

Appraisal Report of



VACANT LAND
1410 FORREST STREET
TUPELO, MISSISSIPPI 38804

RESTRICTED APPRAISAL REPORT

Requested By

Mr. Tanner Newman
City of Tupelo

Effective Date of Appraisal

August 27, 2026

Appraised By

C. Kyle Rogers
Rogers Appraisal Company
State Certified General Appraiser
License Number GA-943

ROGERS APPRAISAL COMPANY
Real Estate Appraisals / Consultation / Review

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August 28, 2026

Mr. Tanner Newman
City of Tupelo

Re: Vacant Land
1410 Forrest Street
Tupelo, Mississippi 38804

Mr. Newman:

In accordance with your request, I personally inspected the above captioned property on August 27, 2026, and have considered available data pertinent to the estimation of its fee simple market value. The following restricted appraisal report is intended to be used internally by you, our client, or your representatives. This appraisal is contingent upon the information as shown in this report, as carefully gathered by the appraiser and provided by parties such as the client, being correct and accurate. This contingency is considered to be an extraordinary assumption, which is defined on page 15 of this report. No other extraordinary assumptions or hypothetical conditions are applicable.

The subject property has access to all typical city utilities of sufficient capacity and municipal services are available to the sites. No easements or encroachments are known to exist that would adversely affect the marketability or legal uses of the subject property. According to FEMA Flood Map 28081C0163F, dated October 16, 2013, the subject property is located in Flood Zone X, an area not inundated by 100-year flooding. A flood map is located in the addenda of this report.

The subject, which is located at 1410 Forrest Street, involves approximately 0.17 acres of generally level land that is at road grade. The acreage amount was taken from provided data and the Lee County Tax Assessor's office. Further description is on a later page.

As requested, I have completed an appraisal analysis of the subject real estate and this letter provides you with an opinion of its current market value based on our research of quantitative and qualitative data within the subject real estate market. We have employed all generally accepted valuation techniques relevant to valuing the subject property, which in this case involves the Sales Comparison Approach. To report the opinion of values developed, we have performed a restricted appraisal as defined by the Uniform Standards of Professional Appraisal Practice. Our scope of work in determining the overall market value opinion for the property under appraisal is outlined within our report. This restricted appraisal report sets forth only our conclusions and all other supporting documentation is retained within our work file. Because this is a restricted

appraisal report, its use is intended for the specific needs of the client which were given to the appraisers as a scope of work. That use is for internal business decisions by the City of Tupelo. Reliance on this appraisal report or the information or conclusions within it by a third-party is strictly prohibited.

The highest and best use of the subject is for residential purposes. The zoning of the subject is MUR, Mixed-Use Residential District, as shown by the City of Tupelo.

The Sales Comparison Approach to value was utilized. A number of similar sales that have transacted in the comparable real estate market have been compared directly with the property under appraisement. The sales data utilized has been verified by the appraisers and is considered the best available for indication a range of current market value for the subject property.

The last phase of any valuation assignment in which indications derived from market data are resolved into a final value opinion, is the reconciliation process. The reconciled value indication may be either a final range of value or a single point estimate. The value indications are tested for the appropriateness of the approaches, adjustments applied, accuracy of the data considered, and the quantity of evidence is analyzed. As a result of our analysis, after considering all those factors which affect value, it is concluded that the market value of the subject, as of August 27, 2026, and subject to the attached assumptions and limiting conditions, is as follows:

\$14,000
FOURTEEN THOUSAND DOLLARS

The market value opinion set forth in this appraisal report assumes responsible ownership and professional management and marketing of the subject property. This valuation is also subject to the hypothetical conditions, extraordinary assumptions, and additional limiting conditions as attached herein. At the request of the client, we will form an opinion of the market value for the subject property for internal business decisions.

Respectfully submitted,



C. Kyle Rogers
State Certified General Appraiser
License Number GA-943

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Project: **Vacant Land**
1410 Forrest Street
Tupelo, Mississippi 38804

Effective Date of Valuation: August 27, 2026

Legal Interest: Fee Simple Market Value

Zoning: MUR, Mixed-Use Residential District

Site Area: Approximately 0.17 Acres

Indicated Value: \$14,000

OBJECTIVE OF THE APPRAISAL

The objective of our appraisal analysis is to give an opinion of the market value of the subject property as of the effective date of this report, or August 27, 2026. The purpose of the report is to present the data and the reasoning used by the appraisers in giving our opinion of market value for the property under appraisal.

DEFINITION OF MARKET VALUE

Market value is defined in *The Dictionary of Real Estate Appraisal, 6th Ed.* as:

“The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in term equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.”

Implicit in this definition are 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 best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.
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.

INTENDED USE OF THE REPORT

The intended use of this appraisal report is to assist the client, the City of Tupelo, in establishing an opinion of market value for the subject property. It is my understanding that it will be used for internal business decisions, as of August 27, 2026.

PROPERTY RIGHTS APPRAISED

We have formed an opinion of market value for the subject property for the rights that accrue to a fee simple estate.

Fee Simple:

According to *The Dictionary of Real Estate Appraisal, 6th Edition*, a fee simple estate is 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.*”

Leased Fee:

A leased fee estate is defined as “ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.”

In regard to the fee simple interest definition, it states the ownership is “unencumbered”. This would assume the property is being appraised as if vacant, as opposed to being at stabilized occupancy. A clearer interpretation of fee simple interest is to consider the property as if owner occupied, or as if leased at market rates and at stabilized occupancy. The opinions in this appraisal, if being valued in fee simple interest, were based on the later interpretation.

LEGAL IDENTIFICATION

A legal description was not provided. The site size was estimated via the Lee County Tax Assessor's office.

The legal description or identification used in this report, which was either provided by the client or owner or obtained by the appraiser, is assumed to be correct. The correctness of the reported identification is not the responsibility of the appraiser and it is recommended that the user of this appraisal consult a qualified legal party as to its accuracy.

PROPERTY HISTORY & TAXES

The subject is owned by Hollywood Investments, LLC. No transactions have occurred in the last three years that are relevant to market value.

The current tax information on the subject property is as follows:

Owner:	Hollywood Investments, LLC
Parcel Number:	077L-36-108-00
Land Value:	\$12,800

ZONING

The subject is zoned MUR, Mixed-Use Residential District, by the City of Tupelo. The objective of the Mixed-Use Residential District (MUR) is intended to provide opportunities for new development and redevelopment in existing well-connected, centrally located neighborhoods. MUR standards will allow a diverse range of housing that is compatible with existing development patterns. A range of residential housing types may be permitted and will be the majority of new development, including detached single-family houses, duplexes, patio homes, townhomes, live/work units, or apartments. Some small scale commercial uses may be allowed on larger streets if the buildings are scaled to the neighborhood and the uses are those that are compatible with the neighborhood. These could include a church, small boutique clothing store, doctor's office, day care center, coffee shop, or dry cleaner. The MUR district is intended to accommodate new growth in areas near activity centers and major streets and to allow for a vertical or horizontal mix of uses on sites. All new development and redevelopment will be pedestrian-oriented and shall be accessible via local streets to parks, schools, and nearby commercial centers. Development will be designed so that its form, height, and proportion are compatible with existing adjacent development.

APPRAISAL REPORTING

There are two types of appraisal reports under each appraisal type: Appraisal Report and Restricted Appraisal Report. The following definitions have been adopted for each type of report:

Appraisal Report: A written report prepared under Standards Rule 2-2(a).

Restricted Appraisal Report: A written report prepared under Standards Rule 2-2(b).

This appraisal is classified as a Restricted Appraisal Report and the appraiser has summarized the analysis and rationale for the conclusions. Additionally, all indications of value significant to the valuation assignment are included. The appraisal is to be used by the City of Tupelo for internal business decisions. No other users are intended.

SCOPE OF APPRAISAL

The scope of this appraisal is to develop a market value opinion for the property located at 1410 Forrest Street in Tupelo, Mississippi. A physical inspection of the site was made as well as a viewing of the surrounding area.

Market data was compiled on similar properties within a reasonable area from the subject. A survey of the surrounding area for comparable listings was also made. Pertinent information and data on the neighborhood and similar competitive neighborhoods in the subject area was gathered and confirmed and all of the information was verified via associate appraisers, real estate brokers, and the Tax Assessor's office.

An overview of the process used to gather all documentation in each of the approaches is summarized as follows: The subject site was inspected on the effective date of this report; available Interested parties were interviewed and specific information concerning the facility was verified; Regional, county, and city data was analyzed and all of the information was verified; All necessary organizations were contacted to verify the zoning, the flood information, and other data that may have an influence on the market value estimation; Comparable sales data, and other related data, for similar properties were also verified with local associate appraisers, real estate brokers, and property owners.

Because of the age of the subject and the difficulty in estimating depreciation, the Cost Approach was not utilized, and is not necessary for credible results. Because the subject would not typically be valued via potential lease, the Income Capitalization Approach was not utilized, and is not necessary for credible results. The Sales Comparison Approach was used in this appraisal. This report is limited to use by the identified client and the opinions and conclusions set forth in the report may not be fully understood properly without additional information found in the appraiser's work file.

The complete property is being appraised, in a Restricted Appraisal Report format, in value as a whole property with the site having values as a part of the whole and all contributing to the overall value of the subject. If the client requires any additional supporting documentation or data, the reasoning of the appraiser estimations, or the analyses shown for each of the indications in the report, please request such information and we will abide.

EXPOSURE TIME

Exposure time is the estimated length of time the property would have been offered prior to a hypothetical market value sale on the effective date of appraisal. It is a retrospective estimate based on an analysis of recent past events, assuming a competitive and open market. It assumes not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable marketing effort. Exposure time is therefore interrelated with appraisal conclusion of value.

An estimate of exposure time is not intended to be a prediction of a date of sale or a simple one line statement. Instead, it is an integral part of the appraisal analysis and is based on one or more of the following:

Statistical information about days on the market, Information gathered through sales verification, Interviews of market participants.

The reasonable exposure period is a function of price, time, and use. It is not an isolated estimate of time alone. Exposure time is different for various types of real estate and under various market conditions.

In consideration of these factors, the following have been analyzed:
Exposure periods of comparable sales revealed during the course of this appraisal;
Macroeconomic exposure times for the subject property type across the Subject MSA;
Knowledgeable real estate professionals, and the entire United States as published in multiple articles and websites.

Based on the foregoing analysis, an exposure time of approximately 12 months is reasonable, defensible, and appropriate. This exposure time assumes the subject would have been competitively priced and aggressively promoted within the market area.

MARKETING TIME

Marketing time is the period a prospective investor would forecast to sell the subject property immediately after the date of value, at the value estimated. The marketing time is an estimate of the number of months it will require to sell the subject from the date of value, into the future. The anticipated marketing time is essentially a measure of the perceived level of risk associated with the marketability, or liquidity, of the subject property. The marketing time estimate is based on the data used in estimating the reasonable exposure time, in addition to an analysis of the anticipated changes in market conditions following the date of appraisal. The future price for the subject (at the end of the marketing time) may or may not equal the appraisal estimate. The future price depends on unpredictable changes in the physical real estate, demographic and economic trends, real estate markets in general, supply / demand characteristics for the property type, and many other factors.

Based on the premise that present market conditions are the best indicators of future performance, a prudent buyer will forecast that, under the conditions described above, the subject will require a marketing time of approximately 12 months.

EXTRAORDINARY ASSUMPTION DEFINITION

The term extraordinary assumption can be defined as “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.”

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- o It is required to properly develop credible opinions and conclusions;
- o The appraiser has a reasonable basis for the extraordinary assumption;
- o Use of the extraordinary assumption results in a credible analysis; and
- o The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.”

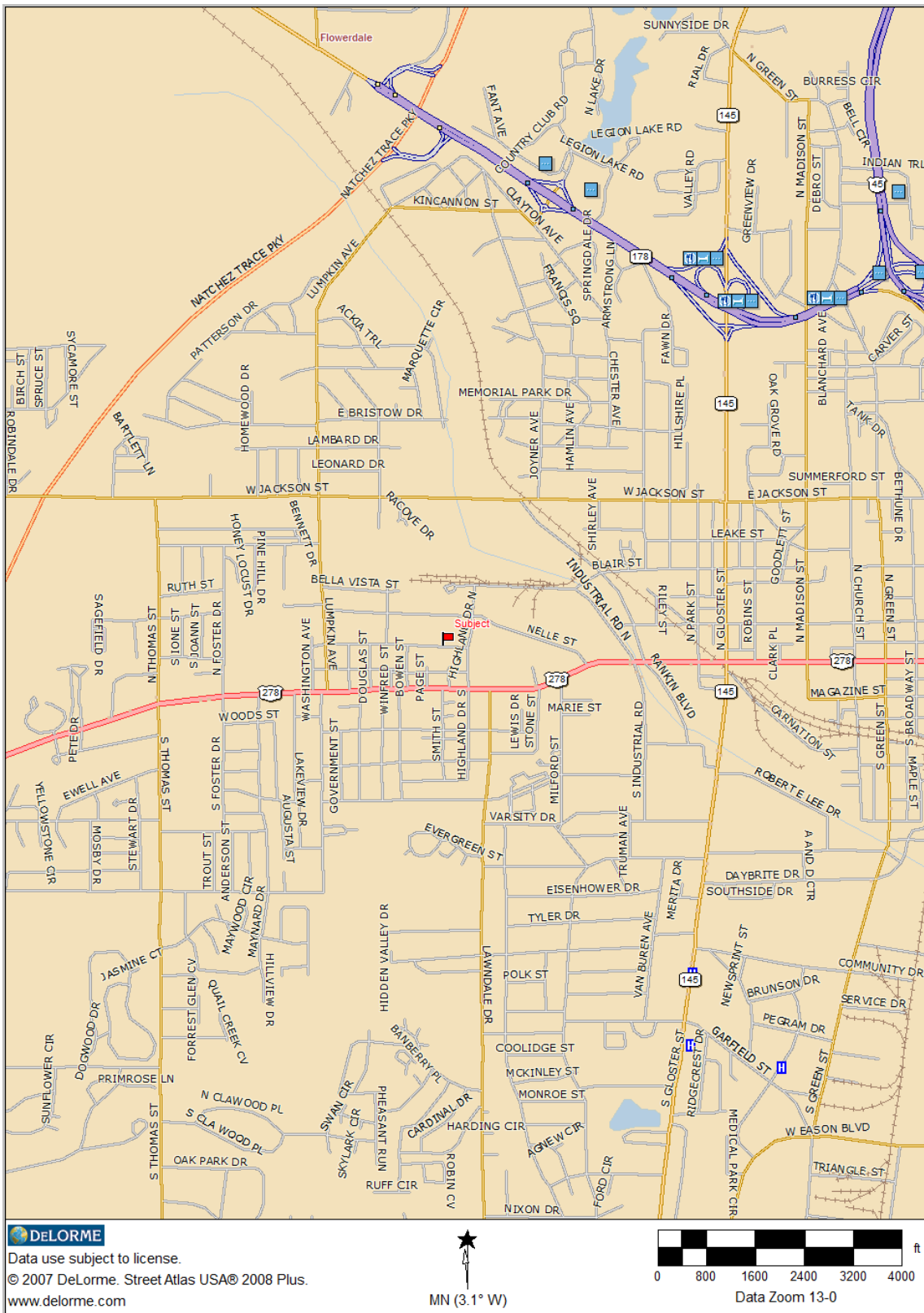
There is an extraordinary assumption because this appraisal is contingent upon the information as shown in this report, as carefully gathered by the appraiser and provided by parties such as the client, being correct and accurate.

PROPERTY IDENTIFICATION

The subject is an approximately 0.17 acre tract located at 1410 Forrest Street in Tupelo, Mississippi. It is rectangular in shape and generally level land that is at road grade. It has frontage and access of approximately 50 feet along Forrest Street with a depth of approximately 150 feet.

Please refer to the following pages for a better visualization of the subject property.

SITE LOCATION MAP



GIS PLAT



*The subject is roughly highlighted above.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



VIEW OF SUBJECT



VIEW OF SUBJECT



WEST ALONG FORREST STREET



EAST ALONG FORREST STREET

VALUATION

The subject property was given an estimated market value using the Sales Comparison Approach. A number of sales of similar properties in the comparable real estate market were compared directly with the subject property, a sample of which are located in the addenda of this report, with a summary table below. Ultimately, a per acre value between \$75,000 and \$85,000 was estimated for the overall used square footage of the subject. A value in the middle of this range, or \$80,000 per acre, is considered the most appropriate. This results in a total estimated value of approximately \$14,000 via the Sales Comparison Approach.

No.	Location	Sale Date	Price	Land Size (Acres)	Price/Acre
1.	0 Lawndale Drive	01/30/2024	\$3,500	0.12	\$29,167
2.	0 Milford Street	05/22/2024	\$30,000	0.70	\$42,857
3.	0 Ashley Lane	05/31/2023	\$22,000	0.27	\$83,333
4.	0 Marquette Street	08/10/2026	\$19,500	0.28	\$78,571
5.	0 Trace Avenue	06/29/2023	\$24,000	0.37	\$52,703

Many sales that are comparable to the subject property were considered, with several examples included. A range in size from 0.12 to 0.70 acres and in price per acre of \$29,167 to \$83,333 per square foot is shown. Adjustments for size, location, topography and utility were made and the range previously mentioned was estimated. Each of the sales considered is a comparable type property to the subject, although there are many variances in each.

The Sales Comparison Approach is usually reliable because it reflects what a potential purchaser would be willing to pay for a property in the open market.

The last phase of any valuation assignment in which indications derived from market data are resolved into a final value opinion, is the reconciliation process. The reconciled value indication may be either a final range of value or a single point

estimate. The value indications are tested for the appropriateness of the approaches, the adjustments applied, the accuracy of the data considered, and the quantity of evidence that is analyzed. The final conclusion of value was estimated to be \$14,000.

ASSUMPTIONS AND LIMITING CONDITIONS

1. That the date of value to which the opinion expressed in this report is set forth in the letter of transmittal. The appraisers assume no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
2. That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
3. That no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming to be under responsible ownership and competent management and available for its highest and best use.
4. That no engineering survey has been made by the appraisers. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
5. That maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
6. That testimony or attendance in court or at any other hearing is not required by reason rendering this appraisal unless such arrangements are made a reasonable time in advance.
7. That information furnished by others, while assumed to be correct, is not guaranteed.
8. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to valuation conclusions or the identity of the appraisers.
9. The liability of Rogers Appraisal Company and employees is limited to the fee collected. There is no accountability, obligation, or liability to any third party. The appraisers assume no responsibility for any cost incurred to discover or correct any deficiencies present in the property.
10. Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by the appraiser(s). In cases of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

11. The fee for this appraisal or study is for the service rendered and not the time spent on the physical report.

12. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions and all assumptions and conditions here and attached to the employment contract.

13. That the value estimate anticipates, if necessary, a marketing time of up to one year. This is based on current economic conditions for the subject's area.

14. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions including the presence of hazardous wastes, toxic substances, etc., that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as environmental assessment of the property.

ENVIRONMENTAL DISCLAIMER

1. The appraiser hereby states that he is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the subject property.
2. The existence of such substances may or may not have an effect on the market value of the subject property; however the appraiser is not qualified to determine the existence of any such materials.
3. No consideration has been given in this analysis to any potential diminution in value should hazardous materials be found.
4. The client is urged to retain an expert in the field of detection of hazardous waste before making a decision regarding this property.
5. Unless otherwise stated, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or other agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the inspection unless otherwise stated. If the presence of such substances such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value.

ADDITIONAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraisers have no knowledge concerning the presence of any hazardous materials on the site or in the structure as of the date of the appraisal, other than those specified in the appraisal. We have not conducted any tests to determine whether or not such hazardous material and/or related conditions exist. We recommend that the reader direct any questions concerning this issue to a firm of registered professional engineers specializing in providing such testing and analysis. We assume that the site is free from hazardous waste contamination. Any contamination subsequently found on the subject site, however, automatically renders this appraisal null and void. No study has been made available to determine whether structures may have an infestation such as termites or dry rot. In the absence of such a study, it is assumed the property is free from such problems.

It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent condition of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser assumes no responsibility for these items. 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 the prior written consent and approval of the appraisers.

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 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 Act. If so, this fact could have a negative effect upon 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 ADA in estimating the value of the property. Acceptance of and/or use of this report constitutes acceptance of all assumptions and the above conditions.

CERTIFICATION

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

That the statements of fact contained in this report are true and correct;

That the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and that I have no personal interest or bias with respect to the parties involved;

That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment and I have not appraised or provided any services regarding the subject property within the three years prior to accepting this assignment.

That my engagement in this assignment was not contingent upon development or reporting predetermined results.

That 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.

That my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

That I, Kyle Rogers, currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions.

That I, Kyle Rogers, have made a personal inspection of the property that is the subject of this report;

That no one provided significant real property appraisal assistance to the person(s) signing this certification.

That I have completed previous appraisals of similar type properties.

This appraisal complies with USPAP.

That my opinion of market value of the subject property, as of August 27, 2026, is:

\$14,000

RESTRICTION UPON DISCLOSURE AND USE

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser(s) or the firm with which he is connected) shall be disseminated to the public through advertising media, public relations media, new media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.



C. Kyle Rogers, GA-943

ADDENDA



112 Lawndale, Tupelo, MS 38801
MLS #23-3337

This lot is in a great location right off West Main Street.

Contract Information

Under Contract Date	01/11/2024	Approved by MLS	Yes
Listing Member		Listing Office	
Sold Date	01/30/2024	Sold Price	3,500
Selling Member	Chance Beck	Selling Office	JASON WARREN AND ASSOCIATES, INC 536001123
Days on Market	125	Status	Closed
Begin Date	09/27/2023	Original List Price	5,000
List Price	5,000	Exclusive Agency	No
Directions	West Main to Lawndale. Turn left on Lawndale. Lot will be on the left.		
Owner	Habitat		

General Property Description

Property Type	Lots/Land	Book Section	Lots/Land
Realtor.COM Type	Lot/Land	Lot Size Dimensions	90 x 108.3
Lot Acres	0	School District	Tupelo Public School

Remarks

Private Commission is \$1,000 flat fee to be split 50/50 between selling broker and listing broker. Taxes are
Remarks estimated.

Location, Legal & Taxes

Area	Southwest Tupelo	County	Lee
PPIN	17896	Total Taxes	180
Subdivision	Other		
Legal	B 0500; P 824; S36; T09S; R05E;		
Parcel Number	077R-36-122-00		

Status Change Info

Status Change Date 02/01/2024



Milford St., Tupelo, MS 38801
MLS #24-1325

This prime corner lot is zoned for mixed use, providing flexibility for a variety of usage needs. Owner is a licensed real estate broker. All info subject to verification. Agents see private remarks.

Contract Information

Under Contract Date	04/23/2024	Approved by MLS	Yes
Listing Member		Listing Office	
Sold Date	05/22/2024	Sold Price	30,000
Selling Member	JAMES RILEY HUNTER, SR	Selling Office	TM REALTORS 536000004
Days on Market	33	Status	Closed
Begin Date	04/19/2024	Original List Price	49,700
List Price	49,700	Exclusive Agency	No
Directions	From Gloster St. go west onto Main St. Take a left onto Milford at stoplight. Lot is at the intersection of Milford & Ida in the southwest quadrant. See sign.		
Owner	Hunter & Morgan LLC	How To Show	land - show any time

General Property Description

Property Type	Lots/Land	Book Section	Lots/Land
Realtor.COM Type	Lot/Land	Lot Size Dimensions	175 x 175
Lot Acres	0.70	Cleared	yes
Waterfront	No	School District	Tupelo Public School

Remarks

Private Listing agent must be notified of any video/virtual showings. Earnest money being submitted by mail to the listing broker is not permitted unless disclosed in the offer. Listing agent can assist with a request via Earnnest (\$18 fee to vendor)

Location, Legal & Taxes

Area	Southwest Tupelo	County	Lee
PPIN	34649	Total Taxes	867.54
Subdivision	Other		
Legal	B0118 P 598 12/17/2001		
Parcel Number	077R-36-144-02		

Status Change Info

Status Change Date 05/22/2024

Details

Miscellaneous: Sign; Flood Zone



723 Ashley Ln., Tupelo, MS 38801
MLS #24-407

Cleared lot located off of Thomas Street is ready for you to build your dream home. Property is conveniently located close to schools, dining, entertainment, and major roads. Has all utilities. Information is deemed reliable, but is not guaranteed.

Contract Information

Under Contract Date	06/23/2024	Approved by MLS	Yes
Listing Member		Listing Office	
Sold Date	07/22/2024	Sold Price	22,500
Selling Member	Eric Chambers	Selling Office	TM REALTORS 536000004
Days on Market	161	Status	Closed
Begin Date	02/12/2024	Original List Price	28,000
List Price	28,000	Exclusive Agency	No
Directions	South Thomas to Englewood to Ashley Lane.		
Owner	Pilgreen	How To Show	Call Appt. Center 662-680-6490

General Property Description

Property Type	Lots/Land	Book Section	Lots/Land
Realtor.COM Type	Lot/Land	Lot Size Dimensions	95 x 127.5
Lot Acres	0.27	Waterfront	No
School District	Tupelo Public School		

Location, Legal & Taxes

Area	Southwest Tupelo	County	Lee
PPIN	18364	Total Taxes	490.82
Subdivision	Cedar Grove		
Legal	Number: 2023006127		
Parcel Number	101B-02-168-12		

Status Change Info

Status Change Date	07/23/2024
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Details

Miscellaneous:	Sign
Land:	Deed Restriction; Paved Road; Irregular; Road Frontage



723 Ashley Ln., Tupelo, MS 38801
MLS #23-268

This cleared lot located off of Thomas Street is ready for you to build your dream home! Property is conveniently located close to schools, shopping, dining, entertainment, major roads and more. All information is deemed reliable but not guaranteed

Contract Information

Under Contract Date	05/01/2023	Approved by MLS	Yes
Listing Member		Listing Office	
Sold Date	05/31/2023	Sold Price	22,000
Selling Member	Shirley Curry, CRS, ABR	Selling Office	Crye-Leike Realtors 536000030
Days on Market	127	Status	Closed
Begin Date	01/24/2023	Original List Price	40,000
List Price	25,000	Exclusive Agency	No
Directions	South Thomas Street to Englewood to Ashley Lane		
Owner	Warren		

General Property Description

Property Type	Lots/Land	Book Section	Lots/Land
Realtor.COM Type	Lot/Land	Lot Size Dimensions	95 x 127.5
Lot Acres	0	School District	Tupelo Public School

Remarks

Private Email appointments@cbtupelo.com Monday-Friday/8AM-5PM or Call listing office @ 662-620-2232. All offers to purchase must have loan approval letter attached to offer. All information is believed to be correct, but subject to verification. We do not warrant square footage or lot size

Location, Legal & Taxes

Area	Southwest Tupelo	County	Lee
Zoning	Residential	Total Taxes	481.82
Subdivision	Colonial Hills		
Legal	PPIN 18364		
Parcel Number	101B-02-168-12		

Status Change Info

Status Change Date 05/31/2023

Details

Miscellaneous: Sign
Land: Road Frontage



1108 Marquette, Tupelo, MS 38801
MLS #26-661

Perfect lot to build your next home! All info subject to verification.

Contract Information

Under Contract Date	07/27/2026	Approved by MLS	Yes
Listing Member		Listing Office	
Sold Date	08/10/2026	Sold Price	19,500
Selling Member	Gissel Rivera	Selling Office	Crye-Leike Realtors 536000030
Days on Market	164	Status	Closed
Begin Date	02/27/2026	Original List Price	29,500
List Price	29,500	Exclusive Agency	No
Directions	From W Jackson, head N on Lumpkin, turn right on Marquette and lot will be on the left.		
Owner	Little	How To Show	Land-vacant

General Property Description

Property Type	Lots/Land	Book Section	Lots/Land
Realtor.COM Type	Lot/Land	Lot Size Dimensions	100 x 161.1
Lot Acres	0	Waterfront	No
School District	Tupelo Public School		

Remarks

Private Remarks	Listing agent must be notified of any video/virtual showings.
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Location, Legal & Taxes

Area	Northwest Tupelo	County	Lee
Zoning	Residential	PPIN	018035
Total Taxes	517.59	Subdivision	Bristow Acres
Legal	B 0015 P 732 10/30/2000		
Parcel Number	077G-25-112-00		

Status Change Info

Status Change Date	08/12/2026
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Trace Ave., Tupelo, MS 38804
MLS #23-2040

An exceptional residential house lot in the Joyner Community. This lot offers dual street frontage for added convenience and access. With ample space to build a home and enjoy the tranquil surroundings. Close proximity to schools, shopping, and healthcare. Don't miss this unique opportunity. Contact us today! All information is deemed accurate, but is not guaranteed by Broker or Seller.

Contract Information

Under Contract Date	06/15/2023	Approved by MLS	Yes
Listing Member		Listing Office	
Sold Date	06/29/2023	Sold Price	24,000
Selling Member	Chance Beck	Selling Office	JASON WARREN AND ASSOCIATES, INC 536001123
Days on Market	16	Status	Closed
Begin Date	06/13/2023	Original List Price	24,000
List Price	24,000	Exclusive Agency	No
Directions	Take the McCullough Blvd exit off of highway 45 South. Take the exit off of McCullough Blvd onto Jenkins St. Turn left at the stop sign onto Jenkins St. Turn right at the stop sign off of Jenkins St. onto Clayton Ave. Drive clayton Ave. until it dead ends into trace Ave. Property is the second to last lot located on the left at the end of Trace Ave.		
Owner	Shelley Colburn	How To Show	Text Jacob (662) 322-9431

General Property Description

Property Type	Lots/Land	Book Section	Lots/Land
Realtor.COM Type	Lot/Land	Lot Size Dimensions	+/-0.3
Lot Acres	0.30	School District	Tupelo Public School

Remarks

Private Remarks All information is deemed accurate, but is not guaranteed by Broker or Seller.

Location, Legal & Taxes

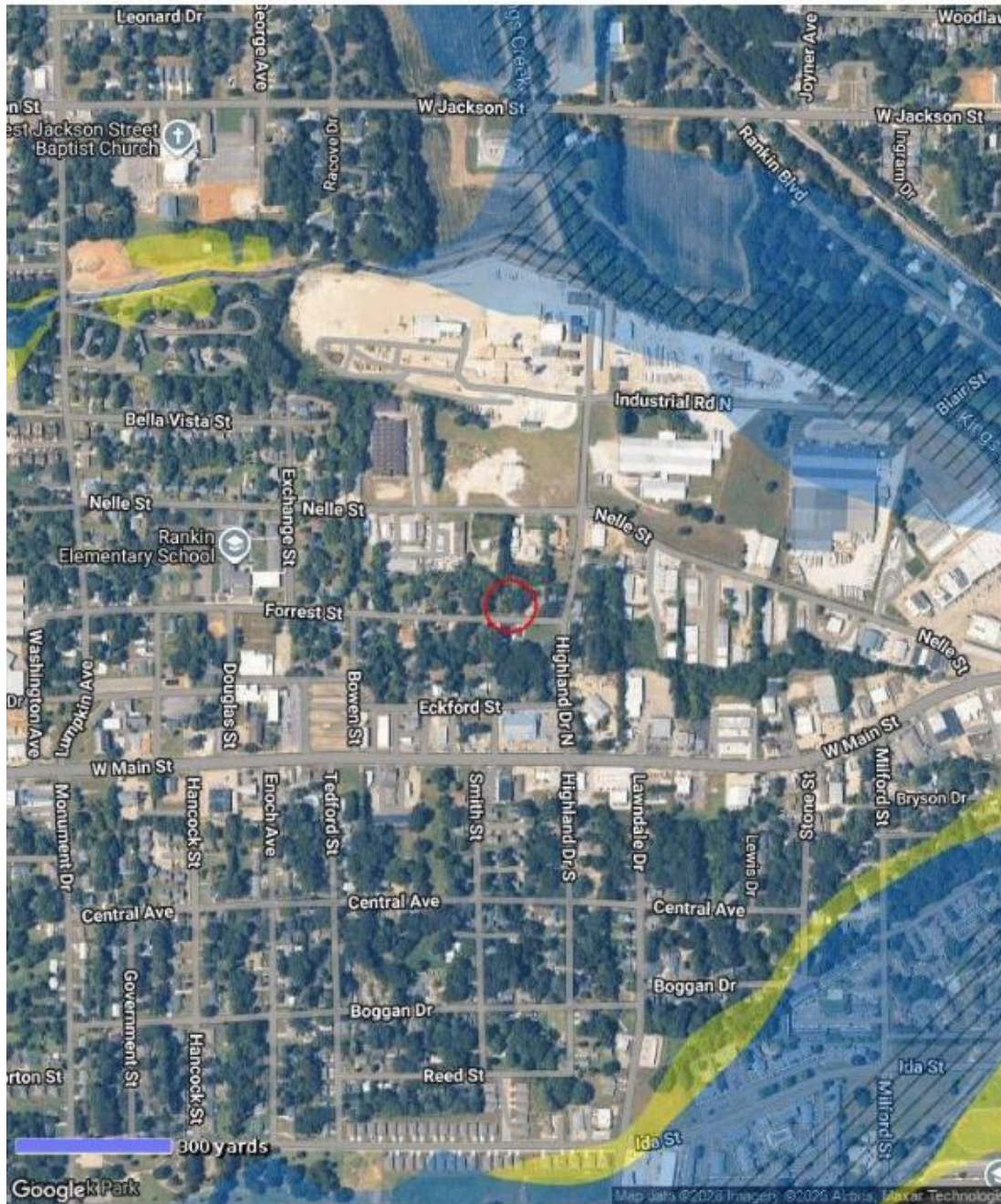
Area	Northeast Tupelo	County	Lee
Zoning	Residential	PPIN	22079
Total Taxes	730.03	Subdivision	Joyner
Legal	Section 25, T 09 S, R 05 E. BLK F LOT 5 & PT 4 NW1/4		
Parcel Number	077C-25-019-00		

Status Change Info

Status Change Date 06/29/2023

Details

Miscellaneous: Property Type: Lots and Land
Topography: Level; Open



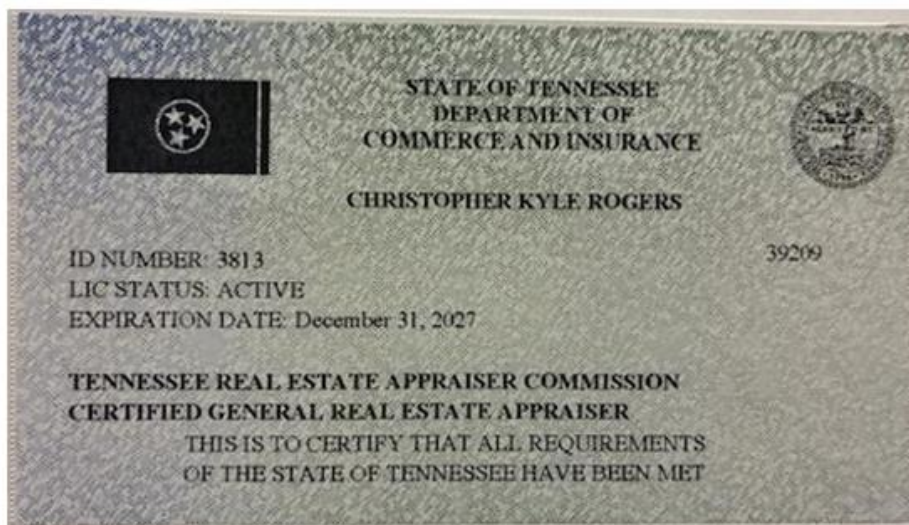
MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 28081C0163F
 Zone: X
 Map Date: October 16, 2013
 FIPS: 28081

MAP LEGEND

- | | |
|--------------------------------------|-----------------|
| Areas inundated by 500-year flooding | Protected Areas |
| Areas inundated by 100-year flooding | Floodway |
| Velocity Hazard | Subject Area |

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QUALIFICATIONS OF THE APPRAISER
C. KYLE ROGERS
CERTIFIED GENERAL REAL ESTATE APPRAISER
TENNESSEE LICENSE NUMBER CG-3813
MISSISSIPPI LICENSE NUMBER GA-943

EDUCATION

General

University of Mississippi
Bachelor of Business Administration
Emphasis on Real Estate, Completed 2005.

Real Estate

University of Mississippi

Real Estate Investment Analysis
Business Finance
Advanced Income Appraisal
Real Estate Valuation and Appraisal
Real Estate Law
Principles of Real Estate
Real Estate Finance and Mortgage Banking
& numerous other English, Math, MGMT, Accounting,
MIS, Business Accounting, and Finance courses

Appraisal Institute, etc.

Uniform Standards of Professional Appraisal Practice
Standards of Professional Practice
Basic Appraisal Principles
Appraisal Practices and Procedures
Real Estate Finance Statistics and Valuation Modeling (Overland Park)
General Appraiser Market Analysis and Highest & Best Use (Atlanta)
General Appraiser Income Approach, Part 1 (Bridgeton)
General Appraiser Income Approach, Part 2 (Bridgeton)
Evaluating Commercial Construction (Atlanta)
General Appraiser Report Writing and Case Studies (Atlanta)
Advanced Income Capitalization (Louisville)
Advanced Concepts and Case Studies (Chicago)
A Comprehensive Review of Appraisal Concepts - 2020 (Chicago)

APPRAISAL EXPERIENCE

- Experienced for many years in the North Mississippi and West Tennessee areas on the evaluation, appraisal, and appraisal review of agricultural, multi-family residential, commercial, and industrial real estate properties.
- Qualified expert witness for Federal Bankruptcy Court and Eminent Domain.

Professional Affiliation

Appraisal Institute