

APPRAISAL OF REAL PROPERTY

NWC West Commerce and North Avenue B
Crowell, Texas 79227



LOCATED AT

NWC W Commerce & N Ave B (RV Park Site)
Crowell, TX 79227
Lots 9-12,13-18,21-24, Block 62, Original Townsite

FOR

Ronny Baize Estate
PO Box 659
Crowell , Tx 79227
vanb4501@gmail.com

OPINION OF VALUE

\$22,000

AS OF

3/31/2022 (Date of Death)

BY

John Barnhart SRA
John Barnhart SRA
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Form 120.05*

Client File #: NWC Commerce&Ave B Appraisal File #: NWC Commerce&Ave B

Appraisal Report - Land

Appraisal Company: John Barnhart SRA

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Co-Appraiser: na

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Other Professional Affiliation: Appraisal Institute

Other Professional Affiliation:

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E-mail: na

Client: Ronny Baize Estate

Contact: Van Baize

Address: PO Box 659, Crowell, Tx 79227

Phone: na

Fax: na

E-mail: vanb4501@gmail.com

SUBJECT PROPERTY IDENTIFICATION

Address: NWC W Commerce & N Ave B (RV Park Site)

City: Crowell

County: Foard

State: TX

ZIP: 79227

Legal Description: Lots 9-12,13-18,21-24, Block 62, Original Townsite

Tax Parcel #: 4630

RE Taxes: 300

Tax Year: 2022

Use of the Real Estate As of the Date of Value: Commercial Lots with estimated 1.98 Acres.

Use of the Real Estate Reflected in the Appraisal: Commercial Lots with estimated 1.98 Acres.

Opinion of highest and best use (if required): Commercial Lots with estimated 1.98 Acres.

SUBJECT PROPERTY HISTORY

Owner of Record: Baize Family Trust

Description and analysis of sales within 3 years (minimum) prior to effective date of value:

The subject of this assignment last sold 9-7-2005.

The previous owner was a My-BJ Co. Inc.. It is recorded under volume 230, page 193. The subject has not sold in part or whole in the past 36 month period. This is a Retrospective Appraisal Report. The Date of Death is March 31, 2022.

Description and analysis of agreements of sale (contracts), listings, and options:

The subject is not currently listed for sale or in-contract.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach

\$ 22,000

Indication of Value by Cost Approach

\$ 0

Indication of Value by Income Approach

\$ 0

Final Reconciliation of the Methods and Approaches to Value:

The sales comparison approach is given the most weight in the valuation of land. The subject has 21 RV Sites on the estimated 1.98 Acres. I do not know the condition of the RV Park Improvements. It has been over two years according to the owner since the RV Park was fully operational. I have indicated a contributory value of the site improvements at \$5,000. This is just an estimate. The subject is appraised as of the Date of Death which the client indicated was March 31, 2022. The indicated market value is of that date. A Retrospective Appraisal Report is a report that considers a past date in the valuation process. In this report all market data and comparables analyzed are at or before the Date of Death.

Opinion of Value as of: 3/31/2022

\$ \$22,000

Exposure Time: 12 to 24 months.

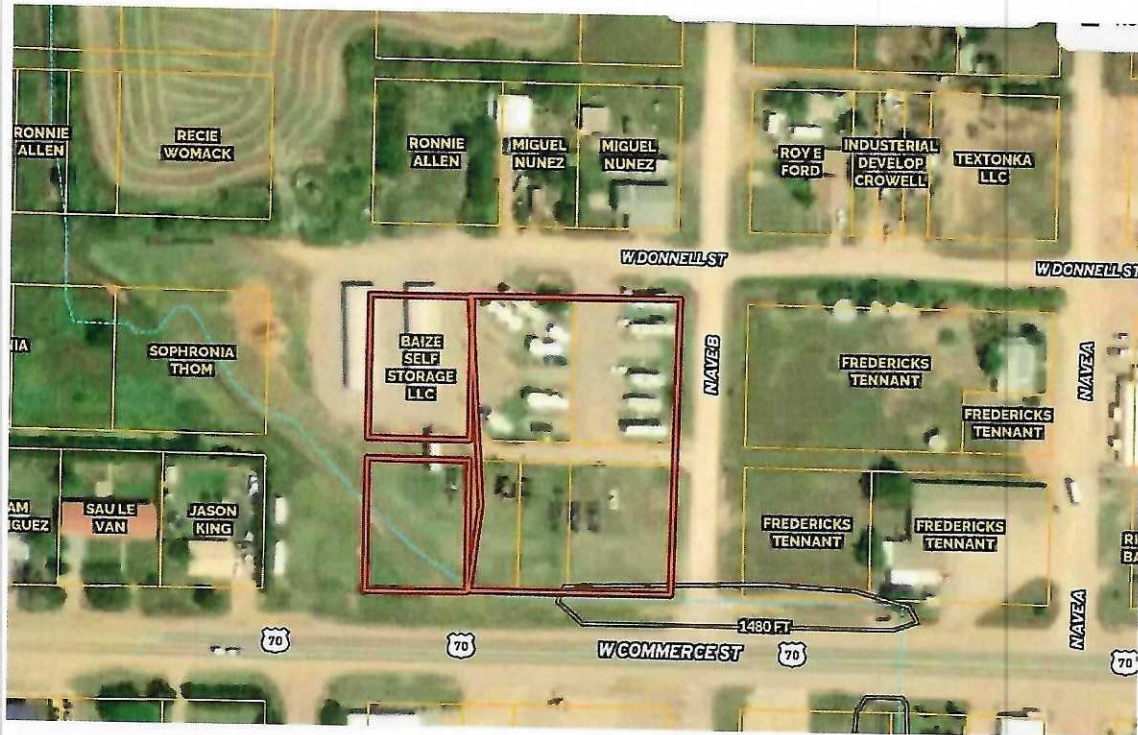
The above opinion is subject to: ☐ Hypothetical Conditions and/or ☐ Extraordinary Assumptions cited on the following page.

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June 2017

Location Map

Borrower	Baize Family Trust					
Property Address	NWC W Commerce & N Ave B (RV Park Site)					
City	Crowell	County	Foard	State	TX	Zip Code 79227
Lender/Client	Ronny Baize Estate					



The subject is land and a RV Park. The area is one city block. I was not supplied a survey. I utilized Map Right Computer survey System to indicate a land size of 1.98 Acres. I have given a contributory value of the site improvements. The subject fronts three streets.

Aerial Map

Borrower	Baize Family Trust					
Property Address	NWC W Commerce & N Ave B (RV Park Site)					
City	Crowell	County	Foard	State	TX	Zip Code 79227
Lender/Client	Ronny Baize Estate					

To John & Van.

The 3rd row of RV spaces has been closed down for almost 2 years now.
(There are water & electric conflicting issues & Ronny intended to pull all meters & eventually build another storage building). That leaves 14 open spaces.
We did turn off the water meter on row #2 last year. (NO income, monthly water bill-not good for business).

We had 1 renter for 8 months last year (\$400.00 monthly)

The RV Park was originally created for fellow harvesters to have a place to stay when they came to Crowell for wheat harvest time. Our last wheat cutting in this area was 2 years ago.

We did have some wind turbine people in here for a couple of years. Again, that was a couple of years ago.

The spaces have 30 & 50 amp hookups, with water & sewer available. There is no internet service.
We generally do not get overnight campers.
The monthly rates are \$400 monthly.

Thanks!
Debra