

2021-308



5000 Diamondhead Circle ·
Diamondhead, MS 39525-3260

September 16, 2021

Mayor and Council
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Dear Councilmembers:

Re: Purchase of 25 acres parcel – Turnberry Drainage

It is my recommendation to purchase a 25 acre parcel from Purcell Corp. This tract located between Turnberry Drive and Crooked Stick, is part of the Turnberry Drainage Project. Ben Benvenuti with Covington Civil & Environmental has recommended the purchase for drainage maintenance. The city has received two (2) appraisals on the 25 acre site; \$25,700 and \$30,000.

It is my recommendation to make offer and purchase the subject property for \$30,000 from Purcell Corp and further to authorize the City Manager to execute any and all documents necessary to facilitate acquisition of the property.

Thank you in advance for your consideration and approval in this matter.

Sincerely,

Michael Reso
City Manager

MR:jk

APPRAISAL REPORT
OF A PARCEL OF LAND
IN DIAMONDHEAD, MISSISSIPPI
OWNED BY
PURCELL COMPANY, INC.

PREPARED FOR
CITY OF DIAMONDHEAD
5000 DIAMONDHEAD CIRCLE
DIAMONDHEAD, MS 39525

PREPARED BY
ALLEN PURVIS
LICENSED CERTIFIED GENERAL
REAL ESTATE APPRAISER
LICENSE #GA-198 (MISSISSIPPI)
14349 BRETTONWOOD COVE
GULFPORT, MISSISSIPPI 39503

DATE OF VIEWING	JUNE 15, 2021
DATE OF VALUATION	JUNE 15, 2021
DATE OF REPORT	JUNE 28, 2021
APPRAISER'S FILE NUMBER:	21-601-2

ALLEN PURVIS & ASSOCIATES, Inc.

Professional Appraisal Services Since 1973

Allen Purvis/President & Principal Appraiser: MS Certified General Appraiser #GA-198
Commercial & Industrial Properties Rural Land & Subdivisions
Litigation and Condemnation Appraisals and Consultations

June 28, 2021

Mr. Michael Reso
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Dear Mr. Reso:

In accordance with your request, I have viewed and made an appraisal of a 25.71 acre parcel of land on the north side of Turnberry Drive in the city of Diamondhead, MS. At the time of the appraisal the land was owned by Purcell Company, Inc. The property is more completely described in the attached report. The purpose of the appraisal, as I understand, was to estimate market value of the subject property. The intended use of the appraisal was to determine a fair market value estimate for potential purchase of the subject property. The intended user of the report is the City of Diamondhead, MS.

I have inspected the property and surrounding neighborhood in Diamondhead. In the course of the appraisal I reviewed maps, surveys, and legal descriptions of the property. Since the property is vacant land, only the Sales Comparison Approach to value was applied. Despite being at the center of a popular and successful residential area, the property is a natural collection area for rainwater runoff and displays characteristics of wetlands in many ways. Comparable land sales were gathered and compared to the subject property. It is my opinion that the market value of the subject land, as of June 15, 2021, was:

TWENTY-FIVE THOUSAND SEVEN HUNDRED DOLLARS
(\$25,700)

Attached is my narrative appraisal, which has been made in compliance with the Uniform Standard of Professional Appraisal Practice (USPAP).

Respectfully submitted,



Allen Purvis
Certified General Real Estate Appraiser
#GA-198 (Mississippi)

14349 Brettonwood Cove, Gulfport, MS 39503
Phone: (228) 539-0549 Fax: (888) 249-1878

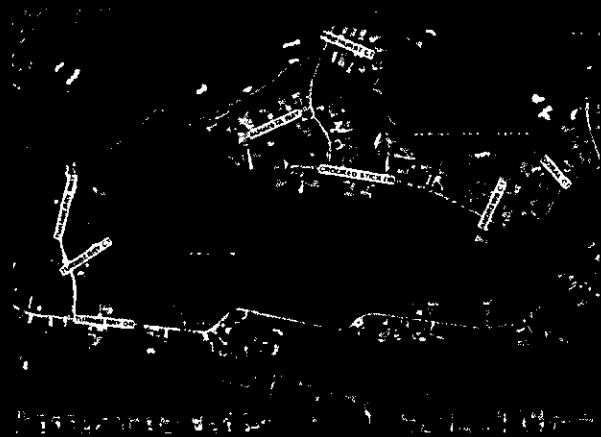


Valbridge
PROPERTY ADVISORS

Appraisal Report

25.71 Acres Preservation Land
North Side of Turnberry Drive
Diamondhead, Hancock County, Mississippi 39525

Report Date: 06/10/2021



FOR:

City of Diamondhead
Ms. Tammy Garber
Deputy City Clerk
5000 Diamondhead Circle
Diamondhead, Mississippi 39525

PO Number: 2021-0352

**Valbridge Property Advisors |
South-Central Mississippi**

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Valbridge File Number:
MS01-21-1568



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06/10/2021

Everette E. Ladner III, MAI, SRA
228.604.1900
eladner@valbridge.com

Ms. Tammy Garber
Deputy City Clerk
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, Mississippi 39525

RE: Appraisal Report
25.71 Acres Preservation Land
N/S of Turnberry Drive
Diamondhead, Hancock County, Mississippi 39525

Dear Ms. Garber:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located along the north side of Turnberry Drive within Diamondhead, Hancock County, Mississippi and is further identified as tax parcel numbers 067N-1-35-105.000. The subject site comprises 25.71 acres of vacant (unimproved) wooded land that is zoned "PR," Preservation District. According to the National Wetlands Inventory Map, the tract contains nearly 100 percent of wetlands.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them.

The client in this assignment is the City of Diamondhead and the intended user of this report is the City of Diamondhead and no others. The sole intended use is to establish market value for possible acquisition. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- Coronavirus disease (COVID-19) is a unique event, and a reliable estimate of the impact on commercial real estate values is not possible at this time. The analyses and value conclusions in this report do not reflect the potential impact of the COVID-19 virus on real estate markets. Therefore, we have employed an Extraordinary Assumption that the impacts are short-term and do not negatively impact the asset value of the subject on a long-term basis. The use of this extraordinary assumption may affect assignment results.

Hypothetical Conditions:

- None pertaining to this assignment

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

Value Conclusion	
Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	June 8, 2021
Value Conclusion	\$30,000
	\$1,167 per acre

We appreciate the opportunity to provide real estate appraisal services to you and the City of Diamondhead. After your review, should you have questions, please contact us.

Respectfully submitted,
Valbridge Property Advisors | South-Central Mississippi



Everette E. Ladner III, MAI, SRA
State-Licensed Cert. Gen. R. E. Appraiser
State License Cert. # GA 567
License Cert Expires 09/30/2022