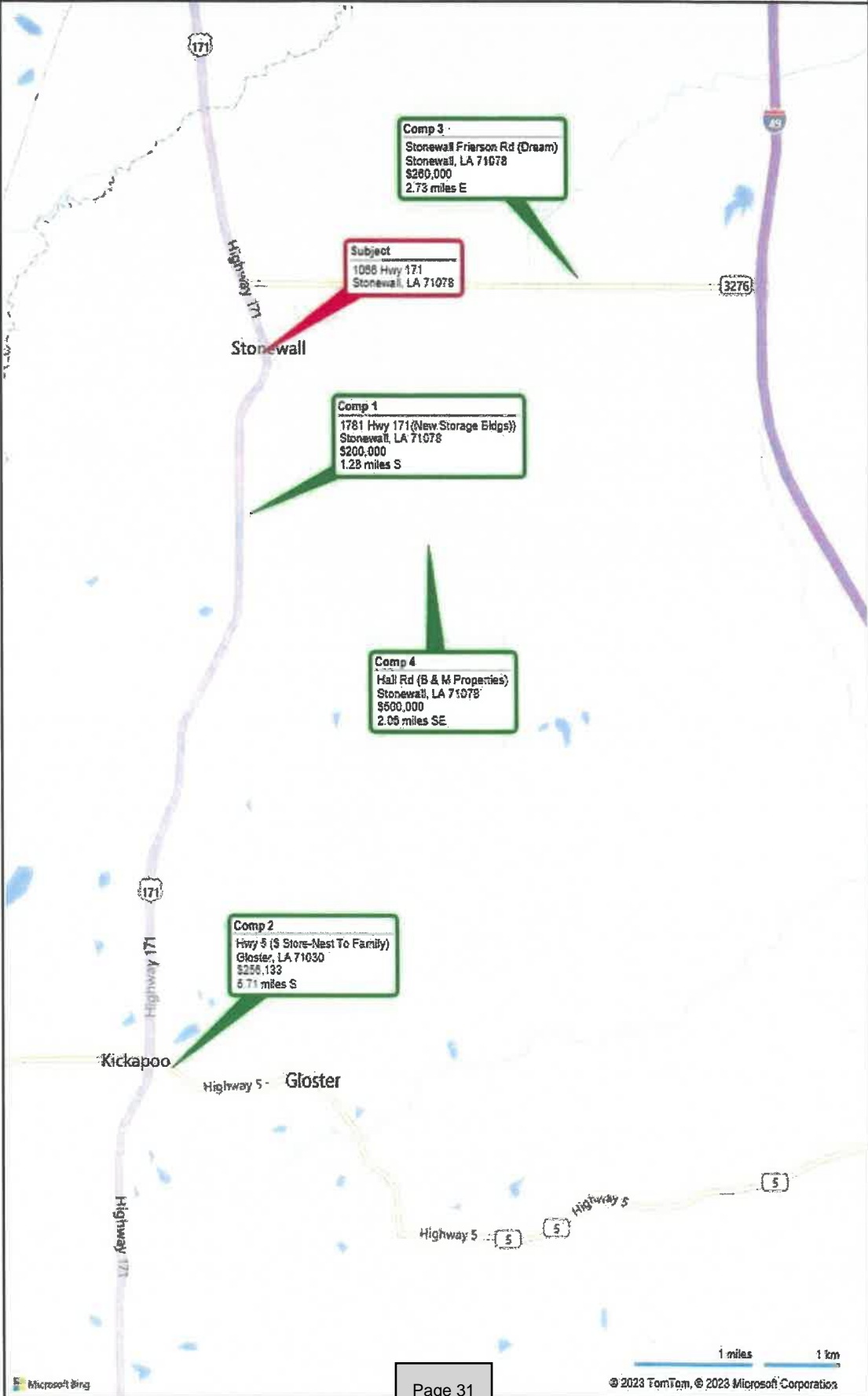
Street Scene



General View

Location Map

Intended User	DeSoto Parish Police Jury		
Property Address	1054 Hwy 171		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		



**SITE PLAN**

Intended User	DeSoto Parish Police Jury		
Property Address	1054 Hwy 171		
City	Stonewall	County	DeSoto
		State	LA
Client	DeSoto Parish Police Jury		
		Zip Code	71078

This document is for informational purposes only.

2024 Assessment Listing

**Parcel#**  
0200264809

**Primary Owner**  
BORDELON SEPTIC SYSTEMS, INC.  
**Mailing Address**  
331 ROSEMARY LANE  
STONEWALL LA 71078

**Ward**  
WD 2 STONE

**Type**  
REAL PROPERTY

**Legal**  
FROM THE NE COR NE NW SEC 20 T15 R14, RUN S 89 DEG 24 MIN 2 SECONDS E 107.18 FT & S 19 DEG 51 MIN 25 SECONDS E 2773.97 FT FOR BEG, S 12 DEG 18 MIN 16 SECONDS E 453.72 FT ON THE W/R/W/L OF U.S. HWY 171, TH N 89 DEG 19 MIN 47 SECONDS W 846.04 FT TO A PT ON E/R/W/L OF OLD RR, TH N 10 DEG 11 MIN 1 SECOND W ALONG RR E/R/W/L 253.88 FT, S 89 DEG 30 MIN 49 SECONDS E 450 FT, N 10 DEG 11 MIN 26 SECONDS W 193.6 FT, S 89 DEG 30 MIN 49 SECONDS E 378.47 FT TO BEG CONT 6.510A(420-280) (456-365)(473-212)(471-704)(473-212)(748622)(786937)(787069)(787884).

BEG AT NW COR OF THE N 8A OF 24.8A LYING E OF T & P RR R/W & W OF PAVED RD IN W 1/2 SE SEC 20 T15 R14, RUN E 450 FT, S 193.6 FT, W 450 FT TO T & P RR R/W, THEN ALONG R/W 193.6 FT TO BEG CONT 2A (243-304) LESS LOT 100 FT X 193.6 FT (326-786)(456-71)(761-608)(761-610)(773-795)(764939)(787069)(787884).  
B/N: MANOR, S/N: W5409, SIZE: 12 X 50, YEAR: 1976

**Physical Address**  
1054 HWY 171

**Parcel Items**

Property Class	Assessed Value	Market Value	Units	Homestead
06 TIMBER CLASS 2	255	255	9.00	0
34 CITY TRAILER	300	3,000	1.00	0
31 CITY HOME	1,021	10,210	1.00	0
<b>TOTAL</b>	<b>1,576</b>	<b>13,465</b>	<b>11.00</b>	<b>0</b>

**Locations**

Subdivision	Block	Lot	Section	Township	Range	Tract
NON SUB		073	20	15	14	
NON SUB		056	20	15	14	

**PARISH**

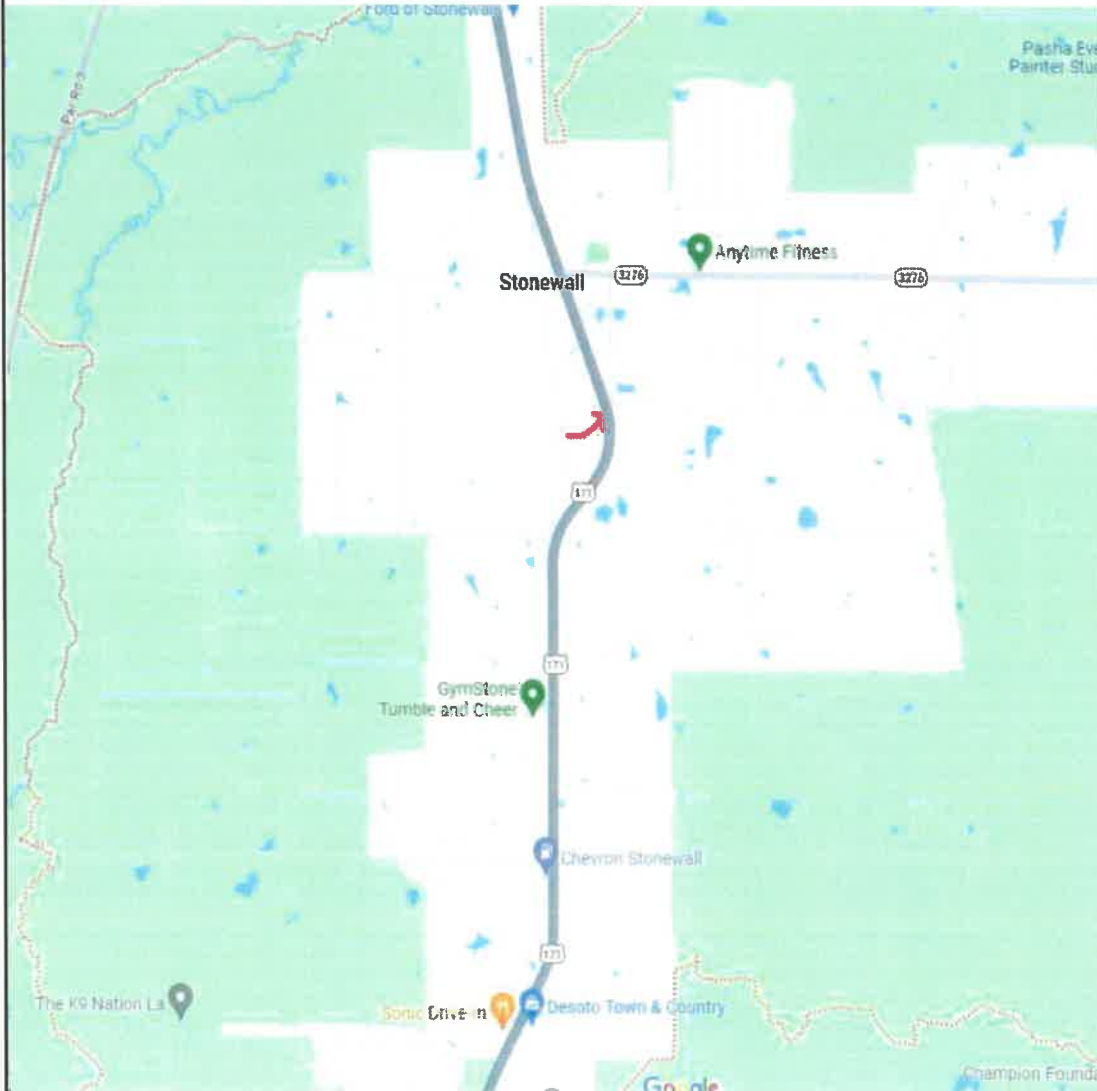
Millage	Mills	Taxpayer Tax	Homestead Tax
05 WATER DIST 0.99M	0.9900	1.56	0.00
16 DIST 2 SCHOOL 3.60M	3.6000	5.68	0.00
23 FIRE DIST 3 9.82M	9.8200	15.48	0.00
24 FIRE DIST 3 50.00/UNIT	0.0000	100.00	0.00
30 FORESTRY TAX .08/AC	0.0000	0.72	0.00
PARISH 1996 LANDFILL 5.21M	5.2100	8.21	0.00
PARISH 1998 C-HOUSE-MT 0.00M	0.0000	0.00	0.00
PARISH 2004 ROAD TAX 6.06M	6.0600	9.55	0.00
PARISH AMBULANCE TAX 7.00M	7.0000	11.03	0.00
PARISH ASSESSMENT DST 3.35M	3.3500	5.28	0.00
PARISH CONST. SCHOOL 5.32M	5.3200	8.38	0.00
PARISH E-911 1.04M	1.0400	1.64	0.00
PARISH GENERAL TAX 4.54M	4.5400	7.16	0.00
PARISH-SCH. TAX 1987 8.17M	8.1700	12.88	0.00

Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						





Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



FLOOD MAP

Intended User	DeSoto Parish Police Jury		
Property Address	1054 Hwy 171		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		



**Flood Zones**

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

**Flood Zone Determination**

Latitude: 32.274324  
 Longitude: -93.820184  
 Community Name: STONEWALL, TOWN OF  
 Community: 220411  
 SFHA (Flood Zone): No  
 Within 250 ft. of multiple flood zones: No  
 Zone: X  
 Panel: 0015C  
 FIPS Code: 22031

Map #: 22031C0015C  
 Panel Date: 12/16/2003  
 Census Tract: 9501.03

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Intended User	DeSoto Parish Police Jury						
Property Address	1054 Hwy 171						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						

1030  
APR-CRA



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

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

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

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.



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

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

**APPRAISER**

Signature *Robert Powell*  
 Name Robert Powell  
 Company Name Powell Appraisal Service  
 Company Address 610 Lake Forbing Drive  
Shreveport, LA 71106  
 Telephone Number 318-868-2832  
 Email Address powellappraisal@yahoo.com  
 Date of Signature and Report December 1, 2023  
 Effective Date of Appraisal 11/08, 2023  
 State Certification # 1030  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State LA  
 Expiration Date of Certification or License 12/31/2023

ADDRESS OF PROPERTY APPRAISED  
1054 Hwy 171  
Stonewall, LA 71078  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 80,000/ac  
 CLIENT  
 Name Sirs  
 Company Name DeSoto Parish Police Jury  
 Company Address 101 Franklin St  
Mansfield, LA 71052  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

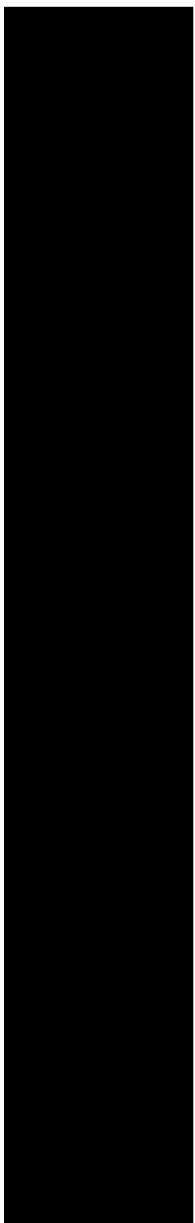
**SUBJECT PROPERTY**

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

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Attachment #2 Location #3



## APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

TBD Pine Grove Rd  
Stonewall, LA 71078

for

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

as of

04/22, 2024

by

Robert Powell  
610 Lake Forbing Drive  
Shreveport, LA 71106

Powell Appraisal Service

Powell Appraisal Service  
610 Lake Forbing Drive  
Shreveport, LA 71106  
318-868-2832

---

April 23, 2024

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

Property - TBD Pine Grove Rd  
Stonewall, LA 71078  
Client - Client and assignees  
File No. - 24040021  
Case No. - TBD Pine Grove Rd #3-#6

Dear Ms. Mayhall:

In accordance with your request, I have prepared an appraisal of the real property located at TBD Pine Grove Rd, Stonewall, LA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 04/22, 2024 is :

\$260,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Powell Appraisal Service



Robert Powell  
LA Certification #1030

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LAND APPRAISAL REPORT

TBD Pine Grove Rd #3-#6  
File No. 24040021

**IDENTIFICATION**

Owner Stone Grove, LLC Census Tract 9501.03 Map Reference 22-031  
 Property Address TBD Pine Grove Rd  
 City Stonewall County DeSoto State LA Zip Code 71078  
 Legal Description Lots 3,4,5&6 of Stone Grove Subd  
 Sale Price \$N/A Date of Sale N/A Property Rights Appraised  Fee  Leasehold  De Minimis PUD   
 Actual Real Estate Taxes \$TBD (yr.)  
 Client DeSoto Parish Police Jury Address 101 Franklin St, Mansfield, LA, 71052  
 Occupant Vacant Land Appraiser Robert Powell Instructions to Appraiser Provide an opinion of value  
 Intended User: Client and assignees Intended Use: Provide supported market based opinion of market value

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<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"/> Over Supply	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>70</u> % 1 Family	<u>5</u> % 2-4 Fam	<u>5</u> % Apts.	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>100.000000</u> % Industrial	<u>20</u> % Vacant	<u>20</u> % Undeveloped/Agri-Use	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(*) From <u>Vacant Land</u> To <u>Residential</u>			Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>    </u> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	<u>\$ 10,000</u> to <u>\$ 1,200,000</u>		Predominant Value <u>\$ 275,000</u>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>New</u> yrs. to <u>155</u> yrs.	Predominant Age <u>2-5</u> yrs.						

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Area has access to stable employment, medical facilities, shopping, schools and other amenities in the Stonewall market (2,500)/Mansfield (5,000) as well as the larger Shreveport market (Shreveport pop approx 190,000).Area provides the advantages of "country" living while being close to the city conveniences.Homes in area are compatible. Appeal to market is average.

**SITE**

Dimensions 500Fx355LSx500Rx355RS = 4.075 +/- acres  Corner Lot  
 Zoning Classification R-1 Residential Present improvements  do  do not conform to zoning regulations  
 Highest and best use:  Present use  Other (specify) Residential  
 Elec.  Public Available OFF SITE IMPROVEMENTS  
 Gas  Other (Describe) Available Street Access:  Public  Private  
 Water  Available Surface Asphalt Topo Level, slopes to street  
 San. Sewer  To be septic Maintenance:  Public  Private Size Slightly larger than typical  
 Underground Elect. & Tel.  Storm Sewer  Curb/Gutter Shape Rectangular  
 Sidewalk  Street Lights View Residential  
 Drainage Appears adequate  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The site is located on the west side of Pine Grove Rd, approx 1/2 mile south of the Stonewall Frierson Rd. There were no adverse easements or encroachments that would adversely affect the marketability of the subject site. \*\*\* See Additional Comments \*\*\*

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

For the Market Data Analysis  See grid below.  See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TBD Pine Grove Rd Stonewall, LA 71078	Pine Grove #1 Stonewall, LA 71078	Pine Grove #2 Stonewall, LA 71078	TBD Pine Grove Stonewall, LA 71078
Proximity to Subj.		0.07 miles NW	0.04 miles N	0.20 miles N
Sales Price	\$ N/A	\$ 65,000	\$ 65,000	\$ 130,000
Price	\$	\$ 63,788	\$ 63,788	\$ 63,788
Data Source	Observation	N TREIS #20459901	N TREIS #20461496	Inst #795344
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 01/12/2024	DESCRIPTION 01/12/2024	DESCRIPTION 01/12/2024
Location	Stonewall area	Stonewall area	Stonewall area	Stonewall area
Site/View	Typical for Area	Typical for Area	Typical for Area	Typical for Area
Site Area	4.075 +/- acres	1.019 acres, +/- -1,276	1.019 acres, +/- -1,276	2.038 acres, +/- -1,276
Road Access	Asphalt Road	Asphalt Road	Asphalt Road	Asphalt Road
Land Use	Residential	Residential	Residential	Residential
Improvements	Utilities available	Utilities available	Utilities available	Utilities available
Sales or Financing Concessions	N/A	Cash	Cash	Conventional
	N/A	N/A	N/A	N/A
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -1,276	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -1,276	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -1,276
Indicated Value of Subject		Gross 2.0% Net -2.0% \$ 63,724	Gross 2.0% Net -2.0% \$ 63,724	Gross 1.0% Net -1.0% \$ 63,724/ac

Comments on Market Data: Above similar sales are in the market area and are believed to be the best available to reflect the market value of the subject. Adjustments were required for site size for # comps (-2%) for being a smaller tracts, none for amenities, and none as a time adjustment. The range of values is normal and typical for this market area. \*See add'l comments\*

**RECONCILIATION**

Comments and Conditions of Appraisal: The estimated indicated value is "as is" value to facilitate a sale within 90 days. After the analysis of the data gathered was reviewed, the three sales most like the subject were selected to use in the final analysis. It was felt that all comparables are reflective of the estimated value of subject. Opinion of value is contingent on attached limiting conditions. \*In appraiser's opinion, the site value = 4.075 acres x \$63,724/ac = \$259,675 (rounded \$260,000)\*

Final Reconciliation: The Income Approach and Cost Approach are not applicable in a vacant land appraisal. The Direct Sales Approach is deemed most reliable to indicate market value as the sales in this analysis were considered physically similar to the subject and the Direct Sales Comparison Approach is most reflective of the current market reactions.

**ADDITIONAL COMPARABLES**

Intended User		Client and assignees													
Property Address		TBD Pine Grove Rd													
City		Stonewall		County		DeSoto		State		LA		Zip Code		71078	
Client		DeSoto Parish Police Jury													
ITEM		Subject Property		COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6					
<b>MARKET DATA ANALYSIS</b>	Address		TBD Pine Grove Rd Stonewall, LA 71078		1781 Hwy 171(New Storage Bldgs)) Stonewall, LA 71078										
	Proximity to Subj.				2.31 miles SW										
	Sales Price		\$ N/A		\$ 200,000										
	Price		\$		\$ 52219										
	Data Source		Observation		Doc #782816										
	Date of Sale and Time Adjustment		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjustment	DESCRIPTION		+ (-) \$ Adjustment	DESCRIPTION		+ (-) \$ Adjustment		
			N/A		06/28/2022										
	Location		Stonewall area		US Hwy										
	Site/View		Typical for Area		Typical for Area										
	Site Area		4.075 +/- acres		3.83 acres, +/-										
	Road Access		Asphalt Road		Asphalt Road										
	Land Use		Residential		Commercial										
	Improvements		Utilities available		~120' on Hwy 171										
Sales or Financing Concessions		N/A		Conventional											
		N/A		N/A											
Net Adj. (Total)				<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$			<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$			<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$					
Indicated Value of Subject				Gross 0.0%											
				Net 0.0% \$ 52,219/ac											

Comments on Market Data Analysis



**ADDITIONAL COMMENTS**

Intended User	Client and assignees		
Property Address	TBD Pine Grove Rd		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		

**LEGAL DESCRIPTION**

Scope of Work: The type and extent of research and analyzes in an assignment  
 The following steps were used by appraiser in developing an opinion of value for the subject property.

1. Defining the problem - Provide an opinion of value for the subject property based on current market conditions.

2. Analyze the information

Information obtained from:

Governmental agencies/sources for subject characteristics

MLS or similar data base maintained by appraiser

Determination of subject property characteristics - size, amenities, market area, and market expectations

Research into physical and economic factors that could affect subject

3. Observation/inspection of subject property.

Appraiser will:

Inspect the property to note characteristics of the property that are relevant to its valuation.

Investigate available market data for use in a sales comparison approach to value (The Income and Cost Approach are not reliable indicators of value in a Land Appraisal)

Investigate and analyze any pertinent easements or restrictions

Analyze the data found and reach conclusions regarding the market value

Prepare the appraisal in accordance with the Uniform Standards of Professional Appraisal Practice

4. Forming an opinion of value

5. Reporting the analysis, conclusions, and market data on the client requested format.

**SITE**

A multitude of considerations affecting an analysis of this subject site exist.

This site analysis included consideration of the following factors:

1. Shape, size, and road frontage.

2. Topography

3. Flooding

4. Easements and encroachments

5. Utilities

6. Environmental - No hazardous materials or waste site was observed upon inspection.

7. Soils - No testing of the soil was performed but soil type appeared to be typical of the area.

8. Zoning - No zoning in area

9. Private restrictions - No restrictions were found that would affect subject site.

10. Current Use - Vacant homesites

11. Highest and best use

The main consideration of site analysis is determination of "highest and best use."

There are four criteria for estimating highest and best use:

1. Physically possible use

2. A legal use

3. A feasible use

4. Among the feasible uses, which will produce the highest net return or the highest present worth?

The strongest indicator for potential of this site is some form of residential use.

Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon the build ability. Appraiser recommends due diligence be conducted through local building department or municipality

**ADDITIONAL COMMENTS**  
 Page 2

Intended User	Client and assignees		
Property Address	TBD Pine Grove Rd		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		

to investigate build ability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

**COMMENTS ON MARKET DATA**

Supply and Demand Analysis:

Factors affecting supply include slightly increased land values which have caused land to become available on the market.

Factors affecting demand include location, schools, and access to amenities wanted and expected by this market.

A comparison of sales activity in the market area indicated that the market is stable with slightly increasing land values.. Lower interest rates in recent years have generated add'l interest in the area.

The expected absorption trends are 60 to 180 days fro properties on the market.

Reasonable exposure time (1-4 months) and marketing time (1-4 months) is inherent in this market and is used in this analysis

This analysis provided a range of values from \$52,219/ac to \$63,274/ac.

The mean of the range = \$60,848 with hte medain = \$63,724

In appraiser's opinion, the subject site value is \$63,724/ac.

(Most like Comps # 1 - # 3)

**FINAL RECONCILIATION**

Competency Provision: Appraiser has completed previous appraisals of similar type properties and is very familiar with the market area and similar properties.

This appraisal assignment acceptance was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The purpose of this report is to develop and report an opinion of value for the subject property. The intended use of the report is to assist the client in evaluation the subject property. The definition of market value which was applied by this appraiser was taken from the USPAP Standards Definitions 01/01/24, and is used by agencies that regulate federally insured financial institutions in the United States.

A reasonable exposure time (1-4 months) is inherent in the market-value concept. In this analysis, an examination of exposure time was linked to the value incorporated in the final opinion of value for this type of property in this market area.

Add'l Certification Statements:

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

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 a sale at market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The exposure time was concluded to be equal to the marketing time reported on page 1 of this report.

**ADDITIONAL COMMENTS**  
Page 3

Intended User	Client and assignees						
Property Address	TBD Pine Grove Rd						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						

\*\*\*Appraiser did not include any mineral rights in this analysis or valuation.

### PHOTOGRAPH ADDENDUM

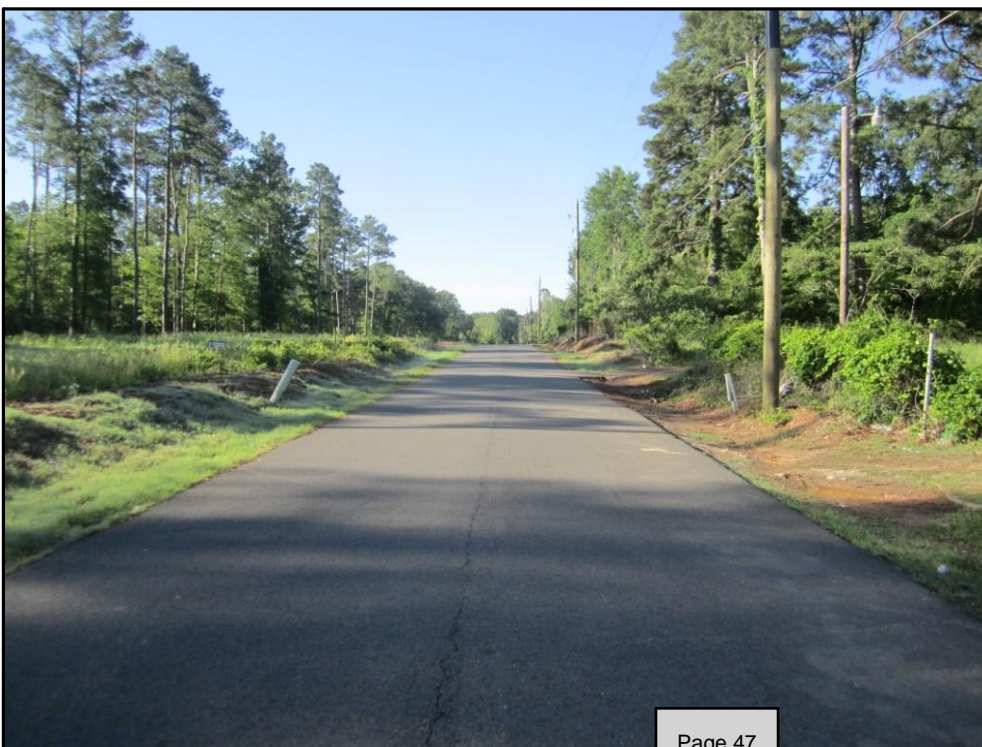
Intended User	Client and assignees						
Property Address	TBD Pine Grove Rd						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**



### PHOTOGRAPH ADDENDUM

Intended User	Client and assignees						
Property Address	TBD Pine Grove Rd						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



General View



Street Scene

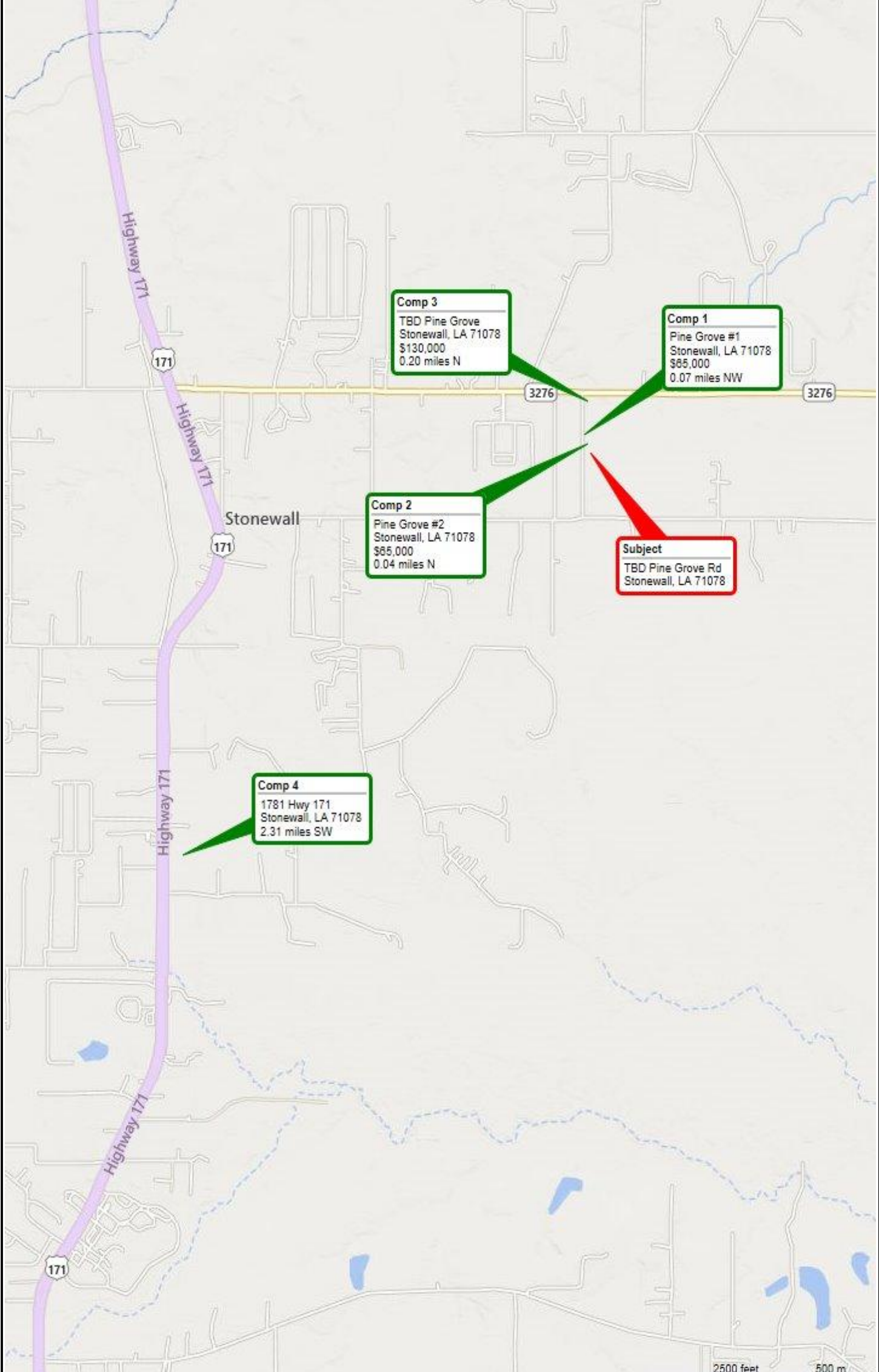


Access to Stonewall Frierson



### Location Map

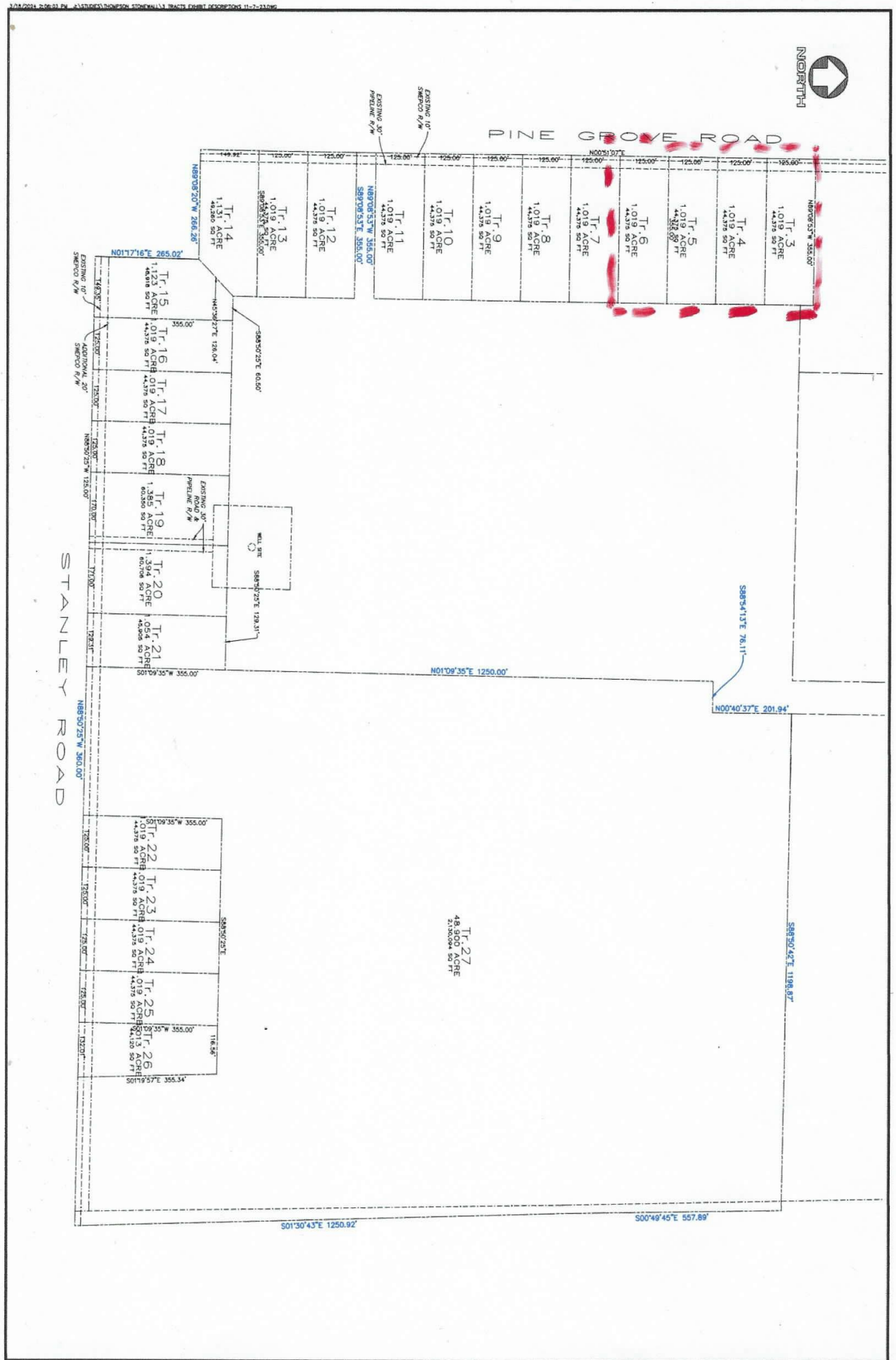
Intended User	Client and assignees						
Property Address	TBD Pine Grove Rd						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



2500 feet 500 m

# SITE PLAN

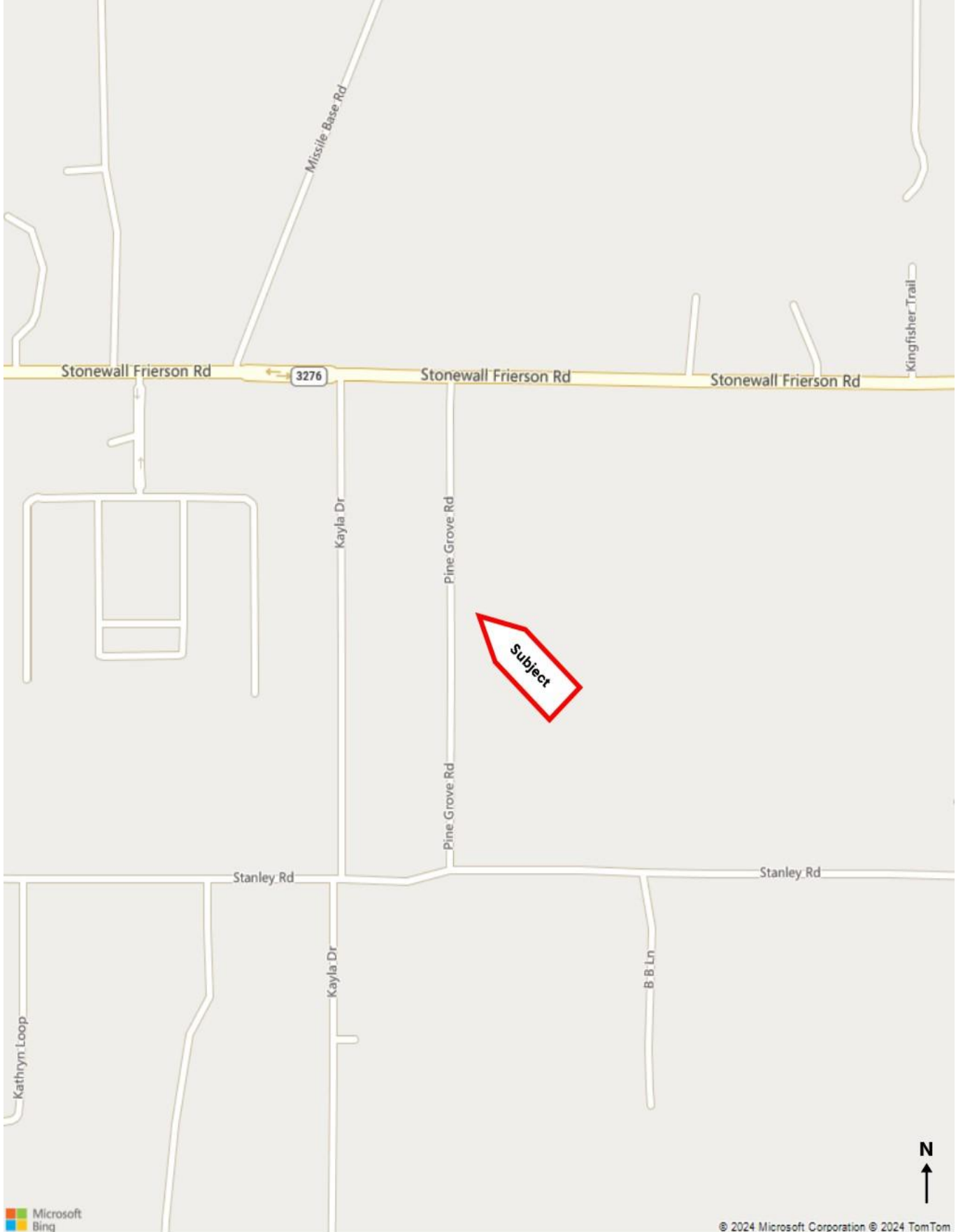
Intended User	Client and assignees		
Property Address	TBD Pine Grove Rd		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		



<p style="text-align: center;">1 ACRE LOTS PINE GROVE ROAD-STANLEY ROAD</p> <p style="text-align: center;">STONE GROVE, LLC</p>	<p><b>Mohr and Associates, Inc.</b>  <i>Consulting Civil Engineers &amp; Land Surveyors</i>        1324 N. Heame Ave., Ste 301 Phone: (318) 686-7190        Shreveport, Louisiana 71107 Fax: (318) 402-4400</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE									
NO.	REVISIONS	DATE												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Date</td> <td>3/7/2023</td> </tr> <tr> <td>Scale</td> <td>1"=100'</td> </tr> <tr> <td>Drawn</td> <td>DFB III</td> </tr> <tr> <td>Job</td> <td> </td> </tr> <tr> <td>Sheet</td> <td>1</td> </tr> <tr> <td>of</td> <td>1</td> </tr> </table>	Date	3/7/2023	Scale	1"=100'	Drawn	DFB III	Job		Sheet	1	of	1		
Date	3/7/2023													
Scale	1"=100'													
Drawn	DFB III													
Job														
Sheet	1													
of	1													

# FLOOD MAP

Intended User	Client and assignees		
Property Address	TBD Pine Grove Rd		
City	Stonewall	County	DeSoto
		State	LA
		Zip Code	71078
Client	DeSoto Parish Police Jury		



**Flood Zones**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: magenta; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 100-year flooding</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 500-year flooding</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Areas of undetermined but possible flood hazards</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: cyan; border: 1px solid black; margin-right: 5px;"></span> Floodway areas with velocity hazard</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid black; margin-right: 5px;"></span> Floodway areas</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid black; margin-right: 5px;"></span> COBRA zone</li> </ul> |
|---|--|

**Flood Zone Determination**

**Latitude:** 32.278631  
**Longitude:** -93.793176  
**Community Name:**  
 STONEWALL, TOWN OF  
**Community:** 220411  
**SFHA (Flood Zone):** No  
**Within 250 ft. of multiple flood zones:** No  
**Zone:** X  
**Panel:** 0020C  
**FIPS Code:** 22031

**Map #:** 22031C0020C  
**Panel Date:** 12/16/2003  
**Census Tract:** 9501.03

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



Intended User	Client and assignees						
Property Address	TBD Pine Grove Rd						
City	Stonewall	County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police Jury						



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

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

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

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.



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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

**APPRAISER**

Signature *Robert Powell*  
 Name Robert Powell  
 Company Name Powell Appraisal Service  
 Company Address 610 Lake Forbing Drive  
Shreveport, LA 71106  
 Telephone Number 318-868-2832  
 Email Address powellappraisal@yahoo.com  
 Date of Signature and Report 04/23/2024  
 Effective Date of Appraisal 04/22, 2024  
 State Certification # 1030  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State LA  
 Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED  
TBD Pine Grove Rd  
Stonewall, LA 71078  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 260,000  
 CLIENT  
 Name Ms. Brittany Mayhall  
 Company Name DeSoto Parish Police Jury  
 Company Address 101 Franklin St  
Mansfield, LA 71052  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

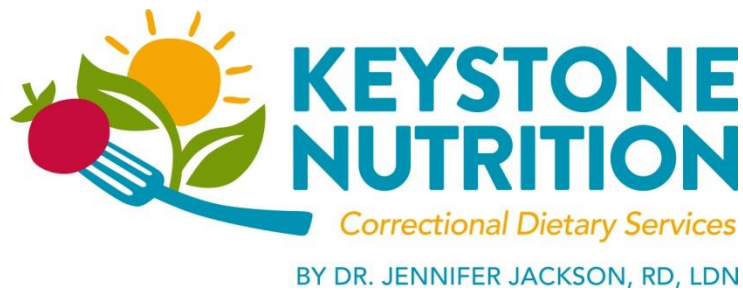
Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification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

**SUBJECT PROPERTY**

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

**COMPARABLE SALES**

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



April 17, 2024

Warden Cotton,

I met with Nurse Youngblood and Ms. Wilcott today to discuss the food and nutrition services needs at DeSoto Parish Detention Center. Below are the issues you discussed, and dietitian services I can provide, along with cost.

The facility has no menus.

**Recommendation: Develop Regular menus that meet the Dietary Guidelines for Americans 2020-2025 (DGA) for sedentary men, of 2200-2600 calories, Diet Menus (diabetes, hypertension, hypercholesterolemia, cardiac) and Religious Menus (no pork, and others as needed). Menus will consist of to 2 hot and 1 cold meal (cold breakfast, hot lunch, hot dinner/supper), which is approved under the Louisiana Basic Jail Guidelines. Also, a menu for wired jaws, and any other special menus needed, will be developed. In addition, menus will be healthier, by eliminating all fried foods, and substitute with baked instead.**

People with diabetes receive snacks.

**Recommendation: According to the American Diabetes Association, snacks are no longer recommended for people with diabetes.**

Individuals with HIV receive a snack.

**Recommendation: According to the CDC, treatment for HIV is no longer extra calories. Instead, antiretroviral therapy is recommended.**

Pregnancy Diets receive double portions.

**Recommendation: According to the DGA, the average woman needs between 1800 and 2000 calories. Pregnant women need 340 calories and 452 calories in the second and third trimesters, respectively. If the Regular menu is at least 2400 calories, pregnant females do not need double portions. You may consider providing an evening snack, due to the 12 hours between dinner/supper and breakfast.**

Road crew receive bagged deli meat, which sits in the hot sun, which is a sanitation hazard.

**Recommendation: Provide peanut butter and jelly instead of del meat sandwiches.**

**Cost to provide these services are \$2,500/month.**

I look forward to discussing these concerns and recommendations with you. I am also available to provide these services whenever you would like for me to begin.

Thank you for your consideration, Dr. Jennifer Jackson  
Registered and Licensed Correctional Dietitian/Nutritionist

---

[keystonenutrition@outlook.com](mailto:keystonenutrition@outlook.com)

337.356.2244

P.O. Box 2064 Lafayette, LA 70502

Website: [www.keystonenutrition.co](http://www.keystonenutrition.co)