

**APPRAISAL REPORT  
TENNESSEE DEPARTMENT OF TRANSPORTATION**

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE.

**1. Name, Address & Telephone Numbers:**

(A) Owner: City of Kingsport TN

(B) Tenant: N/A

**(C) Address and/or location of subject:**

The subject property is located at 0 Burgh Heath Dr., Kingsport, TN.

TN Dept. of Transportation  
**RECEIVED**

OCT 22 2024

RIGHT-OF-WAY  
Knoxville

**2. Detailed description of entire tract:**

The subject property is a somewhat rectangularly shaped tract containing 66.495 acres according to the TDOT plans acquisition table. The parcel is located on the east bound side of I-26, near MM 1.7. The tract has approximately 2,198 feet of frontage on I-26, with a depth of approximately 1,200 feet from I-26. The north property line is irregular, adjoining the Huntington Hills Subdivision. The tract is wooded, with mountainous steep terrain, which would make construction of any kind of improvements very difficult. It is assumed that there are at least some potential sites for small cabins or homes. The height of the rock face on I-26 is indicated to be 160+ feet per cross sections in the plans.

While the property does not appear to have direct access to Burgh Heath Drive, it is reasonable to assume that access could be granted near the terminus of Burgh Heath Drive. There is a narrow strip of land (owned by Huntington Hills subdivision) that would need to have an access easement across it. This extraordinary assumption that this property can have access will be used in estimating value in this report.

3. (A) Tax Map and Parcel No. 060 006.00 (B) Is Subject in a FEMA Flood Hazard Area? Yes  No  If yes, Show FEMA Map/Zone No. \_\_\_\_\_

4. Interest Acq.: Fee  Drainage Esm't.  Construction Esm't.  Slope Esm't.  Other: \_\_\_\_\_

5. Acquisition: Total  Partial

6. Type of Appraisal: Formal  Formal Part-Affected  1. Appraisal Report  2. Self-Contained Report

**7. Detail Description of land acquired:**

(see additional comments page)

The area acquired consists of an irregularly shaped fee acquisition of 1.116 Acres located at the eastern property line, with an irregularly shaped temporary construction easement behind the fee acquisition consisting of 1.639 Acres. The area affected begins at station 157+50 and ends at station 165+00. This area is on the rock face and directly behind the rock face. The work is being performed to mitigate and prevent rockslides falling onto the highway.

**8. Sales of Subject:** (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
12/19/2018	Hunting Hills Dev. Co % William Greene	City of Kingsport	3316/ 2033	Gift	Tax records/ Deed
Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage	
Woodland Vacant	A-1	Electricity	Paved Road	66.495 Ac.	

**9. Highest and Best Use:** (Before Acquisition)(If different from existing make explanation supporting same.)

Appraising the subject property requires determining the "larger parcel" that is associated with the subject tract. It is important to point out that the word "larger" as used in this instance is not synonymous with "bigger". Larger Parcels can be smaller, the same size as or larger than the entire subject property. Rather, it refers to "scope of consideration". In this instance and as described as follows, the larger parcel is the entire tract.

It should be noted that the deed indicates that the subject was given to the City of Kingsport, indicating the subdivision developer most likely did not have an economic incentive to develop the property.

State Project No. 821026-F2-002 County Sullivan Tract No. 2  
Federal Project No. NH-1-26(79) Name of Appraiser Christopher B. Ruberg

**ADDITIONAL COMMENTS**

**6. Type of Appraisal:**

**Continued from preceding page.....**

**Intended Use of Report** – This “Formal” appraisal of a 100% ownership position is intended for the sole purpose of assisting the Tennessee Department of Transportation in the acquisition of land for right-of-way purposes. This assignment is of the entire subject property and will include the valuation of all subject improvements.

This is an appraisal report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file. The depth of discussion contained in this report is specific to the needs of the client.

9. Highest and Best Use: Continued from preceding page...

The market value of the appraisal is dependent upon the consideration and conclusion of highest and best use. The highest and best use of a property is shaped by the competitive forces within the market. The interpretation of highest and best use considers the economic and market forces and how these influence the subject “as if vacant” and as already “improved.”

Four tests are applied to the subject to identify the highest and best use of the subject. The existing use must meet all four of the following requirements:

- 1. Legally Permissible
- 2. Physically Possible
- 3. Financially Feasible
- 4. Maximally Productive/Profitable

As If Vacant

The subject tract is unimproved. Therefore, the highest and best use as if vacant is all that is applicable. The four tests will be applied in order:

- 1. Legally Permissible- Sullivan County zoning map indicates A-1 zoning, which primarily allows single family residential development.
- 2. Physically Possible- The subject is 66.495 acres of steep wooded terrain. It is not unreasonable to assume that there would be some sites suitable for a cabin of some kind. Access is poor. The property would most likely have access off Burgh Heath Drive but would need legal access across a privately owned property. It is reasonable to assume that this could be granted. The most likely use would be for a cabin or residential home of some sort.
- 3. Financially Feasible- With the high demand of real estate in East Tennessee, it would most likely be feasible to have some kind of primitive access road cut into the subject tract for an unimproved use.
- 4. Maximally Productive/Profitable. Given the terrain and access issues, probably a cabin camping area would be the most productive use of the property.

The subject parcel has many issues that limit potential uses of the property. With that being said, there is still demand for large acreage tracts that people use for camp sites and hunting cabins. This would most likely be the Highest and Best Use for this tract.

This Appraisal Is Based On Original Plans	X	Or Plan Revision		Dated:5/31/2024
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Comments:

**SALES COMPARISON APPROACH**

**14. LAND VALUE ANALYSIS**

**ADJUST SALES TO SUBJECT USING** (Plus +, Subject Better)(Minus -, Subject Poorer) Using Dollar Adjustments Only. If the land is broken down and assigned more than one unit value, additional sales must be shown supporting each value.

**(A) ANALYSIS OF COMPARABILITY** (Insert Comp. Sale No's. from Brochure or Attachments)

Inspection Date 08/30/2024		Sale No. <u>1</u>		Sale No. <u>2</u>		Sale No. <u>3</u>	
CASH EQUIVALENT Sales Price		\$139,000		\$180,000		\$160,000	
Date of Sale	# of Periods	02/24/2023	18.6	08/18/2022	24	05/10/2024	3
% Per Period	Time Adj.	0.004	7.44%	0.004	9.60%	0.004	1.20%
Sales Price Adj. for Time		\$149,342		\$197,280		\$161,920	
Proximity to Subject		3.45 miles northeast		5 miles northeast		3.8 miles northwest	
Unit Value Land SF <input type="checkbox"/> FF <input type="checkbox"/> Acre <input checked="" type="checkbox"/> Lot <input type="checkbox"/>		\$3,419		\$3,072		\$2,309	
<b>Elements</b>	<b>Subject</b>	<b>Description</b>	<b>(+)(-) Adj.</b>	<b>Description</b>	<b>(+)(-) Adj.</b>	<b>Description</b>	<b>(+)(-) Adj.</b>
Location (A)	Kingsport	Kingsport		Kingsport		Hawkins Co. +10%	\$230
Size (B)	66.495 Ac.	43.67 acres		64.22 acres		70.12 acres	
Shape (C)	Rectangular	Rectangular		Irregular		Irregular	
Site/View (D)	Mountains	Mountains		Mountains		Mountains	
Topography (E)	Steep	Steep		Rolling -10%	-\$307	Rolling to steep -10%	-\$230
Access (F)	Below Avg.	Average -10%	-\$342	Average -10%	-\$307	Average -10%	-\$230
Zoning (G)	A-1	R-1		None		None	
Utilities Available (H)	Electricity	Electricity		Electricity		Electricity	
Encumbrances Easements, etc. (I)	None Noted	Cell Tower Access		None Noted		None Noted	
Off-Site Improvements (J)	Paved Road nearby	Paved Road		Paved Road		Paved Road	
On-Site Improvements (K)	N/A			N/A		N/A	
Other Adj. (Specify) (L)							
(M)							
(N)							
NET ADJUSTMENTS		(+)(-)5	(\$ 342.00)	(+)(-)	(\$ 614.00)	(+)(-)	(-\$ 230.00)
ADJUSTED INDICATED UNIT VALUE		\$3,077.00		\$2,458.00		\$2,079.00	
(B) TOTAL INDICATED VALUE OF SUBJECT LAND				$\left( \frac{\$66.495 \times \$2,500 \text{ ac}}{\text{Correlated Unit Value X Units}} \right)$		$\frac{\$166,238}{\$166,250} \text{ (R)}$	

**COMMENTS:**

Sales in the subject area were thoroughly researched through MLS services and tax records the three most similar sales in terms of location, utility, topography and size were selected. Sale # 1 is most similar in terms of tree coverage and terrain and is superior in terms of access. A negative 10% adjustment is made to reflect this.

Sale 2 is similar in terms of size and location and is superior in terms of topography and access. A negative 10 % adjustment is made for each.

Sale 3 is inferior in terms of location, superior in terms of topography and access. A positive 10% for location is considered appropriate, as well as negative 10% adjustments for topography and access.

All three sales reflect the subject's limited utility.

Due to the small number of sales of properties similar to the subject, there was insufficient data to make paired sales adjustments. 10% nominal adjustments are used to reflect differences in the properties. This is thought to be reasonable based on the appraiser's experience and knowledge of the east Tennessee markets.

In estimating the subject's market value, all sales are given equal weight. The middle portion of the value range is considered to be most indicative of unit value.

Therefore, a unit value of \$2,500/acre for 66.495 acres = \$166,250 @ is estimated to be the market value of the subject property.

Sales are adjusted at 5% per year based on market trends in the area and discussions with market participants (realtors). There is very limited data in the subject area. It was difficult to find any cohesive data for vacant land in the rural areas of Sullivan Co. According to NETNAR, KAARMLS, Realtor.com, residential appreciation rates range from 11% to 5%, with farmland appreciation at approximately 4% per year in Sullivan County.

Sales have slowed down, and prices have stabilized after a peak year in 2022. The lower end of the range was chosen due to the rural location of the subject area.

**17. EXPLANATION and/or BREAKDOWN OF LAND VALUES:**

**(A) VALUATION OF LAND**

LAND	<u>66.495</u>	S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input checked="" type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$	<u>2,500</u>	(Average) Per Unit	\$	<u>166,250</u>
LAND	_____	S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$	_____	(Average) Per Unit	\$	_____
LAND	_____	S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$	_____	(Average) Per Unit	\$	_____
LAND	_____	S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$	_____	(Average) Per Unit	\$	_____
LAND	_____	S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$	_____	(Average) Per Unit	\$	_____

**REMARKS**

The subject property is estimated to be \$2,500/per acre as outlined in the previous pages.

**18. APPROACHES TO VALUE CONSIDERED**

- (A) Indicated Value of  Entire Tract  Larger Parcel from SALES COMPARISON APPROACH \_\_\_\_\_ \$ 166,250
- (B) Indicated Value of  Entire Tract  Part Affected from COST APPROACH \_\_\_\_\_ \$ \_\_\_\_\_
- (C) Indicated Value of  Entire Tract  Part Affected from INCOME APPROACH \_\_\_\_\_ \$ \_\_\_\_\_

**(D) RECONCILIATION:** (Which approaches were given most consideration) (Single-Point Conclusion Should be Reasonably Rounded)  
The sales comparison approach was used to estimate the market value of the subject. The income and cost approaches are not applicable for vacant land.

<b>19. FAIR MARKET VALUE of</b>	<input checked="" type="checkbox"/> Entire Tract	<input type="checkbox"/> Larger Parcel.....	\$	<u>166,250</u>
<b>(A) TOTAL AMOUNT DUE OWNER if</b>	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected Acquired.....	\$	_____
<b>(B) AMOUNT ATTRIBUTABLE TO:</b>	Land	\$ <u>166,250</u>	Improvements	\$ _____

**REMARKS**

**PARTIAL ACQUISITION**

20.

**VALUE OF ENTIRE TRACT**..... \$166,250

**AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)**

- A. \_\_\_\_\_ Land Acquired (Fee) 1.116 S.F.  Ac.  @ \$2,500 \$2,790  
 \_\_\_\_\_ Land Acquired (Fee) \_\_\_\_\_ S.F.  Ac.  @ \_\_\_\_\_  
 Drainage Esmt. \_\_\_\_\_ S.F.  Ac.  @ \_\_\_\_\_  
 Slope Esmt. \_\_\_\_\_ S.F.  Ac.  @ \_\_\_\_\_  
 Const. Esmt. 1.639 S.F.  Ac.  @ \$750 \$1,230(R)
- B. Improvements Acquired (Indicate which improvements by showing structure numbers)  
 \_\_\_\_\_  
 \_\_\_\_\_
- C. Value of Part Acquired Land & Improvements (Sub-Total)..... \$4,020
- D. Total Damages (See Explanation, Breakdown and Support on Sheet 2A-9). \_\_\_\_\_
- E. Sum of A, B and D: ..... \$4,020
- F. Benefits: (Explain and deduct from D. Amount must not exceed incidental damages).... \_\_\_\_\_
- G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... \$4,050

21. VALUE OF REMAINDER (See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

			AMOUNT PER UNIT		DAMAGES		REMAINING VALUE
			BEFORE	AFTER	%	\$	
Left	<u>65.379</u>	S.F. <input checked="" type="checkbox"/> Ac. <input type="checkbox"/> @	\$2,500	\$2,500	0	0	\$163,447
	_____	S.F. <input type="checkbox"/> Ac. <input type="checkbox"/> @					
	_____	S.F. <input type="checkbox"/> Ac. <input type="checkbox"/> @					
Right	_____	S.F. <input type="checkbox"/> Ac. <input type="checkbox"/> @					
	_____	S.F. <input type="checkbox"/> Ac. <input type="checkbox"/> @					
	_____	S.F. <input type="checkbox"/> Ac. <input type="checkbox"/> @					

REMAINDER VALUE OF LAND..... \$163,447  
 LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A..... \$1,230  
 LESS COST TO CURE (Line 20-D)..... \_\_\_\_\_  
 TOTAL REMAINDER VALUE OF LAND..... \$162,217

B. IMPROVEMENTS REMAINDER

- Improvement No. \_\_\_\_\_  
 Improvement No. \_\_\_\_\_  
 Improvement No. \_\_\_\_\_  
 Improvement No. \_\_\_\_\_  
 Improvement No. \_\_\_\_\_

BEFORE VALUE	DAMAGES		REMAINING VALUE
	%	\$	

REMAINDER VALUE OF IMPROVEMENTS..... \_\_\_\_\_  
 LESS COST TO CURE ITEMS..... \_\_\_\_\_  
 TOTAL REMAINDER VALUE OF LAND & IMPROVEMENTS..... \$162,200

REMARKS:

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

A full narrative description of the remainder (s) must be given on all partial acquisitions. The after value estimates, both land and improvements shall be documented and supported by one or more of the applicable approaches to value.

**23. HIGHEST AND BEST USE AFTER ACQUISITION:**

The Highest and Best Use remains the same as in the before situation, a large acreage tract, with potential for camping, hunting cabin or some recreational use.

**24. DESCRIBE REMAINDER (S):**

In the after situation, the subject essentially remains unchanged. The acquisition area is on the I-26 road frontage, beginning at Station 157+60 to Station 165+00. This area is a multi-tiered steep slide area (160+ feet tall), that TDOT is planning on cutting back and putting up anchored mesh to prevent the rock wall from falling onto the roadway.

This will have no effect on the subject property's utility or use.

There are no damages or benefits noted.

The temporary construction easement is for a three-year period of time during the time of construction. The value of the easement is based on the rental value of the land considering an annual return on the fee value of the land. At the present time, secure interest rates are about 4% to 5% annually. The addition of a 5% risk factor yields an annual return of 10%, which is considered reasonable for the property. A 10% annual return for three years yields 30% of fee value for the temporary construction easement.

25. Amount of DAMAGE This Page To--2A-8, Item 20-D

(A) Amount of BENEFITS This Page To--2A-8, Item 20-F

25. Amount of DAMAGE This Page To--2A-8, Item 20-D

(A) Amount of BENEFITS This Page To--2A-8, Item 20-F

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**PHOTOGRAPHS – ALL SUBJECT PHOTOS TAKEN 08/30/2024**

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. (Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.) Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



Acquisition Area



Acquisition Area on left looking westbound on I-26



Acquisition Area/ Rock Face



## PHOTOGRAPHS

26.

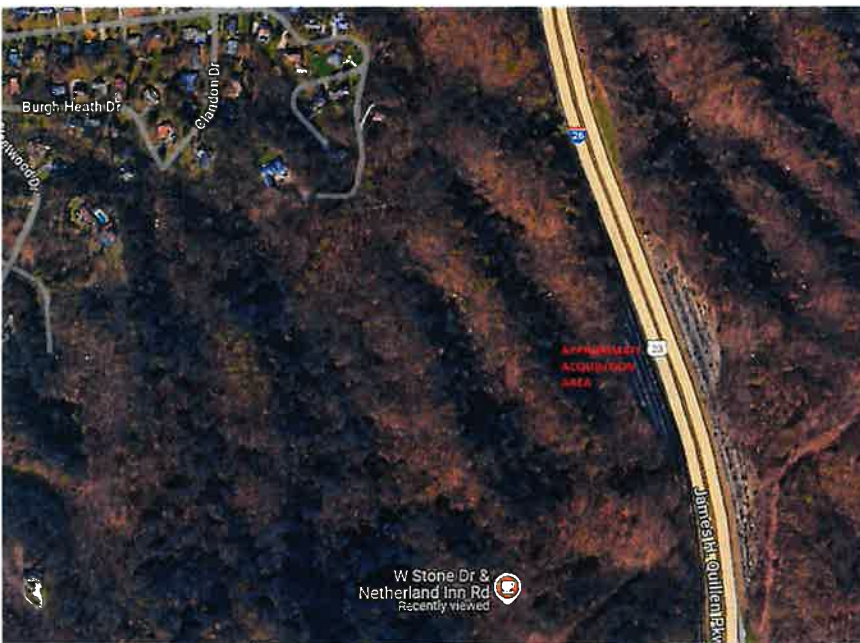
An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



Dense foliage looking towards subject property from end of Burgh Heath Drive



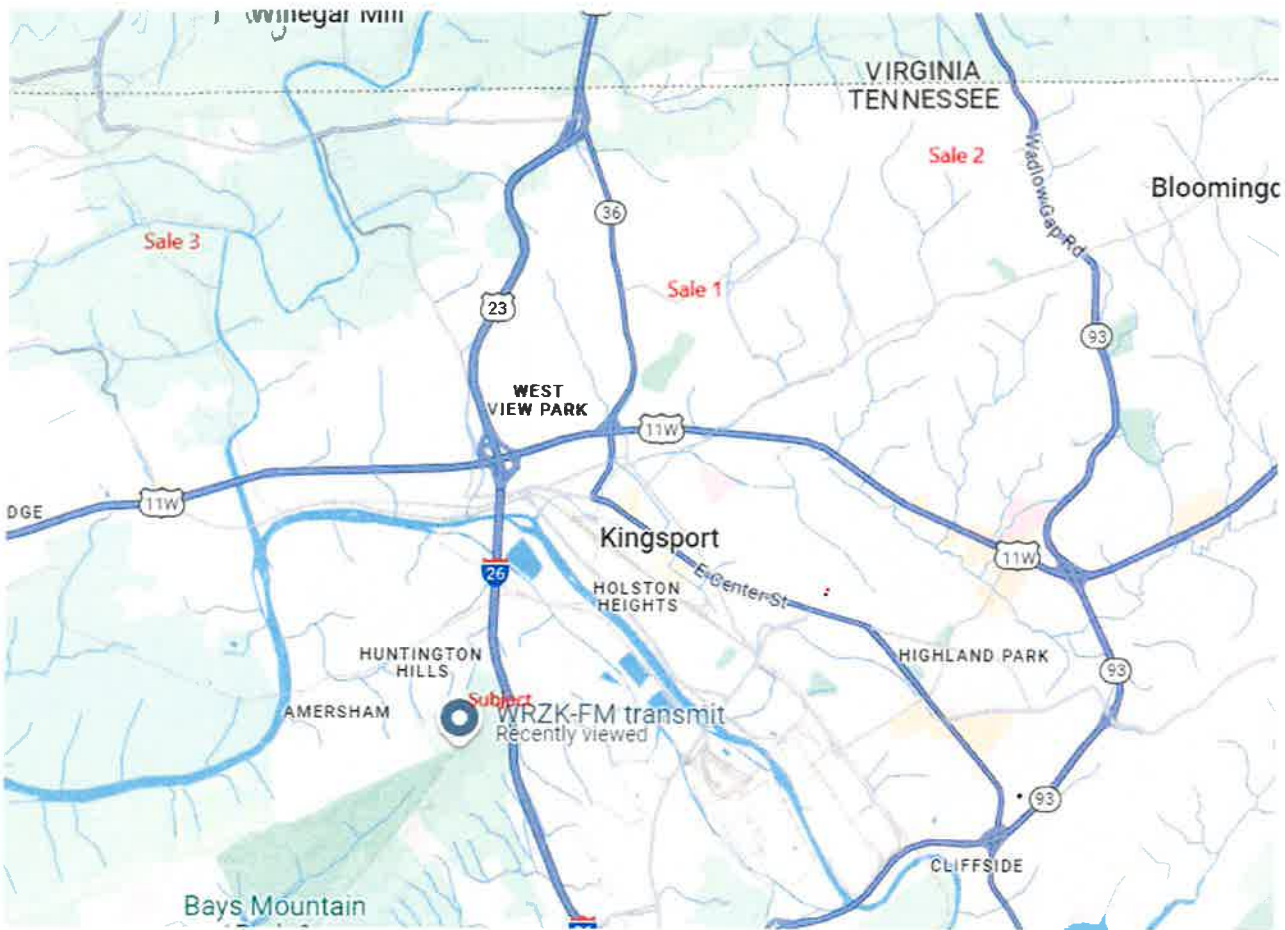
Aerial Photo from CRS



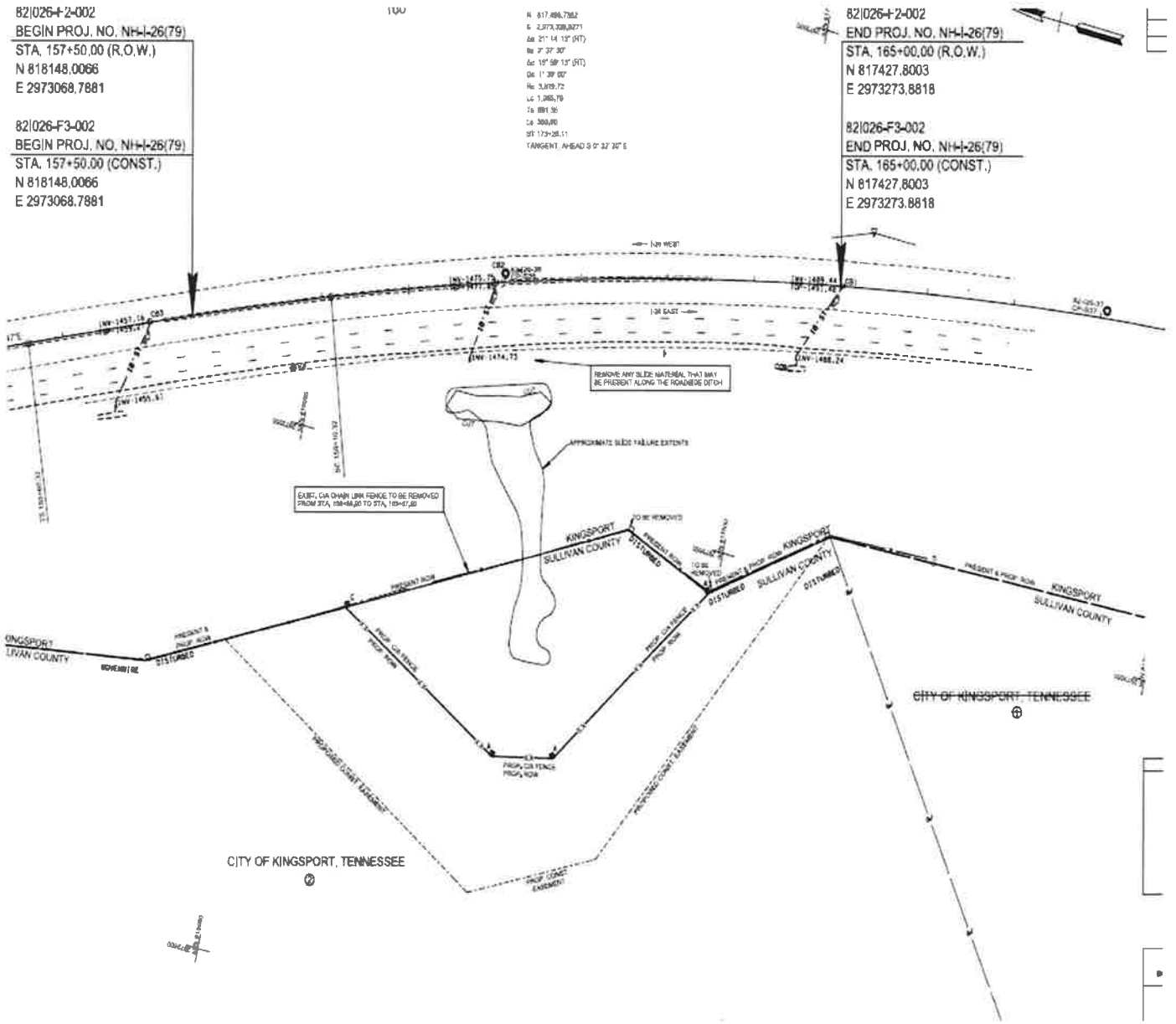
Aerial Photo Google maps



# Property Map / Location Map



# RIGHT-OF-WAY MAP



**PURPOSE OF APPRAISAL**

The purpose of the appraisal is to estimate the amount due to the property owner as a result of acquisition of all, or a portion of, the property for a proposed highway right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

**DEFINITION OF MARKET VALUE**

All estimates of value prepared for agency acquisitions shall be based on market value estimates –as Market Value is set forth in the Tennessee Pattern Jury Instructions to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

**PROPERTY RIGHTS APPRAISED**

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 12<sup>th</sup> ed. Chicago, IL.*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed construction of a highway. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

**INTENDED USE**

The intended use of this appraisal is to assist the Tennessee Department of Transportation in Right-of-Way acquisition or disposition.

**INTENDED USER**

The intended user of this report is the Tennessee Department of Transportation.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

**ATTACHMENTS**

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

  X   attached at the end of this report.

       in a related market data brochure prepared for this project and which becomes a part of this report.

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State Project No. 821026-F2-002 County Sullivan Tract No. 2  
Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg

**SCOPE OF WORK**

The Tennessee Department of Transportation has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client’s request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value have been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a “Formal” appraisal includes all real property aspects of the “Larger Parcel” as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A “Formal Part-Affected” appraisal generally constitutes something less than a consideration of the entire tract, but in no way diminishes the amount due owner had a “Formal” appraisal been conducted.

Acquisition appraisals are conducted in accordance with Tennessee’s State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder.

**GENERAL LIMITING CONDITIONS & ASSUMPTIONS**

This appraisal report has been made with the following general limiting conditions and assumptions:

- (1) The distribution, if 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 buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes calculated by the appraiser from exterior dimensions taken during the inspection of the subject property. Land areas are based on the Acquisition Table unless otherwise noted in this report.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) 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.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

12a

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State Project No. 821026-F2-002 County Sullivan Tract No. 2  
 Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg



- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government 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.
- (15) 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 noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could affect the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the subject property.

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State Project No. 82I026-F2-002 County Sullivan Tract No. 2  
Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg

### CERTIFICATE OF APPRAISER

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

- (1) That I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Tennessee with  without  , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That neither my employment nor my compensation is contingent upon the reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (8) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the State Department of Transportation of said State or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) That no one, in the development of use and value conclusions, provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance is attached herewith.)
- (11) That my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

(12) THAT the OWNER (Name) City of Kingsport/ Michael Thomson /Meghan Krager was contacted on (Date) 09/01/2024  
09/03/2024

In Person  By Phone  \*By Email, and was given an opportunity for he or his designated representative

(Name) Michael Thompson/ Megan Krager to accompany the appraiser during his or her inspection of the subject property. The owner or his representative Declined  Accepted  to accompany appraiser on (Date) 09/03/2024

*\*If by mail attach copy to 2A-12*

Date(s) of inspection of subject 08/30/2024

Date(s) of inspection of comparable sales 08/30/2024

- (13) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (14) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (15) That my (our) opinion of the fair market value of the acquisition as of the 30th day of August, 2024.

is \$4,050 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Christopher B. Ruberg Date of Report 10/18/2024

State of Tennessee Certified Residential Real Estate Appraiser License Number 2708

VACANT LAND SALE # 1

MARKET DATA  
(Sales & Rentals)

Address or General Location Off Mullins Street, Kingsport, TN 37665

Directions to Property I-26 to Hwy 36, right on Lynn Garden Dr., left on Mullins Drive. Access between 337 & 341 Mullins Dr.

Tax Map and Parcel No. 030 A C 025.00 Book 3456 Page 336 Property Rights Fee simple

Grantor Jessica & Seth Willis Grantee Chris Foran

Date of Sale 02/24/2023 Verified Consideration \$139,000 Verified MLS/Deed

Financing: Type Conventional Interest Rate UKN Terms Unknown

MOTIVATION OF SALE Future home site

PHYSICAL CHARACTERISTICS

Land Area: Sq.Ft. 1,902,265 Acres 43.67 Dimensions 1766 x 1227 Frontage N/A Depth 1766

Shape Irregular Site/View Average

Topography Mountain / Wooded Access Adequate

On-Site Improvements None Noted

Encumbrances: (Easements, etc.) Typical. Access Easement to cell tower

OFF SITE IMPROVEMENTS: Paved Street  Gravel Road  Sidewalk  Curb  Gutters

UTILITIES AVAILABLE: Water  Electric  Telephone  Gas  Sewer  Septic System

Zoning R-2 Highest and Best Use Residential acreage site

COMMENTS:

Property is wooded mountain tract. Cell tower not included in the sale.

Currently listed for \$330,000, DOM - 94.

VERIFIED Sales Price..... \$ 139,000

(1) Adj. for Property Rights Conveyed.....\$                     

(2) Adj. for Financing Terms.....\$                     

(3) Adj. for Conditions of Sale.....\$                     

CASH EQUIVALENT Sales Price of Comparable Sale..... \$ 139,000

ADJUSTED UNIT OF COMPARISON

N/A Per Sq. Ft. \$3,182 Per Acre N/A Per F.F. \$139,000 Per Lot

State Project No. 82I026-F2-002 County Sullivan Tract No. 2

Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg

# VACANT LAND SALE # 1

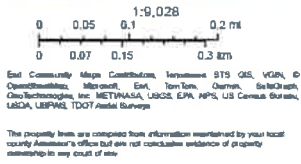
Picture taken 08/30/24

Sullivan County - Parcel: 030A C 025.00



Date: August 31, 2024

County: Sullivan  
 Owner: FORAN CHRIS S ETAL  
 Address: MULLINS ST OFF  
 Parcel Number: 030A C 025.00  
 Deeded Acreage: 43.87  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023





VACANT LAND SALE # 2

MARKET DATA  
(Sales & Rentals)

Address or General Location 0 Forest View Rd., Kingsport, TN 37660  
 Directions to Property Hwy 93 N, Left on Bloomingdale, Right on Forest View. Property at end of road on left.  
 Adjoins mobile home park.  
 Tax Map and Parcel No. 013LA008.20 Book 3522 Page 1804 Property Rights Fee simple  
013 053.00  
 Grantor Misty Denman, Martin Price & Jason Price Grantee Andrew & Lisa Newlon  
 Date of Sale 08/18/2022 Verified Consideration \$180,000 Verified MLS/Deed  
 Financing: Type Conventional Interest Rate UKN Terms Unknown  
 MOTIVATION OF SALE Future home /cabin site

PHYSICAL CHARACTERISTICS

Land Area: Sq.Ft. 2,797,423 Acres 64.22 Dimensions Irregular Frontage Irr Depth Irr  
 Shape Irregular Site/View Average  
 Topography Rolling/ wooded/ Access Adequate  
 On-Site Improvements Old Barn & Cabin, no contributory value  
 Encumbrances: (Easements, etc.) Typical assumed.

OFF SITE IMPROVEMENTS: Paved Street  Gravel Road  Sidewalk  Curb  Gutters   
 UTILITIES AVAILABLE: Water  Electric  Telephone  Gas  Sewer  Septic System   
 Zoning R-1 Highest and Best Use Residential acreage

COMMENTS:

This is a sale of 2 adjoining tracts with road access, with approximately 3 acres of somewhat cleared land, the rest is wooded.

VERIFIED Sales Price..... \$ 180,000  
 (1) Adj. for Property Rights Conveyed.....\$ \_\_\_\_\_  
 (2) Adj. for Financing Terms.....\$ \_\_\_\_\_  
 (3) Adj. for Conditions of Sale.....\$ \_\_\_\_\_  
 CASH EQUIVALENT Sales Price of Comparable Sale..... \$ 180,000

ADJUSTED UNIT OF COMPARISON

                     Per Sq. Ft. \$2,802 Per Acre N/A Per F.F. \$180,000 Per Lot

State Project No. 82I026-F2-002 County Sullivan Tract No. 2  
 Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg

VACANT LAND SALE # 2

Picture taken 08/30/2024



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State Project No. 821026-F2-002 County Sullivan Tract No. 2  
Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg

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VACANT LAND SALE # 3

MARKET DATA  
(Sales & Rentals)

Address or General Location Sensabaugh Hollow Road, Church Hill, TN 37642 Hawkins County  
 Directions to Property I-26 to west on W. Stone Rd., to right on Big Elm Rd. to left on Sensabaugh Hollow Rd.  
 Property ends at tunnel.  
 Tax Map and Parcel No. 012 104.00 Book 1549 Page 459 Property Rights Fee simple  
 Grantor Sensabaugh Hiers Grantee Michael & Ashley Anglin  
 Date of Sale 05/10/2024 Verified Consideration \$160,000 Verified MLS/Deed  
 Financing: Type Conventional Interest Rate UKN Terms Unknown  
 MOTIVATION OF SALE Hunting camp/ home site

PHYSICAL CHARACTERISTICS

Land Area: Sq.Ft. 3,054,427 Acres 70.12 Dimensions Irregular Frontage Irr Depth Irr  
 Shape Irregular Site/View Average  
 Topography Rolling Mountain / partial cleared Access Adequate  
 On-Site Improvements None noted  
 Encumbrances: (Easements, etc.) Typical assumed.

OFF SITE IMPROVEMENTS: Paved Street  Gravel Road  Sidewalk  Curb  Gutters   
 UTILITIES AVAILABLE: Water  Electric  Telephone  Gas  Sewer  Septic System   
 Zoning None Highest and Best Use Residential site

COMMENTS:  
 This sale is three tracts with property on both sides of the road. It has some partially cleared areas, but it is mostly overgrown. Adjoins RR on west side. No improvements noted. Picture of tunnel is google map image. Was not able to take picture of the tunnel due to a number of people at the tunnel.

VERIFIED Sales Price.....	\$	<u>160,000</u>
(1) Adj. for Property Rights Conveyed.....\$		<u>                    </u>
(2) Adj. for Financing Terms.....\$		<u>                    </u>
(3) Adj. for Conditions of Sale.....\$		<u>                    </u>
CASH EQUIVALENT Sales Price of Comparable Sale.....	\$	<u>160,000</u>

ADJUSTED UNIT OF COMPARISON

<u>                    </u> Per Sq. Ft.	<u>2,281</u>	Per Acre	<u>N/A</u>	Per F.F.	<u>\$160,000</u>	Per Lot
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State Project No. 82I026-F2-002 County Sullivan Tract No. 2  
 Federal Project No. NH-I-26(79) Name of Appraiser Christopher B. Ruberg



VACANT LAND SALE # 3

Picture taken 08/30/2024

