

Report Type: Evaluation - Residential - Land  
Subject Property: Lot 6 Drive 2724, Guntown, MS  
Requested By:  
Institution:  
Request Date: 1/2/2025  
Evaluation ID:

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**Borrower**  
**Lot 6 Drive 2724**  
**Guntown, MS 38849**



## EVALUATION SUMMARY

This report is for:	Borrower
Effective Date:	1/2/2025
Report Date:	1/17/2025
Subject Photos:	Photos taken 1/2/2025. Author reviewed photos taken by third-party contractor.

Approach	Value Indication	Value per acre
Sales Comparison	\$43,400	\$13,152
<b>Reconciled Market Value</b>		
<b>As Is</b>	<b>\$43,400</b>	<b>\$13,152</b>

Valued As: Fee Simple

**Author:** Jon Zawicki



## Subject Information

Property Type:	Residential - Land
Residential Style:	Vacant Land
Address:	Lot 6 Drive 2724, Guntown, MS
Parcel ID(s):	0160-14-009-00
Legal Description:	PT S1/2 B 2019 P 008175 07/03/2019
Zoning (if available):	Single Family Residential
Assessment:	\$30,880 (2024)

Surrounding Area:	stable	Market Trend:	stable
Real Estate Values:	stable	Area Vacancy:	0% - 5%
FEMA Panel #:	28081C0075E	In a Flood Plain:	No

Sales in the past 3 years:	0
Offer to Purchase	Offer for \$30,000 on 11/20/2024

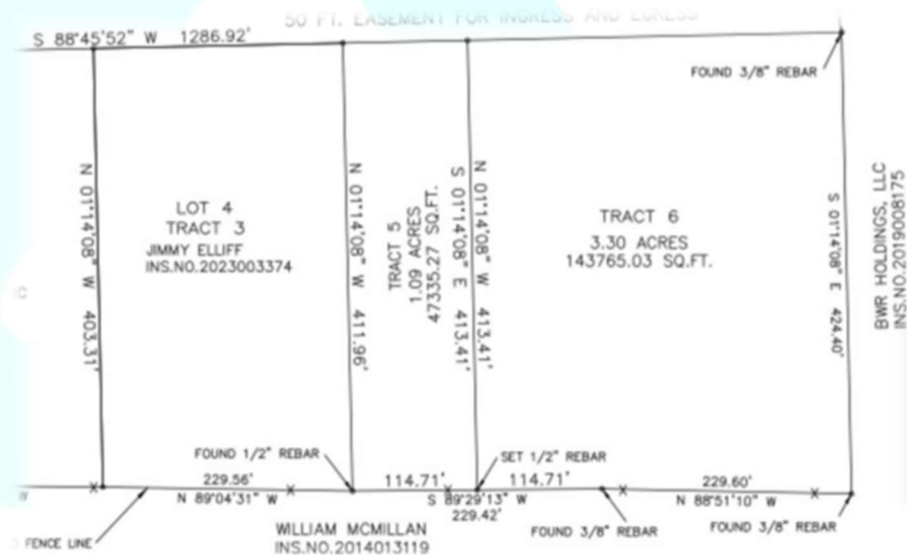
## MAPS

### Comparable Sales Map

Property	Pin	Address	Approx. Distance to Subject
Subject	S	Lot 6 Drive 2724, Guntown, MS 38849	N/A
Comp 1	1	Lot 5, White Oak Ln, Guntown, MS 38849	1.7 mi
Comp 2	2	138 Rd 341, Guntown, MS 38849	3.1 mi
Comp 3	3	Lot 11, Dr 2724, Guntown, MS 38849	164 ft



### Aerial View of Subject



## SALES COMPARISON APPROACH

### Subject and Comparable Photos

#### Subject Property

Lot 6 Drive 2724  
Guntown, MS  
- SF / 3.30 acres



#### Comparable 1

Lot 5, White Oak Ln  
Guntown, MS  
- SF / 1.48 acres



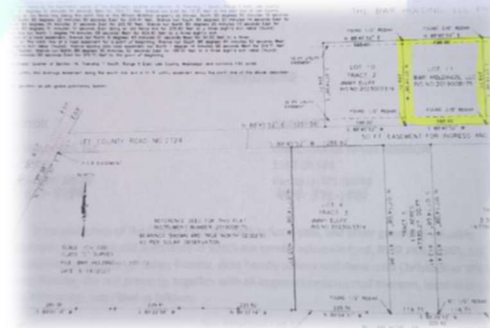
#### Comparable 2

138 Rd 341  
Guntown, MS  
- SF / 4.90 acres



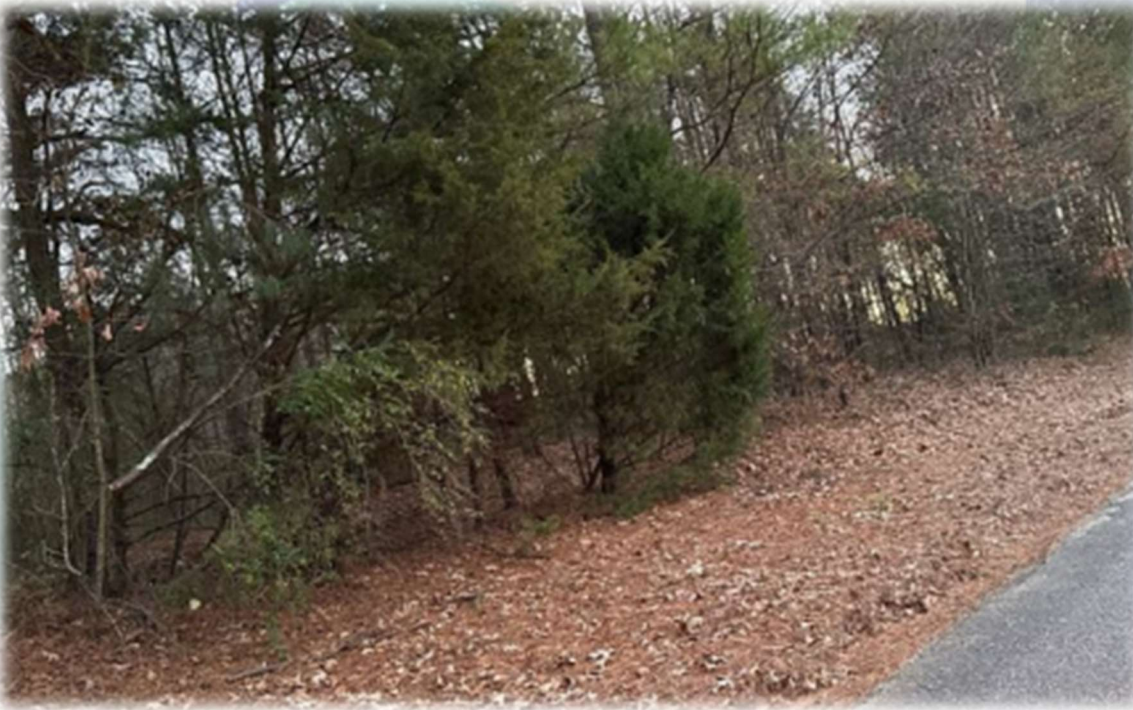
#### Comparable 3

Lot 11, Dr 2724  
Guntown, MS  
- SF / 1.00 acres





## Additional Subject Photos



## Sales Comparison Approach Grid

	Subject	Comparable 1	Adj.	Comparable 2	Adj.	Comparable 3	Adj.
Address	Lot 6 Drive 2724	Lot 5, White Oak Ln		138 Rd 341		Lot 11, Dr 2724	
Current Use	Land	Land		Land		Land	
Sale Date	-	7/30/2024	\$214	4/11/2024	\$875	11/12/2024	\$39
Sale Price	-	\$25,000		\$60,000		\$13,900	
Time-Adj Sale Price	-	\$25,214		\$60,875		\$13,939	
Adj \$ per acre	-	\$17,036.49		\$12,423.47		\$13,939.00	
Location	-	comparable	-	comparable	-	comparable	-
Site Acres	3.30	1.48	\$21,840	4.90	-\$19,200	1.00	\$27,600
Water Frontage	-	-	-	-	-	-	-
Year Built	-	-	-	-	-	-	-
Const. Quality	-	-	-	-	-	-	-
Prop. Condition	Average	average	-	average	-	average	-
Building SF							
Above Grade	-	-	-	-	-	-	-
Below Grade (Finished)	-	-	-	-	-	-	-
Below Grade Finish	-	-	-	-	-	-	-
Outbuilding Value	-	-	-	-	-	-	-
Other Attributes	-	-	-	-	-	-	-
Bedrooms	-	-	-	-	-	-	-
Baths (Full / ¾ / Half)	- / - / -	- / - / -	-	- / - / -	-	- / - / -	-
Parking (att./det./carport)	- / - / -	- / - / -	-	- / - / -	-	- / - / -	-
Adjusted Value	-	\$47,054		\$41,675		\$41,539	
Gross Adjustments	-		\$22,054		\$20,075		\$27,639
Net Adjustments	-		\$22,054		-\$18,325		\$27,639
Weight	-	33%		33%		33%	

<b>Sales Approach Indicated Value:</b>	<b>\$43,400</b>
\$ per acre	\$13,152

## Sales Comparison Approach Dissertation

The subject is a residential land property located in Guntown, MS. The search for comparable sales focused on similar properties in the subject's area that sold in the past twelve months. We applied adjustments for the site size of the comparable properties. We also applied a 2% annual time adjustment to each comparable property to account for the current state of the market.

## PROPERTY TAX BILLS



Delta Computer Systems, Inc.

### Property Link LEE COUNTY, MS

Current Date 1/9/2025

Tax Year 2024

Records Last Updated 1/8/2025

PROPERTY DETAIL		
OWNER	BWR HOLDINGS LLC	ACRES : 138.60
	901 RD 503	LAND VALUE : 30880
		IMPROVEMENTS : **NA**
	GUNTOWN MS 38849	TOTAL VALUE: 30880
		ASSESSED : 4632

PARCEL 0160-14-009-00  
ADDRESS RD 417

TAX INFORMATION			
YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	246.56	246.56	0.00
CITY	0.00	0.00	0.00
SCHOOL	296.86	296.86	0.00
TOTAL	543.42	543.42	0.00

LAST PAYMENT DATE 1/3/2025

MISCELLANEOUS INFORMATION	
EXEMPT CODE	LEGAL PT S1/2
HOMESTEAD CODE None	B 2019 P 008175 07/03/2019
TAX DISTRICT 200C	
PPIN 000110	
SECTION 14	
TOWNSHIP 07S	
RANGE 05E	
Book 2019	Page 008175

#### [PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
2023	D&D FINANCIAL LLC	11/19/2024 GOODMAN LAW FIRM



## CONCLUSION

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The subject is a residential property that is currently being used as a land. It is located in a rural area at Lot 6 Drive 2724 in Guntown, MS. The subject is undeveloped, and the land is in Average condition. The subject's site is 3.30 acres. Traffic in the subject's area is low, and in general the subject's area is stable. A third-party contractor took photos of the subject property on January 2, 2025, which the author later reviewed for this report. The subject property has not sold in the past three years. The information for the subject property was obtained from assessor records, a current listing, resources provided by the client, and general research.

We identified three (3) comparable properties in similar locations that have sold. These sales took place between April 2024 and November 2024. We used these three properties as comparable sales to help determine the estimated market value of the subject. For more substance regarding the comparable property selection, please refer to the discussion below the Sales Comparison Grid.

**"MARKET VALUE"** means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the 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 acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Source: 12 CFR § 34.42(h) (2022)*

### Comparable Sale Details

Comparable Sale #1 is a residential property that sits on 1.48 acres of land, and we consider its location to be comparable to the subject's. It is currently being used as a land. . We consider the property to be in average condition.

Comparable Sale #2 is a residential property that sits on 4.90 acres of land, and we consider its location to be comparable to the subject's. It is currently being used as a land. . We consider the property to be in average condition.

Comparable Sale #3 is a residential property that sits on 1.00 acres of land, and we consider its location to be comparable to the subject's. It is currently being used as a land. . We consider the property to be in average condition.



There are three general approaches that can be considered during our evaluation process: the Sales Comparison Approach, the Income Approach, and the Cost Approach. The Sales Comparison Approach is by default always utilized. You, the customer, are able to request the other approaches at time of order. For this evaluation, the approaches utilized were as follows:

Approach	Value Indication	Value per acre
Sales Comparison	\$43,400	\$13,152
<b>Reconciled Market Value</b>		
<b>As Is</b>	<b>\$43,400</b>	<b>\$13,152</b>

### Author's Final Dissertation

Due to Mississippi being a non-disclosure state, comp options were very limited for the comp search. The target for the comp search was vacant land sales of 1 to 5 acres, located within 5 miles of the subject, sold within the last 12 months. The assessment information is based off of the county's currently available data, which is based on the subject parcel prior to its recent split.

## INTERNAL REVIEW

### FIRREA COMPLIANCE

- |   | Confirmed                           |
|---|-------------------------------------|
| 1. Property location was identified.  | <input checked="" type="checkbox"/> |
| 2. Description of the property and its current & projected use.   | <input checked="" type="checkbox"/> |
| 3. Estimate of the property's market value in its actual physical condition, use, and zoning designation as of the effective date.                        | <input checked="" type="checkbox"/> |
| 4. What method was used to confirm the property's actual physical condition?  |                                     |
| Exterior Inspection   | <input checked="" type="checkbox"/> |
| Interior Inspection   | <input type="checkbox"/>            |
| Not Inspected – author obtained third-party image(s) of the subject. Client confirmed third-party images are sufficient to determine subject's condition. | <input type="checkbox"/>            |
| 5. Substantial dissertation in regard to the analysis used in valuing the property.   | <input checked="" type="checkbox"/> |
| 6. Preparer arrived at a reasonable estimate of "Market Value"  | <input checked="" type="checkbox"/> |

External sources utilized in this analysis include local public data (e.g. assessors), contracted inspectors (e.g. WeGoLook, IVUEIT), third-party real estate market data (e.g. Zillow), and third-party map data (e.g. Google Maps).

### Quality Review of the Report

- |   | Confirmed                           |
|---|-------------------------------------|
| 1. Outbuildings, if applicable, accounted for.    | <input checked="" type="checkbox"/> |
| 2. All photos are inserted and verified.          | <input checked="" type="checkbox"/> |
| 3. Main page complete with signature.             | <input checked="" type="checkbox"/> |
| 4. All requested approaches complete.             | <input checked="" type="checkbox"/> |
| 5. Effective date verified.                       | <input checked="" type="checkbox"/> |
| 6. Dissertations accurate and complete.           | <input checked="" type="checkbox"/> |
| 7. Current tax bill inserted.                     | <input checked="" type="checkbox"/> |
| 8. Conclusion is accurate and complete.           | <input checked="" type="checkbox"/> |
| 9. Maps page is accurate and complete.            | <input checked="" type="checkbox"/> |
| 10. Interior inspection, if applicable, reviewed. | <input checked="" type="checkbox"/> |

### Reviewer's Notes

None.

Review Completed By: Jon Zawicki  
Review Date: 1/17/2025



## **TERMS AND CONDITIONS**

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This report is an evaluation, it is not an appraisal. This report is, to the best of our knowledge, compliant with the reporting requirements for an evaluation as specified in the Interagency Appraisal and Evaluation Guidelines issued on December 10, 2010 (FIRREA). Our opinions and conclusions set forth herein are limited to Client's use only. This report contains only brief discussions or statements of the data and analysis used to estimate the market value of the subject Property. The scope of the assignment and report content is specific to the needs of the client and for their intended use only. Akrivis is not responsible for unauthorized use of this report.

After the evaluation request receipt, Akrivis will dispatch and take a new picture of the subject property (provided it can be done without violating any law), unless the client has indicated that an inspection is unnecessary because a third party image of the subject (e.g., an assessor's photo) is sufficient to determine the subject's condition. An interior inspection will be conducted upon the Customer's request. The Customer will need to obtain the necessary permission for Akrivis to view the interior. Unless an interior inspection is specifically arranged between the parties, Akrivis will not consider any conditions affecting the subject Property which are not externally visible and apparent from the exterior of the subject Property, under the assumption that the interior of the property is in similar condition to the exterior. Accordingly, the subject Property may be affected by conditions or other physical hazards that are not known to or considered by Akrivis.

Three generally accepted approaches to value are usually considered:

- A Sales Comparison Approach is utilized and developed to derive a probable estimate of market value for the subject property because similar sales can be utilized in the market.
- The Income Approach was considered but was not necessary or applicable in this instance because of the difficulty in estimating stabilized net income.
- The Cost Approach was not requested for this evaluation.
- In instances where multiple approaches are employed, Akrivis will consider all approaches performed and will reconcile to a final suggested property value for the subject.

Along with an inspection, Akrivis will utilize large commercial databases of comparable real property sales and other data from sources, all of which Akrivis reasonably believes to be reliable. However, no responsibility is assumed for the accuracy of any information supplied by third parties. Location, property condition, construction quality and building square footage will be researched and analyzed. All information will be verified with public records when possible or third party sources deemed to be reliable.

There are some assumptions and limited conditions for this report. The records from the tax assessor's office may not be accurate, current, fully detailed, or complete. There may be other governmental or public records other than the tax assessor's office with relevant information which were not known to nor used by Akrivis unless specifically referenced in this report. Akrivis has not obtained nor reviewed a survey, title report, engineering report, natural hazard report or other similar information regarding the subject Property. The subject is assumed to be compliant with relevant zoning regulations – if the subject's specific zoning designation is not available, Akrivis may assume a general zoning designation. Unless stated otherwise, Akrivis projects that the subject's future use will be the same as its current use.



Main Data Source Listing (including, but not limited to)

- |    |                          |    |                             |
|----|--------------------------|----|-----------------------------|
| 1. | CoStar                   | 6. | Assessor Data (.org)        |
| 2. | SDS (Sales Data Service) | 7. | Municipality Assessor       |
| 3. | LoopNet                  | 8. | Zillow (Residential citing) |
| 4. | County Websites          | 9. | Google Earth                |
| 5. | ProxyPics                |    |                             |



## **CERTIFICATION**

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We certify that, to the best of our knowledge and belief, the statements of facts contained in this report are true and correct. Our findings, opinions, and conclusions are limited only by the reported assumptions and limiting conditions. We have no present or prospective interest in the property or bias with respect to the property that is the subject of this report or to the parties involved. Our engagement and compensation in this assignment was not contingent upon developing or reporting predetermined results that favor the cause of the client.

**Author:** Jon Zawicki  
jonz@akrivisteam.com

A handwritten signature in black ink, appearing to read 'Jon Zawicki', is placed over a large, light blue, stylized 'A' graphic that serves as a background for the signature area.