



# DESOTO PARISH POLICE JURY

May 06, 2024 at 5:02 PM

**Buildings and Properties & Parks and Recreational  
Committee**

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

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## AGENDA

Nick Rains, Chairman, Kieth Parker, Richard Fuller, Ernel Jones and Robby Latham

**A. CALL TO ORDER**

**B. CALL FOR ADDITIONS AND DELETIONS**

**C. GUEST AND PUBLIC COMMENTS**

**D. BUILDINGS AND PROPERTIES ITEMS**

1. Amend the Jail Budget Capital for the upgrade of cameras at the Detention Center in the amount of \$97,000 (State Contract)
2. Update on the DeSoto Parish Media Center
3. Discuss and take action on purchasing the property located next to the Registrar's Office for the appraised value

**E. PARKS AND RECREATIONAL ITEMS**

4. Discuss plans on developing a Sports Complex at the Industrial Park (Airport)

**F. ADJOURN**



**Homeland Safety Systems, LLC**  
**P.O. Box 5815**  
**Bossier City, LA 71171-5815**  
**Tel: (318)221-8062 Fax: (318)524-8586**

**Proposal**

**Client Information**

DesoPSO / Detention Center  
 Warden Billy Cotton  
 205 Franklin Street  
  
 Mansfield, LA 71052

Proposal Number 6565  
 Date 1/19/2024 Expires 5/30/2024  
 Salesperson Shannon Reiland

Qty	Description	Unit Price	Taxes	Total
2	32 Channel Network Video Recorder with Audio	\$7,527.13	\$0.00	\$15,054.26
1	BNSC#4400023811 - Full Retail Price \$8,363.48	\$0.00	\$0.00	\$0.00
58	True Day/Night Vandal Proof Camera - Turret - All Weather	\$561.83	\$0.00	\$32,586.14
1	BNSC#4400023811 - Full Retail Price \$624.26	\$0.00	\$0.00	\$0.00
2	High Speed PTZ - IP- 3x Zoom - Infra-red	\$1,760.09	\$0.00	\$3,520.18
1	BNSC#4400023811 - Full Retail Price \$1,955.65	\$0.00	\$0.00	\$0.00
2	24 port Gigabit Switch	\$241.87	\$0.00	\$483.74
1	BNSC#4400023811 - Full Retail Price \$268.74	\$0.00	\$0.00	\$0.00
2	16 port Gigabit Switch	\$217.78	\$0.00	\$435.56
1	BNSC#4400023811 - Full Retail Price \$241.98	\$0.00	\$0.00	\$0.00
4	Rack Mount DC Power Supplies (Indoors Application) 12v20A, 18ch	\$174.27	\$0.00	\$697.08
1	BNSC#4400023811 - Full Retail Price \$193.63	\$0.00	\$0.00	\$0.00
2	1500 VA UPS (RACK)	\$795.65	\$0.00	\$1,591.30
1	BNSC#4400023811 - Full Retail Price \$884.05	\$0.00	\$0.00	\$0.00
2	1000VA UPS	\$323.90	\$0.00	\$647.80
1	BNSC#4400023811 - Full Retail Price \$359.89	\$0.00	\$0.00	\$0.00
2	IP - Video Management System Server	\$3,676.82	\$0.00	\$7,353.64
1	BNSC#4400023811 - Full Retail Price \$4,085.35	\$0.00	\$0.00	\$0.00
4	50" Monitor	\$566.99	\$0.00	\$2,267.96
1	BNSC#4400023811 - Full Retail Price \$629.99	\$0.00	\$0.00	\$0.00
100	Initial Software Configuration - BNSC#4400023811	\$120.00	\$0.00	\$12,000.00
168	Labor for Installation of Equipment - BNSC#4400023811	\$120.00	\$0.00	\$20,160.00

Sub Total \$96,797.66  
 Sales Tax \$0.00  
 Total This Proposal \$96,797.66



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This proposal contains State Contract pricing and the entire proposal constitutes a State Contract purchase.

Homeland Safety Systems State Contract# 4400023811.

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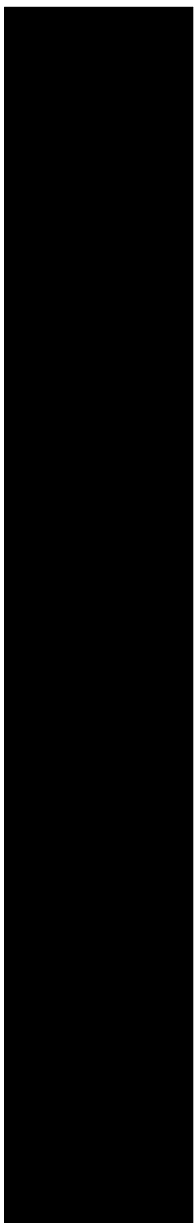
Please print name here

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Please sign name here

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Date Approved



**APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

TBD Crosby St  
Mansfield, LA 71052

for

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

as of

03/05, 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

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March 8, 2024

DeSoto Parish Police Jury  
101 Franklin St  
Mansfield, LA  
71052

Property - TBD Crosby St  
Mansfield, LA 71052  
Client - DeSoto Parish Police Jury  
File No. - 24030004  
Case No. - TBD Crosby St

Dear Sirs :

In accordance with your request, I have prepared an appraisal of the real property located at TBD Crosby St, Mansfield, 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 03/05, 2024 is :

\$46,500

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 Crosby St  
File No. 24030004

IDENTIFICATION

Owner Jeremy and Christina Evans Census Tract 9504 Map Reference 22-031  
 Property Address TBD Crosby St  
 City Mansfield County DeSoto State LA Zip Code 71052  
 Legal Description Lengthy - see attached  
 Sale Price \$N/A Date of Sale N/A Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$126.32 (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	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Present Land Use	<u>65</u> % 1 Family	<u>5</u> % 2-4 Fam	<u>5</u> % Apts.	<u>20</u> % Condo	<u>20</u> % Commercial	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>
	<u>100.000000</u> % Industrial	<u>5</u> % Vacant	<u>5</u> % Undeveloped	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	<u>\$ 10,000</u> to <u>\$ 850,000</u>	Predominant Value <u>\$ 75,000</u>		<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>New</u> yrs. to <u>155</u> yrs.	Predominant Age <u>45</u> yrs.		<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Mansfield - Area has access to stable employment, medical facilities, shopping, schools and other amenities in the Mansfield market as well as the larger Shreveport market (Shreveport population approx 190,000), approx 30 minutes N. Area provides the advantages of small town living while being close to the city conveniences. Homes in the area are compatible. Appeal to market is average.

SITE

Dimensions 55.29Fx138.3LSx56.94Rx138.31RS = 0.178 +/- 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) \_\_\_\_\_  
 Elec.  Public  Other (Describe) \_\_\_\_\_  
 Gas  Available  
 Water  Available  
 San. Sewer  Available  
 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 Typical for area  
 Shape Rectangular  
 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 Crosby St, just south of the DeSoto Registrar of Voters. There is good access from a side street leading from Crosby to the Clista Center. 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.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TBD Crosby St Mansfield, LA 71052	1121 Polk St (Urgent Care) Mansfield, LA 71052	1118 Polk St (Across from Broad) Mansfield, LA 71052	1101 Polk St (Wash@Polk) Mansfield, LA 71052
Proximity to Subj.		0.53 miles E	0.47 miles E	0.35 miles W
Sales Price	\$ N/A	\$ 286,451	\$ 60,000	\$ 40,000
Price	\$	\$ 12.43/sf	\$ 4.59/sf	\$ 6.16/sf
Data Source	Observation	Inst #783451	Inst #790149	Inst #757671
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 07/28/2022	DESCRIPTION 05/15/2023	DESCRIPTION 02/08/2019
Location	Mansfield area	Mansfield(Superior) -6.22	Mansfield area	Mansfield area
Site/View	Residential	Residential	Residential	Residential
Site Area	0.178 +/- acres	.529 acres, +/-	.30 acres, +/-	.149 acres, +/-
Road Access	Asphalt/Side Con St	Asphalt Road	Asphalt Road	Asphalt Road
Land Use	Commercial	Commercial	Commercial	Commercial
Improvements	Utilities available	Utilities available	Utilities available	Utilities available
Sales or Financing Concessions	N/A	N/A	N/A	N/A
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -6	<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% \$ 6.21/sf	Gross 0.0% Net 0.0% \$ 4.59/sf	Gross 0.0% Net 0.0% \$ 6.16/sf

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 # 4 (+100%)& # 5 (200%) for being a larger tract, none for amenities, and none as a time adjustment. An adjustment was required for # 1 - being a superior location (-50%). 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 five 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 = .178 acres (7753.68sf) x \$6.00/sf = \$46,500\*

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	TBD Crosby St		
City	Mansfield	County	DeSoto
		State	LA
		Zip Code	71052
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 - R-1 Residential

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

10. Current Use - Vacant Homesite

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 if commercial zoning is available.

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



**ADDITIONAL COMMENTS**  
Page 2

Intended User	DeSoto Parish Police Jury		
Property Address	TBD Crosby St		
City	Mansfield	County	DeSoto
		State	LA
		Zip Code	71052
Client	DeSoto Parish Police Jury		

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 \$3.044/sf to \$6.21/sf.

The mean of the range = \$5.17/sf with the median of the range = \$5.84/sf

In appraiser's opinion, the subject site value is \$6.00/sf.

The side street for access moves the value range to the upper end of the value ranges.

**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.

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	TBD Crosby St						
City	Mansfield	County	DeSoto	State	LA	Zip Code	71052
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	TBD Crosby St						
City	Mansfield	County	DeSoto	State	LA	Zip Code	71052
Client	DeSoto Parish Police Jury						



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**

### PHOTOGRAPH ADDENDUM

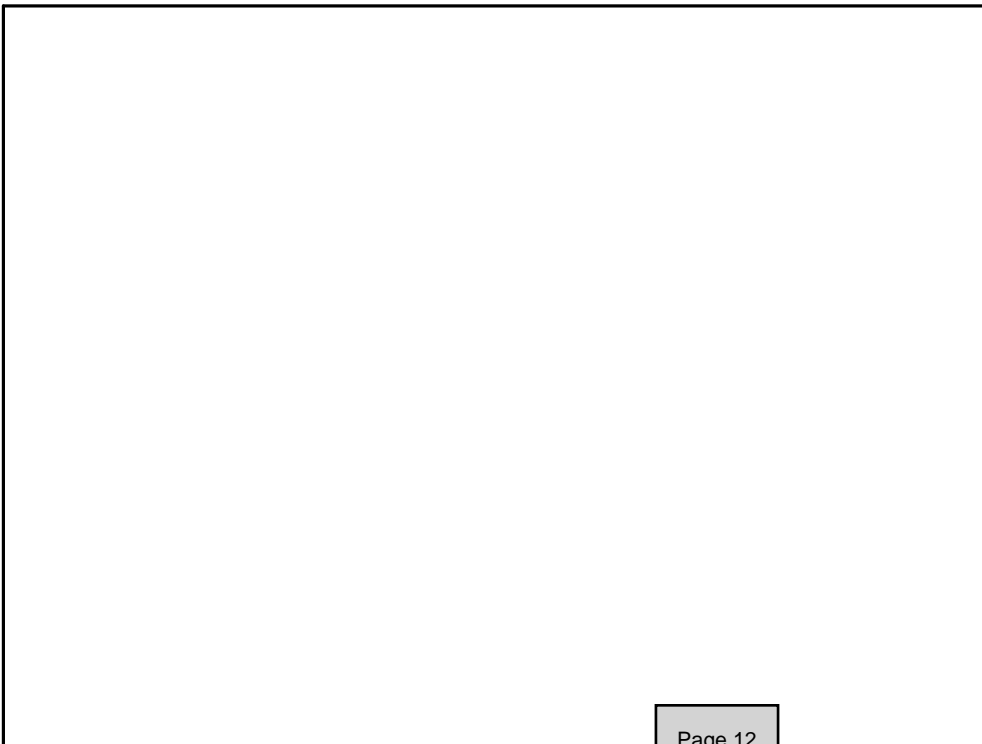
Intended User	DeSoto Parish Police Jury						
Property Address	TBD Crosby St						
City	Mansfield	County	DeSoto	State	LA	Zip Code	71052
Client	DeSoto Parish Police Jury						



Side Street

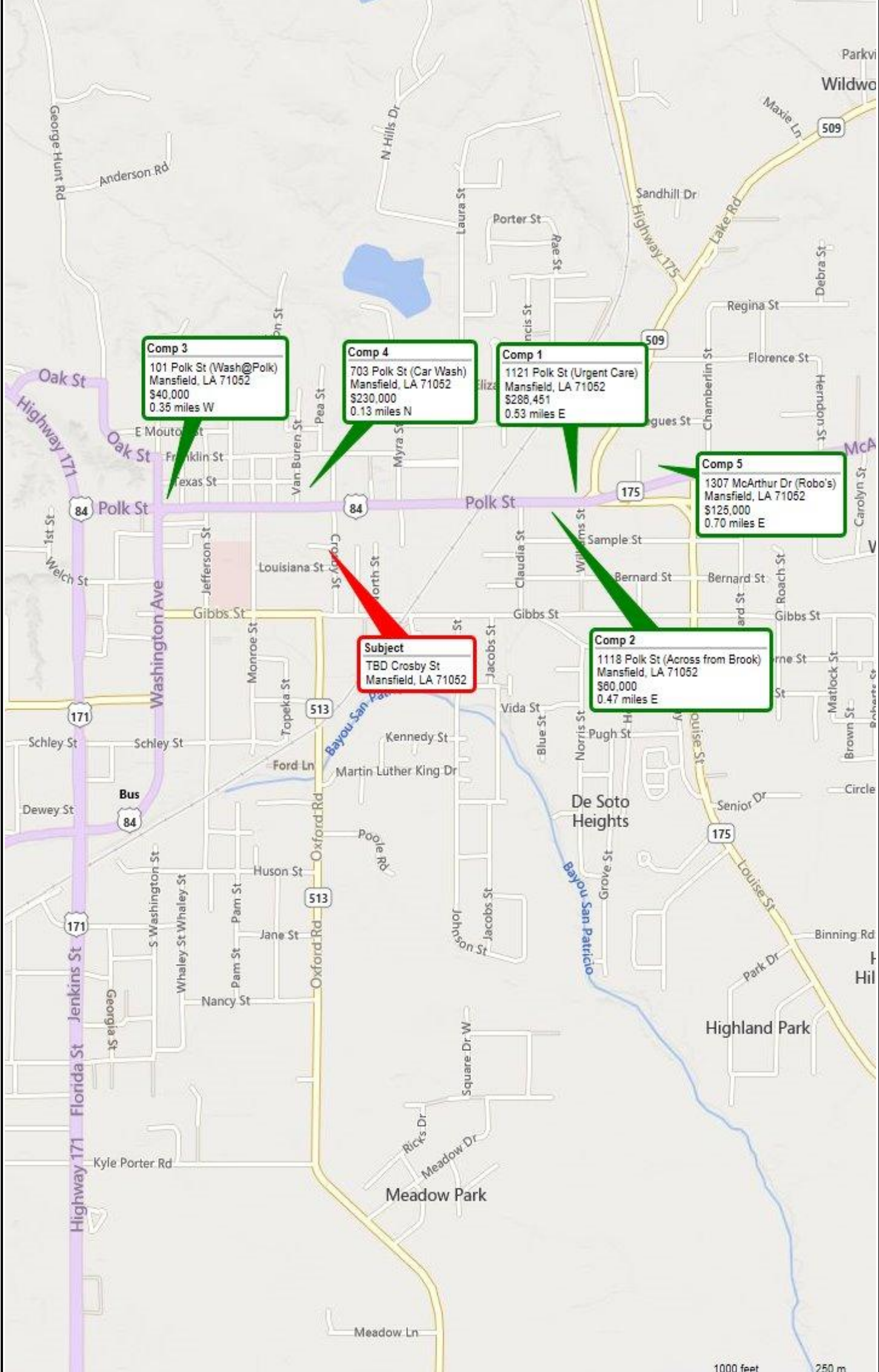


Street Scene



### Location Map

Intended User	DeSoto Parish Police Jury						
Property Address	TBD Crosby St						
City	Mansfield	County	DeSoto	State	LA	Zip Code	71052
Client	DeSoto Parish Police Jury						



1000 feet 250 m

**SITE PLAN**

Intended User	DeSoto Parish Police Jury		
Property Address	TBD Crosby St		
City	Mansfield	County	DeSoto
		State	LA
		Zip Code	71052
Client	DeSoto Parish Police Jury		

**This document is for informational purposes only.**  
2024 Assessment Listing

**Parcel#**  
0400451532A

**Primary Owner**  
EVANS, JEREMY M. &  
**Mailing Address**  
CHRISTINA S. EVANS  
458 BATTS RD.  
LOGANSPO RT LA 71049

**Ward**  
WD 4 MAN

**Type**  
REAL PROPERTY

**Legal**  
COMM AT THE NE COR BLOCK 67, TOWN OF MANSFIELD, LOCATED IN SEC 9 T12 R13, DESOTO PARISH, LA; TH S 00'21'33" W 209.98 FT TO THE POB; TH S 00'00'00" W 55.29 FT; TH N 90'00'00" W 138.30 FT; TH N 00'00'00" E 56.94 FT; TH S 89'19'03" E 138.31 FT TO THE POB, CONT. 0.178A, MORE OR LESS (201-38)(369-383)(668-117)(668-362)(682-9)(687-472)(692-375)(697-674)(707-616)(709-401)(760875)(762520).

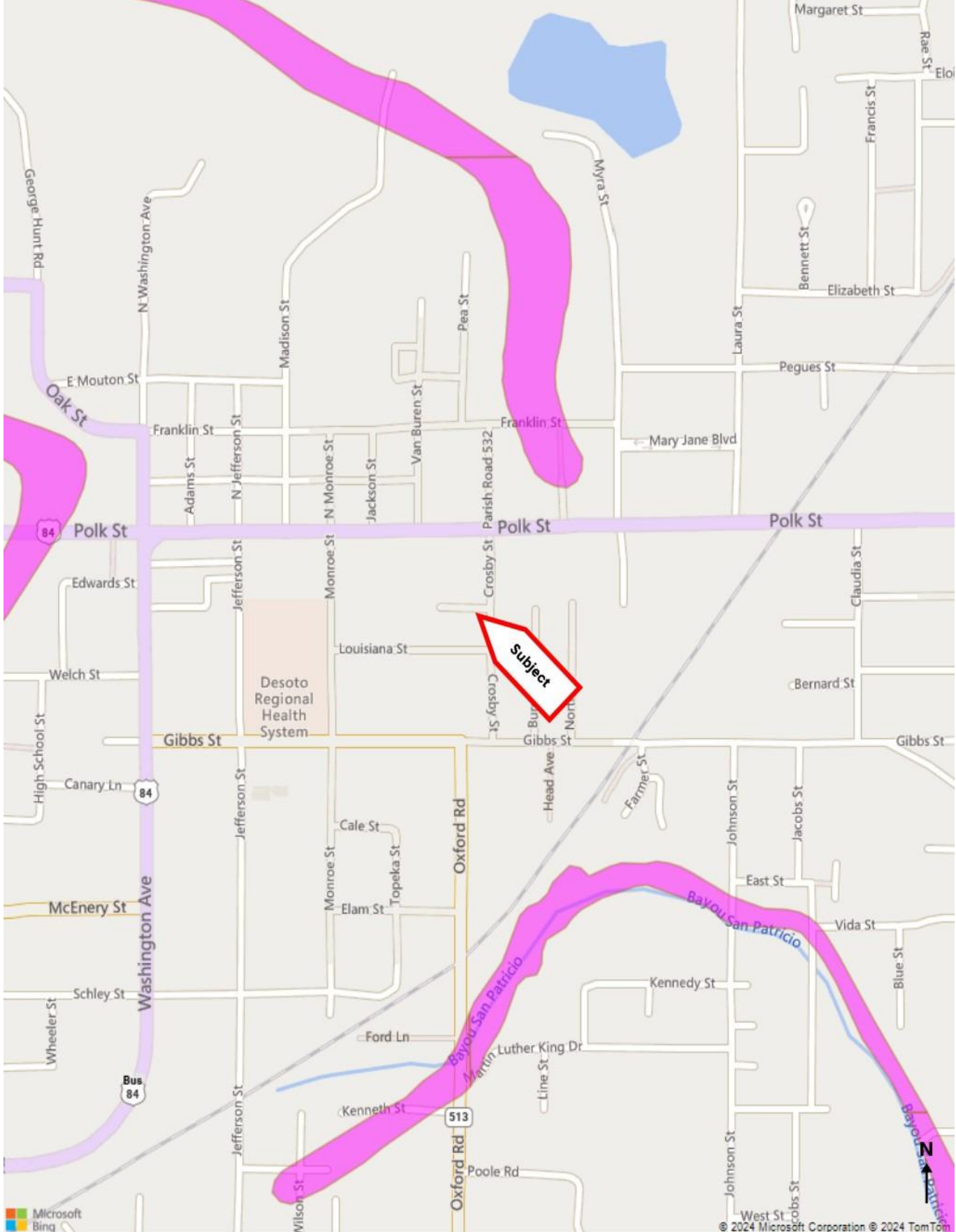
**Physical Address**

Parcel #	Area	Value	Market Value
0400451532A	0.178A	11,500	1,500
TOTAL	0.178A	11,500	1,500



# FLOOD MAP

Intended User	DeSoto Parish Police Jury		
Property Address	TBD Crosby St		
City	Mansfield	County	DeSoto
		State	LA
		Zip Code	71052
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

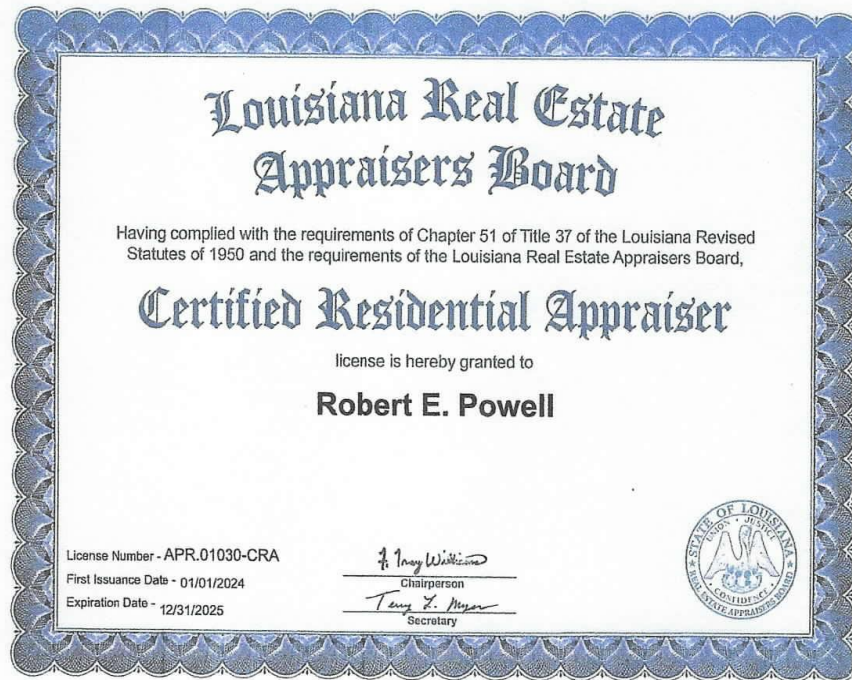
### Flood Zone Determination

**Latitude:** 32.036385  
**Longitude:** -93.704813  
**Community Name:**  
 MANSFIELD, CITY OF  
**Community:** 220337  
**SFHA (Flood Zone):** No  
**Within 250 ft. of multiple flood zones:** No  
**Zone:** X  
**Panel:** 0290C  
**FIPS Code:** 22031

**Map #:** 22031C0290C  
**Panel Date:** 12/16/2003  
**Census Tract:** 9504

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	TBD Crosby St						
City	Mansfield	County	DeSoto	State	LA	Zip Code	71052
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 03/08/2024  
 Effective Date of Appraisal 03/05, 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 Crosby St  
Mansfield, LA 71052  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 46,500  
 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 \_\_\_\_\_