

**NANCY W. POINT**

CERTIFIED GENERAL REAL ESTATE APPRAISER

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Invoice No. 10A-2010Misc

File Name: 8501 Stagecoach Rd

Date of inspection: 1/7/2010

Mrs. Patricia O. Jenkins  
Kenneth Jenkins Estate  
8501 Stagecoach Road  
Bulls Gap, TN 37711-6013

Re: Property:           Restricted Use Report- Estate of Kenneth Jenkins  
                              8501 Stagecoach Road, Bulls Gap, TN  
                              5 parcels of land with homes and farm improvements  
                              Tax Maps 21-7, 7.01,7.02, and Map 20-100 & 102  
                              Warranty Deed Book 722/802 and 1073/678  
                              Date of Death: 6/21/2009  
                              Current Owner: Kenneth and Patsy Jenkins

Dear Mrs. Jenkins:

Upon your request I have completed a "Restricted Use Appraisal" report of the above two parcels. The report date is June 21, 2009 while the date of inspection is January 7, 2010.

The accompanying information contains data I relied upon when making the USPAP conforming report using only the market approach to value.

After completion of the procedure given in this valuation it is my opinion that as of June 21, 2009 the fair market value of the subject property would be as follows:

Tract 1= Map 21- 7- = \$2,525,000® - SALE ONE

Tract 2= Map 21-7.01 = \$662,000® - SALE THREE (1 OF 2)

Tract 3 = Map 21-7.02 = \$204,000® - SALE FOUR

Tract 4 = Map 20-100 = \$980,000 - SALE TWO

Tract 5 = Map 20-102 = \$12,000 - SALE THREE (2 OF 2)

The Restricted information that follows sets forth the identification of the property, the assumptions and the limiting conditions, pertinent facts about the area and the subject property, comparable data, and the results and investigations, analyses and the reasoning leading to the conclusions.

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If I can be of additional service to you do not hesitate to contact me at your convenience.

Sincerely yours,

NancyW. Point, CG-119

\*\* This letter must remain attached to the report in order for the value of the opinion set forth to be considered valid.

## **Appraiser Certification**

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my compensation for completing this assignment is not contingent upon the developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this report.
- it is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- it is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no environmental or trespass unless noted with this report.
- as of the date of this report, I, Nancy W. Point have completed the requirements of the continuing education program of the Appraisal Institute.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in the conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by the duly authorized representatives.
- the report is a Limited Restricted Use Report in compliance with USPAP (see additional information in the addenda.

**PROPERTY EVALUATION**

June 21, 2009  
Date of Inspection; January 7, 2010

Prepared for

The Estate of Kenneth Jenkins  
Mrs. Patricia O. Jenkins  
8501 Stagecoach Road,  
Bulls Gap, TN 37711

By  
Nancy W. Point  
State-Certified General Real  
Estate Appraiser No. 119

State-registered General Real  
Estate Appraiser No. 119

This is a Restricted Report of a Limited Appraisal and is intended to comply with the requirements set forth under Standards Rule 2-2(e) of the Uniform Standards of Professional Appraisal Practice effective January 1, 2009. It presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below.

Furthermore, in accordance with prior agreement between the client and the appraiser, this report is the result of a Restricted Use Appraisal process in that certain allowable departures from specific guideline of the Uniform of Professional Appraisal Practice were noted. The intended user of this report is warned that the reliability of the value conclusion proved maybe impacted to the degree there is departure from specific guidelines of USPAP.

**IDENTIFICATION OF SUBJECT PROPERTY**

Address/Location: 8501 Stagecoach Road  
Bulls Gap, TN 37711

Property Type/Use & Land Size: Agricultural land fronting on Stagecoach Road  
Including residences and farm improvements

Land Size: 5 parcels= 202.4 ac, 74.33 acres,29.14 acres, 1  
acres and 139.95 acres

Tax Identification: Maps 21-7, 7.01,7.02, Map 20 -100 and 102

Warranty Deed Book: 722/802 and 1073/678

Improvements: Tax Map 21-7= One Large, main house containing  
7,124SF constructed in 1985(per tax card), including pool and utility buildings. One older home constructed  
around 1900 with 2,442SF. 202.4 acres with a number of older barns and sheds attached as well as farm  
improvements. Utility water with septic systems. Some utility are pre-fabmetal buildings that are newer .  
See tax card for dimensions of buildings.

Tax Map 21-7.01= 74.33 acres with one 1900 home containing 1,768SF. 5 barns /utility improvements on  
land. All gently rolling land.

Tax Map 21-7.02= 29.14 acres with land on both sides of the road (York Quillen Road- per tax map)

Tax Map 20-100= 139.95 acres of land with some basic farm improvements. Gently rolling land.

Tax Map 20-102= 1 acre of land that is gently rolling and adjoins the properties above.

Current Owner: Kenneth and Patsy Jenkins

Zoning: Agricultural

Water: Public  
Sewer: Septic

**PROPERTY INTEREST APPRAISED**

The value estimated contained herein is that of the fee simple interest in the subject property.

**PURPOSE OF APPRAISAL AND USE RESTRICTION**

The purpose of the Restricted Appraisal was to estimate the market value of the fee simple interest in the subject property.

This report is only for The Estate of Kenneth Jenkins. It is my understanding that this report will be used for estate purposes only.

**DEFINITION OF MARKET VALUE**

Market value as used within this report is as defined by the Office of the Controller of the currency under 12 CFR, Part 34, Subpart C.

**EFFECTIVE DATE**

The effective date of the evaluation is June 21, 2009. The date of inspection is January 7, 2010.

## **SCOPE OF APPRAISAL**

The Scope of this Restricted Use Appraisal is the process of collecting, confirming and reporting data contained within this Restricted Use Report.

In developing my evaluation, consideration has been given to the property's zoning and surrounding improvements and neighborhood environment. I have also considered its location in relation to similar competing developments in and around the subject.

The work performed for this assignment included: Preliminary analysis of the appraisal problem; exterior inspection of the property being appraised; consideration of the highest and best use of the land and property as improved; collection and analysis of comparable improved sales which would lead to completion of the Market approach to value as of the subject property, and preparation of this Restricted Use Report which presents our final value conclusions on the subject.

This Restricted Report:

- i. Identifies the real estate being appraised.
- ii. States the real property interest appraised.
- iii. States the purpose and intended use of the appraisal.
- iv. States and references a definition of the value to be estimated.
- v. States the effective date of the appraisal and the date of the report.
- vi. Describes the extend of the process of collecting, confirming and reporting data.
- vii. States all assumptions and limiting conditions that affect the analyses, opinions and conclusions.
- viii. States the appraisal procedures followed, the value conclusion and reference the existence of specific file information in support of the conclusion.
- ix. States my opinion of the highest and best use of the real estate under appraisal.
- x. States the exclusion of any of the usual valuation approaches.
- xi. Contains a prominent use restriction that limits reliance on the report to the client and warns that the report cannot be understood properly without additional information in the work file of the appraiser, and identify any permitted departure from the requirements of Standard 1, and
- xii. Includes a signed certification in accordance with Standards Rule 2-3.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. As agreed upon with the client prior to the preparation of this appraisal, this is a Restricted Appraisal because it uses only one approach to value and is in compliance with the Uniform Standards of Professional Appraisal Practice. As such, information pertinent to the valuation has not been considered and/or the full valuation process has not been applied. Depending on the type and degree of limitations, the reliability of the value conclusion provided herein may be reduced.

2. This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) for the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal documentation information contained in this

report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for unauthorized use of this report.

3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any of all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificate of occupancy or other legislative or administrative authority from the local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to the accuracy is expressed or implied unless otherwise stated in this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of such as asbestos, ureaformaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is not such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions,



or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specified compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of the architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specification.
17. The distribution of any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
18. Possession of this report, or a copy thereof, does not carry without the right of publication. It may not be used for any purpose by any person other than the part to whom it is addressed without the written consent of the appraisers, and in any event, only the proper written qualification and only in its entirety.
19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisers.
20. A visual inspection of the property was made from the exterior of the property only as this is vacant land.

#### **APPRAISAL PROCEDURE FOLLOWED**

In preparing the appraisal, the appraiser visually inspected the subject site exterior of the improvements from the road right-of-way, gathered information from the subject's neighborhood or similar competitive neighborhoods in the Hamblen County and the upper east Tennessee area and surrounding area on properties.

This market approach to value was the only valuation method relied upon in this appraisal assignment. Per proper agreement with the client, the appraiser did not use either the market or income approaches to value even though these approaches would generally be considered meaningful in appraising a property of this type. The appraiser was instructed to provide a value range estimate based on market activity of similar properties. Because consideration was given to only one valuation method, this is a Limited Appraisal and the appraisal process involved departure from Standards Rule 1-4 (b) i, ii, iv, v and vi. Furthermore, this Restricted Report sets forth only the appraiser's conclusions and does not discuss reasoning or provide the reader with the date upon which our conclusions were based.

## **SALES HISTORY OF THE SUBJECT PROPERTY**

Per the property appraiser's tax card (included in the addenda) the subject property has been sold within the past 3 years nor has the property been listed according to CRS and Lakeway MLS.

## **IMMEDIATE NEIGHBORHOOD INFORMATION**

**Percentage Built Up:** The neighborhood surrounding the subject is approximately fifty five percent (55 %) built up.

**Predominant Land Uses in Immediate Area:** Development within the immediate neighborhood is predominantly agricultural/residential, however, this stretch of Stagecoach Road has competing properties, both agricultural and residential buildings of similar characteristics .

**Competitive Advantages/Disadvantages:** The subject is located on the Stagecoach Road and near Hwy 11-E, a.k.a. Andrew Johnson Hwy leading to Interstate 81. The site has convenient access and is competitive with surrounding properties.

## **HIGHEST AND BEST USE:**

**As Though Vacant.** The highest and best use of the property as though vacant is for agricultural and residential .

**As Improved.** The highest and best use as improved of the subject is for agricultural and residential .

## SUMMARY OF MARKET INFORMATION

My research and analysis revealed several vacant land sales pertinent to the analysis and these are vacant land sale with similar potential commercial development in the area surrounding subject.

The following are comparable vacant land and improved sales used to conclude the above values and are included from all parts of Hamblen County and surrounding areas and are not immediately surrounding subject but some of the best available land sales to consider in the report.

### VACANT LAND SALES

No.	Address	Sales Price	Date	Site	Price Per AC
1.	Spencer Hale Rd, Morristown Tax ID: 57-94	\$215,670	8/28/09	23.52Ac	\$9,170
2.	Warrensburg Rd. Whitesburg Tax ID: 27-63.01	\$220,000	9/4/09	24.59ac	\$8,947
3.	Slop Creek Rd., Russellville Tax ID: 35-42	\$285,000	7/31/09	59.44ac	\$4,795 @ AC
4.	3 Springs Rd, Russellville Tax ID: 12-34.01	\$320,001	10/19/09	52.13 ac	\$6,139

**HIGH AND LOW PRICE PER ACRE= \$9,170 and \$4,795**

**MEDIAN PRICE PER ACRE= \$7,000**

**MODE PRICE PER ACRE = \$6,139**

**MEAN PRICE PER ACRE= \$7,263**

A mid price per acre is noted in the final valuation.

Land value for Tax Map 21-7 containing 202.4 acres (including farm improvements-utility bldgs., fencing and other farm improvements =

$$202.4 \text{ acres} \times \$7,000 @ \text{ac} = \$1,416,800$$

Land Value for Tax Map 21-7.01 containing 74.33 acres (including farm improvements)=

$$74.33 \text{ acres} \times \$7,000 @ \text{ac} = \$520,310$$

Land Value for Tax Map 21-7.02 containing 29.14 acres (including farm improvements)=

$$29.14 \text{ acres} \times \$7,000 @ \text{ac} = \$203,980$$

Land Value for Tax Map 20-100 containing 139.95 acres (including farm improvements)=

$$139.95 \text{ acres} \times \$7,000 @ \text{ac} = \$979,650$$

Land Value for Tax Map 20-102 containing 1 acre- corner lot=

$$1 \text{ ac} = \$12,000 @$$

**COMPARABLE OLDER HOME SALES (to value homes in the age range of 1900)**

#	Sale	Location	Sales Price	Size	Price PSF	Site Size	Age
#1	2/10	5255 Fish Hatchery Mohawk	\$218,316	5,936	36.78 2	2.66 ac	1900
#2	11/25/09	1505 Morningside Dr. Morristown	\$210,900	2987	\$70.61	1.07AC	1915
#3	7/18/09	2242 Hwy 107 Chuckey	\$231,000	2495	\$92.59	1.15 ac	1946
#4	11/18/09	1208 Hwy 81 Jonesborough	\$392,000	4376	\$89.58	10.67ac	1900
#5	6/4/09	319 Washington College Limestone	\$390,000	2695	\$144.71	11ac	1900

**Comments:** The above sales are all older homes such as subject with a range from \$36.78 to \$144.71 per square foot with the mean price per square foot being \$86.85.

**Analysis:** Older home on Map 21-7 = 2,442 SF x \$80 PSF = \$196,360

**Older home=** 8460 Stagecoach Road= 1,768SF x \$80= \$141,440(Map 21-7.01)

**COMPARABLE NEWER, LARGER HOMES**

#	Sale Date	Location	Sales Price	Size	Price PSF	Site Size	Age
#1	11/26/08	1985 Crockett Ridge Morristown	\$840,000	5792	\$145.02	169x300Irr	1995
#2	12/19/08	3850 McDonald Sevierville	\$787,500	3396	\$231.89	20ac	1985
#3	6/20/08	810Whitaker Rd New Market	\$800,000	5200	\$153.85	10.4ac	1978
#4	5/18/09	110Barberry Johnson City	\$975,000	5452	\$178.83	3.26ac	1923
#5	9/8/08	205 W. Hawthorne Greeneville	\$525,000	3115	\$168.53	.2ac	2007
#6	10/20/08	16 Dove Tree Ln Jonesborough	\$715,000	4104	\$174.22	.57ac	2001
#7	6/13/08	202 Hidden Forest Ct Jonesborough	\$855,000	5586	\$153.06	.603ac	2002

**Comments:** The above homes range from \$145 to \$231 with an average of \$172 @.

**Analysis for larger home on 202.4 acres(Tax Map 21-7) would be as follows:**

$$5,304 \text{ SF} \times \$172 = \$912,288$$

**FINAL VALUE**

**Tract 1= Map 21- 7- = \$2,525,000@**

**Tract 2= Map 21-7.01 = \$662,000@**

**Tract 3 = Map 21-7.02 = \$204,000@**

**Tract 4 = Map 20-100 = \$980,000**

**Tract 5 = Map 20-102 = \$12,000**

**This is a Limited Restricted Appraisal because it relies solely on the market approach for the vacant land for residential/agricultural use.**

**CERTIFICATE OF APPRAISAL** (Page 1 of 2)

The undersigned do hereby certify to the best of their knowledge and belief as well as attest to the following statements.

1. The statements of fact contained in this report are true and correct
2. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest bias with respect to the parties involved.
4. My compensation is not contingent upon the developing or reporting predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this report. An Interior inspection of the property was made.
8. No one provided significant professional assistance to the person signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, I have completed the requirements of the continuing education program of the appraisal institute.
12. My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniforms Standards of Professional Appraisal Practice (USPAP) of the Appraisal foundation; with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute; with the Requirements of the State of Tennessee for State Certified Appraisers. This report and its use is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives, and to the requirements of the State of Tennessee relating to review by the Real Estate

Appraisal Board. As the date of this report, Nancy W. Point has completed the requirements of continuing education program of the Appraisal Institute.

13. This appraisal confirms to the Office of the Comptroller of the Currency's Final Rule on appraisals published in the Federal Register August 24, 1990, an effective August 24, 1990, under "12 CRF Part 34: Subpart C Appraisals" as follows: 34.44 (a)(1) no departures are made from the Uniform Standards of Professional Appraisal Practice (USPAP) Departure Provisions: (2), and have knowledge and experience on the type property appraised and of its geographic location and market area to meet the USPAP competency Requirements; (3) through (14) are met in the report herein certified.

It is my opinion that the market value range of the fee simple interest in the subject property, as of June 21, 2009 (date of inspection 1/7/2010) is:

**FINAL VALUE**

**Tract 1= Map 21- 7- = \$2,525,000@**

**Tract 2= Map 21-7.01 = \$662,000@**

**Tract 3 = Map 21-7.02 = \$204,000@**

**Tract 4 = Map 20-100 = \$980,000**

**Tract 5 = Map 20-102 = \$12,000**

Thank you for the opportunity to be of service to you in this matter.

Respectfully submitted,

Nancy W. Point, CG-119