

APPRAISAL OF

**Parcel C-1 A Perpetual Drainage Servitude
Required for The Kinler/Paul Fredricks Drainage Improvement
Encumbering a Portion of 706 Paul Frederick Drive
Lot 17A, Block D, Oak Ridge Park Subdivision
Luling, LA**

AS OF

November 14, 2024

PREPARED FOR

**St. Charles Parish Public Works Department
C/O Miles Bingham, P.E.
100 River Oaks Drive
Destrehan, LA 70047**

PREPARED BY

**A.R.E. Real Estate Services
1708 Chantilly Drive, Suite E
Laplace, LA 70068**



WWW.ARESERVICES.COM

A.R.E. Real Estate Services
1708 Chantilly Drive
Laplace, La 70068

January 27, 2025

St. Charles Parish Public Works Department
C/O Miles Bingham, P.E.
100 River Oaks Drive
Destrehan, LA 70047

Re: An appraisal of a perpetual drainage servitude identified as parcel C-1, Kinler/Paul Fredricks Drainage Improvement Project, encumbering a portion of 706 Paul Frederick Drive, a portion of Lot 17A, Block D, Oak Ridge Park Subdivision, Luling, LA. Our File – 240462

Dear Mr. Bingham,

As requested, we have completed an appraisal of the above-referenced property. The appraisal's intended use is to assist in determining the compensation due for acquiring a perpetual public subsurface drainage servitude. The appraisal's purpose is to provide opinions of the fair market value of the planned acquisition and any additional compensation appropriate in estimating "Just Compensation." This analysis does not consider compensation components other than real estate, such as relocation expenses or business impacts.

In this instance, the planned acquisition consists of part of a more extensive ownership. The appraisal relies on a before and after analysis to estimate the compensation due. The analysis estimates the acquisition parcels' value based on the parcel's proportional contributory value of the Larger Parcel before the acquisition. The compensation estimate includes the value of the property acquired plus the diminution in the remaining ownership's value (after value), if any, attributable to the proposed project. A comparison of the before and after values, allowing for the value of the acquisition parcel(s), estimates any diminution of the remainder or additional compensation owed for the acquisition.

Fair market value, as used herein, is defined by *Louisiana Revised Statute 47:2321* as follows,

The price for property which would be agreed upon between a willing and informed buyer and a willing and informed seller under usual and ordinary circumstances; it shall be the highest price estimated in terms of money which property will bring if exposed for sale on the open market with reasonable time allowed to find a purchaser who is buying with knowledge of all the uses and purposes to which the property is best adapted and for which it can be legally used."

This appraisal's development and reporting follow the Uniform Standards of Professional Appraisal Practice USPAP, 2024 ed. (USPAP) and Louisiana Law governing the proposed acquisition.

Mr. Bingham
January 27, 2025
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This letter includes an executive summary of the findings. However, the opinions in this summary should not be relied upon without a complete understanding of the accompanying report, including all assumptions and limiting conditions.

The following is a summary of the salient facts and conclusion:

Owner(s) of Record:	H.A.A. Construction, LLC
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Property Occupant:	None
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Property Location:	Luling, LA St. Charles Parish
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Property Identification:

Parcel Number(s):	Parcel C-1
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Project Number:	N/A
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Project Name:	Kinler/Paul Fredrick Drainage Improvement
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Project Map Date:	June 28, 2024
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Property Rights:	Perpetual Subsurface Drainage Servitude
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Value Sought:	Fair Market Value
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Date of Report:	January 27, 2025
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Effective Date of Value:	November 14, 2024
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Property Inspection Date:	November 14, 2024
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Property Type:	Residential Homesite
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Zoning:	R1-AM Single Family Residential
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Flood Zone:	X - Panel 2201600150C
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Site Size:

Larger Parcel	±3,372.01 square feet
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Acquisition Parcel	±1,124.37 square feet
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Remainder Parcel	±2,247.64 square feet
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Improvement Data:	None
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Highest and Best Use:

As Vacant	Single-Family Residential Use
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As Improved	Continued use
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Mr. Bingham
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The user of this report is responsible for ensuring that the assumptions, limiting conditions, and scope of work, as described, are appropriate to the intended use. The intended user, if necessary, should request additional analyses and information to understand and properly employ this appraisal for its intended use.

Special Assumptions & Conditions:

Special Condition:

In compliance with Louisiana law, the value opinions for the Larger Parcel before acquisition and the part acquired do not consider the impacts on the subject's value attributed to the proposed project improvements.

Limitations of the Inspection:

The appraisal relies upon my physical property inspections and publicly available aerial photography. The inspection is limited to my visual observations and does not include special testing or the use of testing equipment. The property was inspected from adjacent rights-of-ways multiple times. The most recent inspection and effective date of this report is November 14, 2024

Extraordinary Assumptions:

In compliance with Louisiana law, the value opinion offered for the property identified as the Remainder Parcel (after value) is subject to the extraordinary assumption of the project's completion in the manner proposed or planned.

Issuance of a variance granting lot 17A legal non-conforming status for its lot size being less than the required minimum under its R1-AM zoning.

Hypothetical Condition:

As of the appraisal's effective date, the valuation of the Remainder Parcel presumes the acquisition of the proposed servitude is complete.

Limitation of Compensation Analysis:

The opinion of compensation offered herein is limited to those directly related to the real estate. Other economic considerations are outside the scope of this analysis.

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Conclusions of Compensation Analysis:

Based on our analyses, the compensation due for the acquisition of real property rights acquired as of November 14, 2024, is:

Value of Property Rights within Acquisition (perpetual servitude)	\$ 5,217.08
Value of improvement within the Acquisition Area	\$ 0.00
Severance Damages	\$ 1,434.06
Additional Compensation	<u>\$ 0.00</u>
Total Recommended Compensation for the Property Rights Acquired	\$ 6,651.14

It was a pleasure to aid you in this assignment. If we can be of any further assistance, please contact us.

Respectfully,



Karla J. Scott, SRA, AI-RRS
Louisiana Certified Residential
Real Estate Appraiser LA#R1031

An Appraisal of

Parcel C-1 A Perpetual Drainage Servitude

Required for The Kinler/Paul Fredricks Drainage Improvement

Encumbering a Portion of 706 Paul Frederick Drive

A portion of Lot 17A, Block D, Oak Ridge Park Subdivision

Luling, LA

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CERTIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

I. Assumptions and Limiting Conditions

- A. The appraisal assumes that the utilization of the land and improvements is within the property boundaries as described, and there is no encroachment or trespass unless noted within the report.
- B. The undersigned appraiser(s) assumes that the property's title is free, clear, and unencumbered other than those listed in this report. However, the appraiser(s) assumes no responsibility for any aspect of the title.
- C. No consideration is given to any mineral rights or other subterranean interest (i.e., water, gravel, salt, etc.) unless specifically identified in the letter of transmittal and other appropriate portions of this appraisal report.
- D. No responsibility is assumed for any changes in legal, political, social, or economic conditions that may affect real estate values after the valuation date.
- E. Unless specifically noted in the appraisal, the existence of potentially hazardous materials, including but not limited to urea-formaldehyde foam insulation, lead paint, or toxic wastes in the land, which may or may not be present, has not been considered. (see *Certifications* under Part I of the Certifications, Assumptions, and Limiting Conditions).
- F. This appraisal assumes the subject to be unaffected by current wetlands regulations unless specifically detailed in the Letter of Transmittal and other appropriate portions of this report (see *Certifications* under Part I of the Certifications, Assumptions, and Limiting Conditions).
- G. The appraisal assumes full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report; further that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, that all required licenses, consents, permits, or other legislative or administrative authority -- local, state, federal or private entity have been or can be obtained for the use(s) considered in the value estimate.
- H. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (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; I (we) am (are) not professionally qualified to accomplish this task. Further, no formal study, as accomplished by qualified experts, has been provided to the appraiser(s), nor is one known to exist. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact may impact the property's value. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of ADA in estimating the property's value.
- I. During inspection and research of the subject property, the appraiser(s) observed/discovered no evidence of structural defects, termite damage, etc., except as expressly detailed in this report. However, the appraiser(s) is not a trained or certified home/building inspector, and this report should not be relied upon to disclose any such conditions on the subject property. Further, by preparing this report, the appraiser is not acting as a building inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed, and the review was superficial only. This inspection is not technically exhaustive and does not offer warranties or guarantees. No responsibility is assumed for any non-apparent or hidden defects; those who wish to assure themselves that such problems do not exist should retain appropriate experts/professionals.

CERTIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

(Continued)

II. Restriction Upon Disclosure and Use

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.

This appraisal report is prepared for the sole and exclusive use of the appraiser's client, as specifically cited herein. No third parties are authorized to rely upon this report without the express written consent of the appraiser. 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 he is connected, or any reference to the Appraisal Institute or to the MAI or AI-GRS designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

III. Professional Assistance

The names of those who provided substantial assistance to the appraiser(s) are listed below.

None

IV. Special/Extraordinary Assumptions and Limiting Conditions

Special Condition:

In compliance with Louisiana law, the value opinions for the Larger Parcel before acquisition and the part acquired do not consider any impacts on their value attributable to the proposed project.

Extraordinary Assumption:

An extraordinary assumption assumes as facts information that otherwise is unknown. The following assumptions are necessary to develop credible appraisal opinions to satisfy the appraisal's intended use. A reasonable basis exists supporting the assumptions. If the assumptions are found to be false, it may impact the appraisal opinions.

In compliance with Louisiana law, the appraisal opinions for the property Remainder Parcel (after value) assume project completion in the manner proposed or planned.

A variance granting Lot 17A legal non-conforming status for its lot size being less than the required minimum under its R1-AM zoning.

Hypothetical Condition:

A hypothetical condition is a condition directly related to a specific assignment that is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

As of the appraisal's effective date, the valuation of the Remainder Parcel presumes the acquisition of the proposed servitude is complete.

Limitations of the Inspection:

The appraisal relies upon my physical property inspections and publicly available aerial photography. The inspection is limited to my visual observations and does not include special testing or the use of testing equipment. The property was inspected from public rights-of-ways multiple times. The most recent inspection and effective date of this report is November 14, 2024.

Limitation of Just Compensation Analysis:

The compensation estimate due is limited to that directly related to the real estate being acquired. Other economic considerations are outside the scope of this analysis.

CERTIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS (Continued)

V. Certifications

The undersigned certifies that to the best of his/their knowledge and belief, except as otherwise noted in this appraisal report:

- A. The statements of fact contained in this report are true and correct;
- B. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my/our personal, unbiased professional analyses, opinions, and conclusions.
- C. The appraiser(s) has the training, knowledge, and experience to complete the appraisal assignment competently.
- D. This appraisal is not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- E. The appraiser(s) and this company have no present or prospective interest in this report's subject property nor any personal interest or bias concerning the parties involved.
- F. My/our compensation is not contingent upon reporting a predetermined value or direction in value, the attainment of a stipulated result, or the occurrence of a subsequent event.
- G. I/we certify that the appraiser(s) observed/discovered no evidence of existing or potential environmental hazards, except those detailed herein. However, the appraiser(s) have not conducted nor are qualified to conduct an environmental audit.
- H. I/we certify that the appraiser(s) observed/discovered no evidence unless detailed herein, that the subject property has been or would be designated as a regulated wetland.
- I. The analyses, opinions, and conclusions are developed and reported consistent with the Appraisal Institute's Code of Professional Ethics and Standards of Professional Practice and the Uniform Standards of Professional Appraisal Practice.
- J. This report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- K. No one, other than those specifically cited herein, provided significant real property appraisal/consulting assistance to the person(s) signing this certification (see *Professional Assistance* under Part IV of the **Certifications, Assumptions, and Limiting Conditions**).

- L.** Karla J. Scott has personally inspected the property that is the subject of this report.
- M.** Karla J. Scott is a Louisiana Certified Residential Real Estate Appraiser (No. R1031). As of the date of this report, I have completed the continuing education program for designated members of the Appraisal Institute.
- N.** Bennet E. Oubre has personally inspected the property that is the subject of this report.
- O.** Bennet E. Oubre is a Louisiana Certified Real Estate Appraiser (No. G232). As of the date of this report, I have completed the continuing education program for designated members of the Appraisal Institute.
- P.** The property owner(s) or the owner's designated representative was given the opportunity to accompany the appraiser during the site visit.



Karla J. Scott, SRA, AI-RRS
Louisiana Certified Residential
Real Estate Appraiser LA#R1031



Bennet E. Oubre, MAI, AI-GRS
Louisiana Certified General
Real Estate Appraiser LA#G0232

THE APPRAISAL PROCESS

An appraisal is an act or process of gathering and analyzing data necessary to provide credible opinions. The type of value, the scope of work, and reporting should be appropriate to satisfy the appraisal's intended use and user.

The Intended Use and User:

The intended user is St. Charles Parish, who is also the client. Based on our conversations and correspondence with the client, the intended use of the appraisal is to assist in estimating the compensation due for the acquisition of a permanent drainage servitude.

The intended use and user determine the appropriate value definition, scope of work, and reporting level.

The Purpose of the Appraisal:

The appraisal's purpose is to estimate the compensation due for the proposed acquisitions. The estimate includes the "fair market value" of the property rights to be acquired and any damages attributable to the proposed project. The compensation estimate offered herein is limited to that related directly to the real property. The analysis does not consider other economic factors that may be appropriate in estimating "just compensation."

Just Compensation, as applied herein, is defined as

The amount of loss for which a property owner is compensated when his or her property is acquired; said compensation should put the owner in as good a pecuniary position as he or she would be if the property has not been acquired; the remuneration should include all expenses incurred including, but not limited to, hook up expense for utilities, interest from the date of taking, and, in some instances, the cost of a new site or building, not necessarily equal to the value of the property taken."

Fair Market Value is defined by Louisiana Revised Statute 47:2321 as:

Fair market value is the price for property which would be agreed upon between a willing and informed buyer and a willing and informed seller under usual and ordinary circumstances; it shall be the highest price estimated in terms of money which property will bring if exposed for sale on the open market with reasonable time allowed to find a purchaser who is buying with knowledge of all the uses and purposes to which the property is best adapted and for which it can be legally used.

Additional Compensation:

Constitutionally mandated measure of compensation whereby the owner receives the traditional measure of compensation (part acquired and severance damage) plus any other economic loss sustained minus any economic gain created by the taking; that amount of money required to place the owner in the same pecuniary position had his property not been acquired.

Severance damage:

The diminution of the market value of the remainder area arises in the case of a partial acquisition because of the acquisition (severance) and/or the construction of the improvement in the manner proposed.

Property Rights Appraised:

Based on the intended use, the appraisal assumes the property rights to be those for perpetual drainage servitude. According to the client, the permanent servitude allows for:

A perpetual and assignable right of use, servitude, and easement to St. Charles Parish, its agents, or assigns in the described lands identified as a 1,124.37 square foot tract of land to locate, construct, maintain, repair, operate, patrol, and replace a subsurface drainage channel, including all appurtenances and improvements thereto and the right of ingress and egress to service and maintain the drainage channel; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right of way; reserving, however to the owners, their heirs, and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights, servitude and easement hereby acquired; subject however, to existing easements for public roads and highways, public utilities, railroads, and pipelines. Additionally, the Parish shall have the right to trim, cut, fell, and remove all trees, underbrush, other vegetation, structures, and obstacles within the limits of the servitude.

As part of the assignment, the appraisal also examines the Fee Simple estate, defined as:

Absolute ownership, unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police powers, and escheat.

(Source: The Dictionary of Real Estate, 7th Edition, The Appraisal Institute)

The Effective Date of the Appraisal:

The effective date of the appraisal is November 14, 2024. The reader must understand that the real estate market is not static. Any changes in the market, either actual or perceived, may affect the value opinion as it would relate to any date before or after the effective date established for this appraisal.

Reporting Format:

The appraisal report intends to comply with USPAP Standard Rule 2-2 (A) for an "Appraisal Report." The report summarizes the appraisal process, data, and reasoning for the opinions. If additional information is necessary to understand the appraisal properly, it should be requested before relying upon the conclusions and opinions provided.

Scope of Work:

The scope of work reflects the amount and type of information to be researched and the analysis necessary to produce a credible opinion of value suitable for the intended use of the appraisal. It is the appraiser's responsibility to establish the appropriate scope of work based on the intended use and user and to disclose to the intended user the following:

- the degree to which the property is inspected or identified,
- the extent of research into physical or economic factors that could affect the property,
- the extent of data research, and
- the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work for this assignment included but was not limited to the following:

- review the property's legal description and readily available maps to identify the subject property correctly. At least one visit to the subject is made to collect physical data about the site and any improvements. The inspection is limited to those readily observable features and does not include testing or using special equipment. The inspection determines the overall physical condition and the subject's ability to function at its highest and best use.
- Collect demographic and economic information regarding the regional economy, municipality, and immediate neighborhood. Analysis of local real estate market trends and development trends.
- Research of the local realtor multi-list service, public records fax, and a survey of realtors, market participants, and other local appraisers for data related to recent sales and current offerings of properties similar to the subject.
- Research the local realtor multi-list service, public records, and survey Realtors, market participants, and local appraisers for data on occupancies, rental rates, expenses, and current offerings of similar and competing properties available for rent.
- Analyzed the data gathered to establish the appropriateness of its inclusion in the appraisal process. Where appropriate, developed adjustments for use in the sales comparison approach, established market rents, expenses, and applicable rates or ratios, and developed cost and depreciation estimates.

Briefly, the appraisal problem is to estimate the compensation due for acquiring the described rights for a public project. In this instance, the property acquired is a single lot. Our inspection found Lot 17A to be vacant. The proposed servitude lies entirely within the legal boundaries of Lot 17A. The servitude, beginning at the northeast corner of Lot 17A, measures 15' in a southerly direction along Paul Frederick Drive and extends the entire depth of Lot 16.

Louisiana law defines a partial acquisition as one where the acquisition authority acquires a portion of the physical or legal rights of a real property ownership for a public purpose. The legal statute defines the measure of compensation due to the property owner for this type of acquisition to include the "fair market value" of the property acquired plus any diminution in the remaining property's value attributable to the project as planned. Consistent with the requirements of the prevailing statutes, the appraisal develops the fair market value opinions of the Larger Parcel before the acquisition, the acquisition parcel, and the remainder parcel. A before and after analysis, allowing for the value of the part acquired, estimates the diminution to the Remainder Parcel, if any.

The valuation process begins by identifying the appropriate Larger Parcel. When appropriately identified, the Larger Parcel typically possesses unity of ownership, unity in use, and contiguity. In this instance, the proposed Acquisition Parcel does not function as an independent economic unit, and its highest and best use is integrated with the more extensive ownership. Current zoning and land use regulations prohibit the lots from being sold separately without a variance. Discussions with a planning and zoning office representative indicated that the department has, with a variance, allowed lots within this development to be sold as legal, non-conforming lots. The available market data suggests that if vacant, the highest and best use of the property would be assemblage with an adjacent lot. Therefore, assuming the necessary variance is granted, Lot 17A constitutes the larger parcel appropriate for this analysis.

Furthermore, our analysis finds the highest and best use of the Larger Parcel is for development for single-family use and that the proposed servitude's size, shape, and location along the property's southwestern boundary do not impact the site's ability to function for its highest and best use or the contributory value of any minor improvements to the property's total value. Given that the property is unimproved, the valuation focuses on the property's value as vacant.

The appraisal considers three traditional approaches to value in developing the various value opinions. The inclusion or omission of a specific approach considers the available data's adequacy, the approach's reliability related to the property type, and its impact on the credibility of the value opinions sought for the intended use.

When adequate and reliable data exist, the sales comparison approach applies to all types of real property, vacant and improved. This approach studies recent sales, pending contracts, and current market offerings. The data analyzes the differences and similarities between the subject and properties identified as comparable. When supported by market data, the appraisal uses quantitative or qualitative adjustments to the comparable properties to reconcile for any differences from the subject that affect value. After adjustment, the data produces a range of values where the subject property should fall. This approach is most relevant when the purpose of the appraisal is to establish market value, as is in this assignment.

The market research conducted discovered adequate market data to produce credible value indications for the Larger Parcel as if vacant before the acquisition and the Remainder Parcel after the acquisition. The report includes a summary of the market data, analyses, and the reasoning supporting the value indications of the sales comparison approach.

The cost approach provides a value indication by combining an estimated cost of constructing a reproduction of or replacement for the improvements, less accrued depreciation. This approach is particularly useful in valuing new or nearly new improvements, improvements that have undergone substantial renovations, or properties not frequently exchanged in the market.

This appraisal does not address the valuation of the property as improved; therefore, the cost approach is irrelevant, and its omission does not affect the appraisal's credibility for its intended use.

The income approach estimates value based on the present value of the future benefits. This approach studies the relationship between the property's ability to produce income and the market's expectation for return on and of investment. Depending on the property's income pattern, this analysis may use direct and/or yield capitalization. This approach is most relevant when the property type trades based on its income-producing ability.

While all properties may produce income, the income approach is most relevant when the property trades based on its income-producing ability. Through direct or yield capitalization analyses, the income approach converts the anticipated future benefits into an estimate of value. The available data indicates that the Larger Parcel, though capable of producing income, does not trade based on its income-producing ability and that the value indications via this analysis are unreliable. As a result, the appraisal omits the development of this approach. Its omission does not affect the credibility of the appraisal opinions for their intended use.

The scope of work identified for this assignment is specific to the intended use and user. Use of the opinions for any use other than this appraisal's intended use is inappropriate. Though a user may believe the data collection and analysis as completed is appropriate for other uses, the context of their development may not be appropriate for any other application. Furthermore, no user other than the intended user should rely upon or employ the value opinion. The data collection, analysis, and reporting are based on the appraiser's understanding of the intended user and may not be appropriate for another user.

The physical inspection and reported property conditions are unique to the appraisal process. Terminology reporting a property's condition is relative to competing properties and may not include other property types. The visual inspection completed for the appraisal does not rise to the level of a property inspection completed by a licensed property inspector, contractor, or engineer, nor should it be relied upon as such. The appraisal makes no judgment and provides no opinion regarding the title or legal rights of the property. The user should carefully review and understand the limiting conditions, assumptions, and certifications that define the appraisal and reporting context.

The analyses in this appraisal are based upon assumptions and estimates subject to uncertainty and variation. These estimates are often based on interviews with third parties, and such data is not always reliable. In addition, we make assumptions about the future behavior of consumers and the general economy, which are highly uncertain. It is inevitable that some assumptions will not materialize and that unanticipated events may occur, causing actual operating results to differ from the analyses in this report, and these differences may be material. Therefore, while conscientiously prepared, we do not warrant the conclusions presented in our analysis will be achieved.

Competency:

A.R.E. Real Estate Services has been providing appraisal services for properties similar to the subject since 1969. Bennet E. Oubre, MAI, AI-GRS, the appraiser, has served as the senior appraiser for A.R.E. Real Estate Services since 1987 and has extensive experience in the appraisal of properties similar to the subject with the subject's competitive market area.

Karla J. Scott, SRA, AI-RRS, has served as the senior residential appraiser for A.R.E. Real Estate Services since 2005 and has extensive experience in the appraisal of properties similar to the subject with the subject's competitive market area.

THE SUBJECT PROPERTY



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<https://atlas.geoportalmaps.com/MapPrint/Index>

(Highlighted area depicts Larger Parcel)
Source: St. Charles Parish Assessor Office

Property Identification:

Description:

Entire Ownership –Lot 17A Block D, Oak Ridge Park Subdivision, Luling, St. Charles Parish, Louisiana. The survey, provided by the client and included in the addendum, indicates the site contains $\pm 3,372.01$ square feet.

LARGER PARCEL—The analysis concludes that the larger parcel appropriate for this analysis consists of Lot 17A, Block D, Oak Ridge Park Subdivision, Luling, St. Charles Parish, Louisiana, containing $\pm 3,372.01$ square feet.

PART TO BE ACQUIRED

Perpetual Servitude – A mostly rectangular parcel measuring 15' x 74.95/74.97' and containing 1,124.37 square feet. The site is north of its common boundary with Lot 17A.

REMAINDER PARCEL—The ownership in the Remainder Parcel is the same as that identified for the larger parcel, except for the rights acquired by the proposed servitudes.

Location:

The subject property fronts Paul Frederick Drive in Luling, LA, and bears the municipal address of 706 Paul Frederick Drive on the west bank of St. Charles Parish.

General Description:

The property rights appraised are those rights appropriate to a subsurface drainage servitude across a parcel of land identified herein as the Larger Parcel. The Larger parcel is a rectangular-shaped property on Paul Frederick Drive in Luling, Louisiana. The survey provided by the client and included in the addendum depicts existing public utility infrastructure within the proposed servitude. The title data review does not reveal a formal encumbrance of the property. The appraisal values the property under an extraordinary assumption that it is unencumbered other than typical utility servitudes.

Current Owner:

H.A.A. Construction, LLC

Transaction History:

The available indicated the property transferred from St. Charles Parish to the current owner on 10/5/2022 for \$19,200. The terms are assumed to reflect market value.

Pending Transactions:

A survey of available data sources and confirmation by an owner representative did not reveal any pending transactions.

Marketing Activity

During the inspection, the appraiser observed no signs or marketing materials offering the property for sale. Additionally, a search of the local MLS revealed no listings for the subject within the 12 months before the appraisal's effective date.

Tax Data:

Parcel Number Tax IDs/APN 103200D0017A

Assessed Value \$19,800

Tax Liability \$203.21

Tax Year 2024

Analysis The current assessment of land suggests a land value of \$19,800 (\$1,980/100). The assessed market value is consistent with the market value opined herein.

Area Map



Regional Analysis

The subject property is in St. Charles Parish in the community of Luling. St. Charles Parish is found in the southeast section of the State of Louisiana and is part of the New Orleans MSA. The Mississippi River bisects the Parish into what is commonly called the East and West Banks. In addition to being home to multiple large industrial complexes, the Parish is also part of the Port of South Louisiana, one of the largest ports in the world in terms of tonnage.

As of July 2024, the U.S. Census Bureau estimates the Parish to equal 50,620. This population has slightly decreased from the 2010 and 2020 census reports. The lack of growth is attributed, at least partially, to limited residential lot inventory. The 2007 economic downturn limited the creation of new residential lot inventory. The economic recovery, beginning in 2012, increased demand, but the lack of available developable land stifled development until 2017. Since 2017, but before COVID and other factors impacting development, the area has experienced stable but slow development of new residential inventory. Over the past several years, the market typically absorbed the new lot inventory before the completion of construction. As a result, prices for individual residential lots and land suited for development have steadily increased.

Neighborhood Analysis

A neighborhood is an area comprised of a group of complementary land uses. The neighborhood's social, economic, governmental, and environmental characteristics influence property values. This analysis is of the observable and quantifiable data related to the structure, development patterns and trends, population trends, and other factors that may enhance or detract from property values.

The Luling on the West (southern) Bank of the Mississippi River is located near the geographic center of the Parish. The neighborhood has a rural, between rural and suburban, character. The residential developments include multiple single streets, several small multi-street subdivisions, and one larger multi-street development, Ashton Plantation. Commercial development is primarily found along River Road and Paul Maillard Road, with the most recent and majority of development along U.S. 90 in the adjacent community of Boutte. Significant portions of the Parish's larger west bank remain undeveloped because of the challenges in developing low-lying or wetland topography.

The community's development trend indicates it is in a stable phase with limited open land available and suitable for development. Luling's 2024 population estimate is 14,555, slightly higher than the 2020 estimate and approximately 20% higher than the 2010 census estimate.

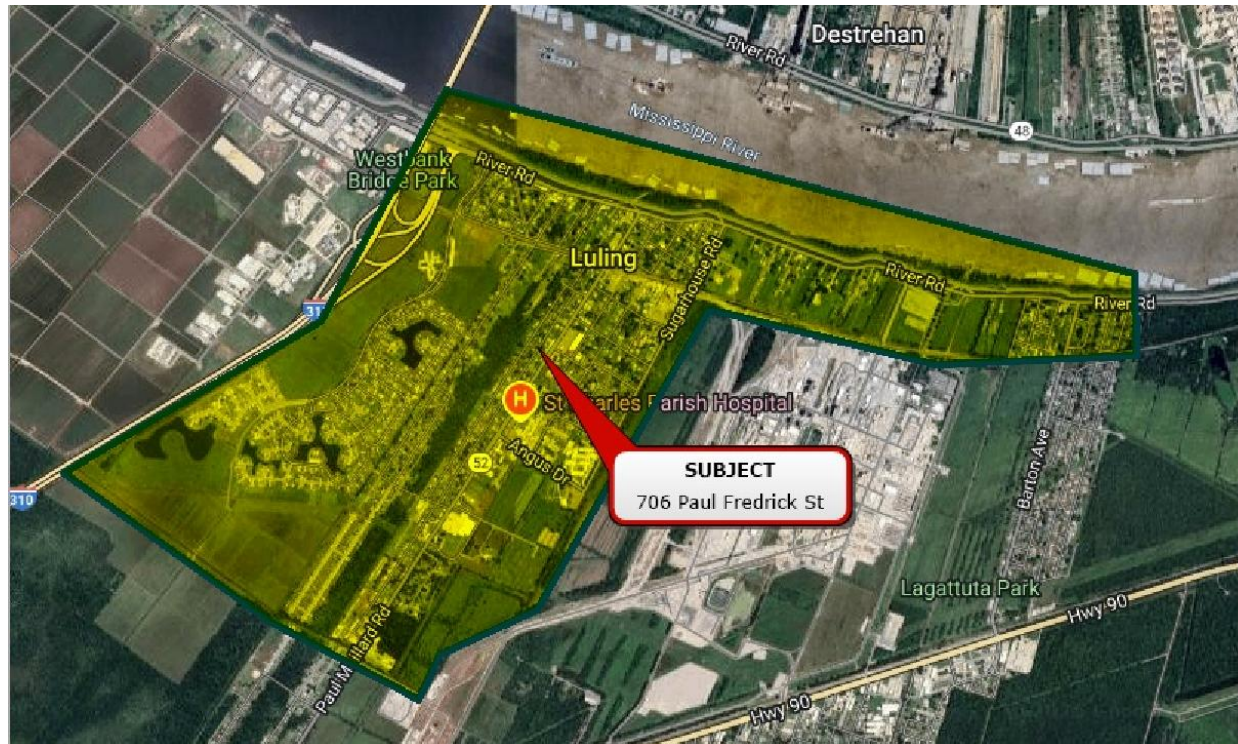
The Luling community is competitive with the larger West Bank of St. Charles Parish.

Neighborhood Boundaries

The neighborhood boundaries identify the immediate physical area that influences the value of the subject property. The boundaries of the immediate neighborhood are:

North:	Mississippi River
South:	US Highway 90
East:	Evelyn Drive
West:	I-310 corridor

Neighborhood Map



(The shaded area defines the neighborhood.)

General Development

General development within the immediate neighborhood consists of agricultural, residential, commercial, industrial, and public land uses. The defined neighborhood is dominated by residential use, including single-family homes on larger rural home sites (3-5 acres), single-street developments, and more recently developed multi-phase developments. The improvements range from \pm 100-year-old, modest, raised cottages to newly constructed custom homes over 5,000 SF. Primary access to the neighborhood is via US Highway 90 and Paul Maillard Road, intersecting with U.S. 90 and River Road.

Neighborhood Life Stage

The neighborhood's life stage is best described as a period of stability. There has been no significant new development of raw lands during the past several years. Over the past several years, most new construction has been within existing developments, except for some residential uses along River Road in Hahnville and south of US 90 in Luling.

Neighborhood Summary

Market Type:	Small – Rural
Census Tract:	627
Development Name:	Luling
Population Trend:	St. Charles Parish has generally experienced slow growth in the past decade. The lack of growth is primarily attributed to the limited availability of land suited for residential development.
Neighborhood Access:	The primary traffic arteries providing access to the neighborhood are US Hwy 90 and River Road.
Public Transportation:	Public transportation is limited to services provided for the elderly and local taxi services.
Employment Stability:	Employment stability is good. The community serves industrial facilities throughout the River Parishes and is a bedroom community in the more urban New Orleans and Jefferson Parish areas.
Development Built-up:	The subject neighborhood is $\pm 70\%$ developed. The land use is approximately 66% residential, 2% commercial, 15% industrial, and the remainder open land.
Appeal and Appearance:	The subject neighborhood enjoys average appeal and appearance.
Property Compatibility:	The neighborhood offers limited consumer services, with a greater variety available nearby in Kenner Metairie, North, and Houma, South.
Protection and Adverse Influence:	The subject area is regulated under parish zoning guidelines, with most of it zoned as either residential or open land. The existing Bayer plant is zoned manufacturing. The subject is not considered subject to any adverse influences.
Range in Improvement Ages:	0- ± 125 years
Maintenance and Condition:	The community has enjoyed stable demand over the past several years. Overall, the maintenance and condition of the neighborhood are average.
Supply and Demand:	Current demand appears greater than supply, evidenced by marketing times under three months and increasing prices for residential property. A lack of available properties suited to development further complicates the supply issues. Marketing time related to residential sales is indicated by statistical data from the multi-list service between 30 and 90 days.

Rental Demand:	Rental demand is good. Rates appear stable and approaching levels that may support the development of investment-type residential properties.
Vacancy Trend:	Vacancies are limited as most improvements are owner-occupied. The limited number of properties available for rental indicates a frictional vacancy rate of less than 7%.
Value Trend:	The price for vacant land and improved structures appears to have stabilized after months of increase. This is true for residential and non-residential uses.
Development Potential:	The subject's immediate neighborhood has limited undeveloped land available to allow for new development.
Growth Rate:	Stable – new construction is active in recent developments south of US Highway 90 and infill of existing developments.
Development Trend:	Land within the defined neighborhood boundaries has an elevation suitable for new development for various uses.
Change in Land Use:	The land use in the subject's immediate area is unlikely to change.

VALUATION ANALYSIS AND CONCLUSIONS BEFORE ACQUISITION

The Subject Site: (Larger Parcel)

Site Details:

Area	3,372.01 square feet
Dimensions	45' x 74.90'74.97'
Shape	Rectangular
Topography	Cleared and level
Soil Condition	Soil conditions are typical of the area. There are no known atypical soil conditions that impact the site's development.
Flood Zone	"X" – Panel 2201600150C 500-year flooding
Access:	Paul Frederick Drive
Zoning:	R1-AM Single Family Residential
Encumbrances/Easements:	The Larger Parcel is assumed to be subject to typical utility and public servitudes.

Utilities:

Electricity	Public (Entergy)
Gas	Public (Atmos)
Water	Public (St. Charles)
Sewerage	Public

Conclusions:

The proposed servitude borders the northern boundary of Lot 17A, the Larger Parcel. The property's size, depth and width, are smaller than those of competing properties.

Existing use – The Larger Parcel is currently vacant.

Highest and Best Use:

Highest and Best Use is defined in *The Dictionary of Real Estate Appraisal*, Sixth Edition, published by the Appraisal Institute, on Page 108 as follows:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

1. Legal permissibility - private restrictions (protective covenants), zoning regulations, building codes, and easements may restrict the legal development or use of a property.
2. Physical possibility - physical characteristics, such as location, size, topography, soil and subsoil conditions, drainage, and access, can impact a site's utilization.
3. Financial feasibility - there must be sufficient market demand for the proposed use.
- 4) Maximum productivity - the income from the proposed use must be sufficient to justify its costs and yield a greater return than other potential uses.

There are typically two aspects to the highest and best use analysis: one for the site as vacant and ready for development, the other for the property as improved. Given that the appraisal only addresses the subject's valuation as if it is vacant, only the "as vacant" analysis is applicable.

The highest and best use analysis considers the following factors:

1. Permitted uses and uses likely to be permitted for the property,
2. The subject's location is related to neighborhood demographics, existing land use patterns and trends, and the site's access, functional utility, and visibility,
3. Existing and anticipated land use and traffic patterns in the immediate area, and
4. The alternate uses currently available for the subject and the financial feasibility of these uses.

Application of the highest and best use criteria, as defined above, determines the appropriate development type and scope. The identified use must be reasonably probable, not speculative or conjectural. Additionally, the selected use must be consistent with the overall market, immediate corridor, and specific location unless the analysis relies upon an extraordinary assumption or hypothetical conditions.

Highest and Best Use - As if Vacant

There are six basic uses, with varying intensity levels for each use. The basic uses are:

1. Agricultural
2. Residential
3. Commercial
4. Industrial
5. Specialized Use (These uses typically include governmental or public uses)
6. Remain "as is" (remain undeveloped until adequate demand exists for some use)

Unless relying on an extraordinary assumption, specialized use is eliminated from consideration as it is speculative and conjectural to the overall market.

Legally Permissible

The subject is vacant and available for use. The parish zoning regulations are the primary legal restraints to its potential uses. The current R1-AM Single Family Residential zoning classification allows for single-family residential uses, including site-built and manufactured dwellings. Other allowed uses include institutional uses such as schools, houses of worship, and similar uses. Home businesses are allowed under a special permit.

Based upon this portion of the highest and best use analysis, the following legally possible uses are identified.

General Use	Status
Agricultural	Eliminated (not allowed)
Residential	Potential (single-family home sites)
Commercial	Eliminated (not allowed)
Industrial	Eliminated (not allowed)
Specialized	Eliminated, too speculative
Remain "as is"	Single Family Residential

Physically Possible

The site's size, shape, and terrain are conducive to the use allowed without a special permit. As of the inspection date, all utilities are directly available to the Larger Parcel. The site's width is not well suited to subdivision into multiple lots, nor is further subdivision legally permissible. The site's size is unsuited to accommodate the institutional uses allowed under the residential classification.

Based upon the above, the following uses are deemed physically possible and legally permissible:

General Use	Status
Agricultural	Eliminated (not allowed)
Residential	Allowed (single-family home sites)
Commercial	Eliminated (not allowed)
Industrial	Eliminated (not allowed)
Specialized	Eliminated, too speculative
Remain "as is"	Single Family Residential

Financially Feasible

This test refers to those physically possible legal uses with sufficient demand to produce a positive return. The analysis finds that the subject's legally permissible and reasonably probable use is development as a single-family home. A market survey shows active development of comparable sites for this use in the immediate area, indicating that this use is financially feasible.

Maximally Productive

Given the above analysis, the subject's maximally productive and highest and best use is development as a single-family dwelling. The market data suggests adequate demand exists to warrant immediate developer or owner-user development.

Land Valuation:

The recognized land valuation methods include sales comparison, market extraction, allocation, and income capitalization techniques, including subdivision development analysis. The sales comparison analysis is preferred and most commonly used, as it produces the most reliable analysis when adequate data exist.

In this instance, the market research produced adequate data to develop a credible sales comparison analysis, and, therefore, the appraisal omits the development of other recognized methods and relies solely on the sales comparison approach as the basis of the value opinion.

As the name implies, the sales comparison approach develops value indications by comparing market data from sales and offerings of comparable properties to the subject. The process begins with a survey of market participants and a comparative analysis of the available data identifying the unit of comparison, dollar/sf, dollar/acre, or other units that best explain the market's behavior in valuing properties. These techniques also identify transactional, economic, and physical characteristics of properties that influence value and measure the market's response to them. The indications establish the need for, direction, and magnitude of adjustments to account for differences between the subject and the comparison properties. After adjustment, the value indications are weighted and reconciled to an opinion of the subject's market value.

The potential standard "unit of comparison" depends on the property's nature and the appraisal problem. For example, possible units of comparison for vacant land include \$/square foot, \$/acre, \$/buildable unit, and others. In identifying the appropriate "unit of comparison," the analysis seeks to determine which unit the market most commonly uses, possesses the highest correlation, and best explains the market's behavior. Using a standard comparison unit facilitates identifying and measuring the market's reaction to factors that influence value.

Ideally, all comparable sales would be identical to the subject property. However, this is rarely the case; therefore, the appraisal uses the above-described adjustment process to reconcile differences between the comparable properties and the subject. This adjustment process may utilize quantitative and/or qualitative adjustments.

Quantitative adjustments are based on mathematical applications that measure the market reaction, in terms of dollars or percentages, for the factor influencing value. When an adequate number of paired sales exist, the derivation of reliable adjustment is possible. When the number of pair sales is limited, or the available data does not contain enough neutral characteristics, the reliability of the adjustment is diminished. In addition to paired sales analysis, the appraiser may rely upon surveys of market participants, general market data, and cost data to guide in determining the appropriate adjustment.

Qualitative adjustments are broader than quantitative and do not utilize specific dollar or percentage adjustments. The qualitative adjustment relies on more general market data. The adjustments rely on ranking, trend data and best-fit analyses, cost data, and surveys of market participants.

The ten major comparison categories include the following:

1. Property rights conveyed
2. Financing
3. Conditions of Sale
4. Expenditures made after-sale
5. Market Conditions
6. Location
7. Physical Attributes
8. Use (zoning)
9. Economic Attributes
10. Non-Realty Items

Discussion and Analysis:

Data Selection

As discussed, the subject's highest and best use is for immediate development as a single-family dwelling by a developer or owner/user. The market research focuses on identifying sales and offerings of comparable properties with a similar use profile found in the subject's neighborhood. The small rural/suburban characteristics of the subject's neighborhood limited the number of market transactions appropriate for the analysis. By expanding the search parameters to include comparable data from the past several years, the search produced an adequate number of sales to develop a reliable sales comparison approach. The most dated or oldest sale occurred in 2020; the most recent was in October 2023.

The five comparable sales presented herein are believed to represent the overall market and are the most relevant to understanding the analysis and conclusions of this appraisal. The sales drawn from the subject's or nearby competitive neighborhoods possess a use profile similar to the subject. These sales, combined with the review of other sales, pending transactions, and current listings, allow for the development of a meaningful sales comparison analysis.

The following summarizes the pertinent facts related to the sales presented herein.

SALE ID	L-1	L-2	L-3	L-4	L-5
Address	Gassen St	Clement St	Paul Frederick	Barton Ave	Gassen
City	Luling	Destrehan	Luling	Luling	Luling
Shape	Rectangular	Mostly Rect.	Rectangular	Rectangular	Rectangular
Frontage	90'	30'	70'	60'	90'
Size (SF)	9,450	2,400	7,350	7,200	9,450
Intended Use	Residential	Residential	Residential	Residential	Residential
Date of Sale	10/12/23	09/29/23	05/20/22	11/10/21	04/19/20
Recordation	479147	477695	468263	463451	449235
Sale Price	\$55,000	\$14,000	\$41,000	\$50,000	\$49,500
Price/SF	\$5.82	\$ 5.83	\$5.17	\$6.94	\$5.24

Discussion and Analysis:

Common Units of Comparison

A survey of market participants and an evaluation of the properties comparable to the subject indicate that the sale price per square foot is the appropriate common unit of comparison. The price per square foot is used as the basic unit of comparison for this analysis.

Property Rights Conveyed:

Adjustments are necessary when the property rights transferred in a comparable sale differ from those appraised. The Larger Parcel is appraised assuming fee simple title, subject to typical public use and utility servitudes. The sales presented for comparison are reported to include their fee-simple rights unencumbered except by typical public use and utility servitudes. Therefore, the data indicates adjustment for this factor is unwarranted.

Financing Terms:

The transaction price of one property may differ from that of an identical property due to different financial arrangements. All the sales presented for comparison are reported as typical market transactions where the seller received cash and the price was unimpacted by non-market financing terms, which warrant adjustment.

Conditions of Sale

Adjustments for conditions of sale reflect the motivations of the buyer and seller. When non-market conditions are detected, the sale must be thoroughly researched to determine if its inclusion is appropriate, and the conditions must be adequately disclosed. Conditions that may warrant exclusion or require adjustment include purchasers and sellers acting under duress, purchases made

as part of an assemblage, or sales where the parties are related. All sales presented for comparison are reportedly transacted under conditions typical of a fair sale and warrant no adjustment for this factor.

Expenditures Immediately After Purchase:

A knowledgeable buyer considers expenditures necessary upon purchase of a property because these costs affect the price the buyer agrees to pay. Such expenditures may include the cost to demolish and remove any buildings, the cost to petition for a zoning change, or costs to remediate environmental contamination. If the sale requires expenditures upon purchase, the sale is adjusted upward to compensate. Sale L-3's purchaser reportedly removed a manufactured home with no remaining economic life from the site. Local contractor and national cost data indicate the removal cost at \$3,000. The appraisal adjusts the consideration reported for Sale L-3 upward by \$3,000 to reflect the removal cost.

Market Conditions (time):

Comparable sales, occurring under different market conditions than those existing as of the effective date of value, require adjustment. Adjustments for changes in market conditions may be warranted when values have appreciated or depreciated or market perceptions have changed between the comparable transaction date and the appraisal's effective date. The available market data and a survey of market participants indicate that over the period between the most dated comparable and the appraisal's effective date, market value and demand for properties comparable to the subject have increased.

The available data did not allow for the extraction of reliable quantitative adjustments. However, an analysis of the available data and a survey of market participants suggest that between the beginning of 2020 and the end of 2023, prices increased overall between 8% and 12%. The data also suggests that the increases were inconsistent, and prices began stabilizing in 2023. Instead of a quantitative adjustment, the analysis uses qualitative upward adjustments to account for the observed changes in market conditions.

Location/Access/Exposure

Adjustments may be required when a comparable property's location characteristics differ from the subject property. The appraisal analyzes a property's general location, access, and exposure in relation to competitive properties. Although no locational characteristic is inherently desirable or undesirable, the data may show that the market recognizes one characteristic as better than, worse than, or equal to another.

General Location: The subject and the comparable sales are within St. Charles Parish and the Luling and Destrehan communities. Comparable L-2, located in Destrehan, is the most distant sale from the subject. This area of Destrehan has demand similar to the subject area. Comparable L-4, located on Barton Avenue. This area of Luling has historically demonstrated more robust demand than the subject's immediate area. A paired sale analysis does not produce a reliable quantitative adjustment. The data

indicates an adjustment between 5% and 20%, with the majority indicating an adjustment toward the upper end. Therefore, a downward adjustment toward the upper end of the range is most reasonable. The other sales are comparable in location, and the data does not indicate any adjustment as warranted.

Access: In terms of access, all the comparable properties have direct access to a public road equal to the subject. The data indicates adjustment is unwarranted for this factor.

Exposure refers to the site's visibility related to traffic patterns and traffic counts. As previously stated, the subject's highest and best use is most likely for a single-family homesite that is not highly dependent upon this factor. As such, the data does not indicate an adjustment is warranted.

Physical Characteristics

The physical characteristics of comparable sites may differ in many ways. Each of these differences may require comparison and adjustment. Physical differences include site size, site condition, and overall functional utility.

Size: Generally, the market discounts the unit value of a larger site compared to an otherwise similar but smaller site. For example, a 20,000-square-foot site will typically sell for less on a unit basis than a similarly located and proportioned 10,000-square-foot site, all other things being equal. This difference is primarily attributable to the economic discount of buying in bulk. The comparable sales analyzed are all larger than the subject, ranging from $\pm 7,200$ to $\pm 11,198$ square feet. The data did not produce reliable quantitative adjustments but indicated upward qualitative adjustments between 2% and 5% for the smallest differences and between 5% and 10% for the most significant differences are warranted.

Site Condition (clear & fill): The comparable properties, at the time of their sale, were clear and level, like the subject. Therefore, an adjustment for this factor is unwarranted.

Functional Utility: A site's function utility relates to its ability to accommodate uses that fulfill its "Highest and Best Use." While a site's shape, dimensions, or width-to-depth ratio may be critical in one type of use, it may not be as significant for another. In this instance, site depth and width impact the improvement design. The subject has inferior depth to most sites but superior width to others. A paired sales analysis did not provide reliable quantitative adjustments for these differences, but it indicated an adjustment was warranted. A qualitative adjustment based on the paired sales analysis and survey of market participants indicated minimal adjustment for the observed differences.

Use/Zoning

The appraisal must address differences in the current use, zoning, and highest and best use of a comparable and the subject property. When a comparable property's current or highest and best use differs from the subject, the appraisal must determine if the comparable is

appropriate and, if so, whether an adjustment is required. Differences in zoning do not always require adjustment, as many uses are allowed within multiple zoning classifications. In most cases, the intended use of a property is the most relevant issue. According to the analysis, all the sales are similar in terms of use and zoning; therefore, adjustment for this factor is unwarranted.

Economic Characteristics

Economic characteristics include all the attributes of a property that affect its ability to produce income. This element of comparison is usually applied to income-producing properties. As previously discussed, the available data does not suggest that the subject is traded based on its ability to produce income. The data does not support or indicate any adjustments are necessary for differences in economic characteristics.

Non-Realty Components of Value

Non-realty components of value include FF&E, business concerns, or other items that do not constitute real property but are included in the sale price of the comparable or the ownership interest in the subject property. These components are analyzed separately from the realty. None of the sales presented reportedly include any non-realty components.

Summary of Adjustments

	Subject	L-1	L-2	L-3	L-4	L-5
Address	706 Paul Frederick Dr	Gassen St	Clement St	Paul Frederick	Barton Ave	Gassen St
Consideration		\$55,000	\$14,000.00	\$41,000.00	\$50,000	\$49,500
Area (SF)	3,372.01	9,450	2,400	7,350	7,200	9,450
Unit Price (\$/SF)		\$5.82	\$5.83	\$5.17	\$6.94	\$5.24
Property Right	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions of sale		(=)	(=)	(=)	(=)	(=)
Market Conditions		(=)	(=)	(=)	(=)	(++)
Location	Average	(=)	(=)	(=)	(--)	(=)
Access	Average	(=)	(=)	(=)	(=)	(=)
Exposure	Average	(=)	(=)	(=)	(=)	(=)
Size	Average	(+++)	(=)	(++)	(++)	(+++)
Site Condition	Cleared	(=)	(=)	(=)	(=)	(=)
Functional Utility	Average	(--)	(=)	(--)	(-)	(-)
Use	Average	(=)	(=)	(=)	(=)	(=)
Net Adjustment		Upward	Equal	Minimal Upward	Significantly Downward	Upward

Reconciliation

The available data is not well suited to extracting reliable quantitative adjustments. Therefore, the analysis relies on a qualitative adjustment process. By their nature, qualitative adjustments contain a higher degree of subjectivity than quantitative adjustments. However, as mentioned, the available data is unsuited to extract reliable quantitative adjustments due to a lack of an adequate number of neutral characteristics between sales. Therefore, this analysis relies on qualitative adjustments. The adjustment grid intends to assist the reader in understanding the direction and magnitude of the adjustments applied for each factor. While two plus signs indicate an additional degree of magnitude more than one for any factor, a direct correlation of the indicated magnitude of adjustment between different factors does not exist.

Before adjustment, the indicated unit values ranged from \$5.17/sf to \$6.94/sf. The adjustment process narrows the indicated range. Sale L-2 required the fewest and smallest net adjustments. This sale is given the most significant weight and indicates a value for the subject between \$5.50/SF and \$6.00/SF. The appraisal gives sales L-1 and L-4 the least weight because they require the largest gross total and net adjustments. After consideration of the available data, the analysis indicates a \$5.80/SF market value for the Larger Parcel's fee simple, interest resulting in a total market value as of November 14, 2024, calculated as follows,

$$3,372.01 \text{ SF} \times \$5.80/\text{SF} = \$19,557.66$$

Nineteen Thousand Five Hundred Fifty-Seven Dollars and Sixty-Six Cents

**VALUATION ANALYSIS AND CONCLUSIONS
PART ACQUIRED**

The Subject Site (Part to be Acquired):

Site Details:

Area	Perpetual Servitude – 1,124.37 square feet
Dimensions	Perpetual - Rectangular – 15' width
Shape	Rectangular
Topography	Cleared and mostly level.
Soil Condition	Soil conditions are typical of the area. No known atypical soil conditions exist that negatively affect site development, but a formal study of subsurface soil conditions by a qualified expert was not available for review; improvements observed, as developed on adjoining land parcels, do not exhibit noticeable damage resulting from unstable soil conditions.
Flood Zone	"X" – Panel 2201600150C

Access: The subject is part of the Larger Parcel and fronts on a public street.

Zoning: R1-AM Single-family

Encumbrances/Easements: None known

Utilities:

Electricity	Public (Entergy)
Gas	Public (ATMOS)
Water	Public (St. Charles Parish)
Sewerage	Private (St. Charles Parish)

All utilities are available to the site.

Property Rights:

The property rights to be acquired are for a perpetual public infrastructure utility servitude. The planned improvements include the installation of subsurface drainage improvements. The servitude allows the acquiring party to locate, construct, maintain, repair, operate, patrol, and replace the public utility improvements; reserving, however, to the owners, their heirs, and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights, servitude, and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

Land Valuation

In appraising for public purpose acquisitions, the fee simple unit value of the proposed acquisition parcel is held to equal the unit value of the Larger Parcel. This theory is rooted in the concept that the contributory value of the individual unit is equal to the average attributed to the Larger Parcel.

In this instance, the acquisition is of a perpetual public utility/sewerage servitude constituting something less than the fee simple rights. While the acquisition does not include all the property rights, the area encumbered by the servitude has limited remaining utility, primarily for use as green space. In determining the impact of the servitude, the appraiser has relied upon a survey of market participants and reviewed numerous market transactions involving similarly encumbered properties. These transactions support the general market perception as to the impact of this type of servitude on fee simple values. Based on these findings, the servitude rights proposed for acquisition are determined to represent 75% of the property's fee simple value.

Based on the above, the indicated value of the parcels being acquired is calculated as follows:

Property ID	Size (Square Feet)		Fee Simple Price/SF		Rights Available		Rights Acquired		Total
Permanent Drainage Servitude	1,124.37 sf	X	\$5.80	X	100%	X	80%	=	\$5,217.08

The Fair Market Value of the perpetual drainage servitude rights to be acquired as is and as of November 14, 2024, is:

\$5,217.08

Five Thousand Two Hundred Seventeen Dollars and Eight Cents

VALUATION ANALYSIS AND CONCLUSIONS REMAINDER PARCEL

The Remainer Site (After Acquisition):

Area:	2,247.64 square feet (fee Simple) 1,124.37 square feet (newly Encumbered) 3,372.01 square feet (total)
Dimensions:	Rectangular shaped – The parcel fronts ±45'' along the west side of Paul Frederick Drive and has an approximate depth of 74.97'/74.90'. The site is calculated to contain approximately 3,372.01 square feet.
Shape:	Rectangular shaped.
Topography:	The subject site is cleared, mostly level, and ready for development.
Soil Condition:	Soil conditions are typical of the area. There are no known atypical soil conditions.
Flood Zone:	"X" – Panel 2201600150C (dated 06-16-1992).
Access:	Paul Frederick Street
Zoning:	R1-AM Single Family Residential
Encumbrances/Easements:	A 15' perpetual drainage along the site's southern boundary and adjacent to Lot 16.
Utilities:	
Electricity	Public (Entergy)
Gas	Public
Water	Public
Sewerage	Public/Private

All utilities are available to the site from the east side of the street.

Property Rights:

The remaining property rights are the fee simple, as encumbered.

Conclusions:

The property's physical characteristics are the same before and after the acquisition. The proposed drainage servitude encumbers 15' of the 45' width of the site or 33% of the total site area. The 15' servitude reduces the developable width of the site by 10', as 5' of the servitude lies within the existing 5' sideline setback.

The site's narrowed usable width changes the ideal improvement to one with a more limited width, but the site's Highest and Best use remains "single-family use." The market data indicates that a narrower width creates a competitive disadvantage with competing sites.

Land Valuation (After Acquisition):

The Remainder Parcel, except for the new encumbrance, is physically the same and possesses the same highest and best use as the larger parcel before the proposed acquisition. Therefore, the remainder's analysis relies on the same comparable data as presented in the larger parcel's analysis.

As mentioned in the Remainder Parcel site analysis, the servitude effectively reduces the site's buildable width by 10'. The site's remaining 35' of developable width is less than typical in the market and limits the design of the potential ideal improvements for the site. The design limitations negatively impact the property's marketability compared with most competing sites.

The appraisal conducted a paired sales analysis to identify the market response to the subject's developable width. The analysis utilized paired sales of vacant lots in St. Charles and neighboring Jefferson and Orleans parishes over the past several years. The analysis examined paired sales of competing lots having similar depths but different widths. The analysis did not indicate narrower lots sold for less than the sale price of the typical lots on a price per front foot. No adjustment is warranted for the Remainder Parcel.

Based on the above, the Market Value of the Remainder Parcel is calculated as follows:

Property ID	Size (Square Feet)	Fee Simple Price/SF	Rights Available	Total
Remainder Parcel				
Fee Simple	2,247.64 sf	X \$5.22	X 100% =	\$11,732.68
Newly Encumbered	1,492.40 sf	X \$5.22	X 20% =	<u>\$ 1,173.84</u>
Total				\$12,906.52

The Fair Market Value of the Remainder Parcel as is and as of November 14, 2024, is:

\$12,906.52

Twelve Thousand Nine Hundred Six Dollars and Fifty-Two Cents

The following summarizes the market values before and after the partial acquisition.

Fair Market Value of the Larger Parcel	\$19,557.66
Fair Market Value of the Part Taken	<u>\$ 5,217.08</u>
Indicated Value of the Remainder	\$14,340.58
Fair Market Value of the Remainder	<u>\$12,906.52</u>
Indicated to Damages to the Remainder	<u>\$ 1,434.06</u>

Summary of Just Compensation Estimate

Based on our analyses, the compensation due for the acquisition of real property rights acquired as of October 24, 2024, is:

Value of Property Rights within Acquisition (perpetual servitude)	\$ 5,217.08
Value of improvement within the Acquisition Area	\$ 0.00
Severance Damages	\$ 1,434.06
Additional Compensation	<u>\$ 0.00</u>
Total Recommended Compensation for the Property Rights Acquired	\$ 6,651.14

ADDENDA

Legal Description of the Subject Property
Subject Photographs
Project Maps
Flood Zone Map
Zoning Map
Detailed Comparable Data
Qualifications of the Appraiser

Legal Description

PARCEL NUMBER:

103200D0017A

LEGAL DESCRIPTION:

A CERTAIN PORTION OF A LOT OF GROUND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in or near the Town of Luling, St. Charles Parish, Louisiana, and being located in Section One of Oak Ridge Park, as per map by E. M. Collier, Surveyor, dated February 5, 1954, as amended April, 1954, a copy of which is on file in the office of the St. Charles Parish Clerk of Court for reference, said subdivision being composed of Sections 12, 61, 52 and 53, Township 13 South, Range 21 East, and 90 and 91, Township 13 South, Range 20 East.

According to the above map by E. M. Collier, the portion of a lot of ground conveyed herein is designated as a PORTION OF LOT 17 of BLOCK "D" and measures Forty-five feet (45') front on Paul Fredericks Street, by a depth along the line of Lot 16 of Seventy-three and 28/100 feet (73.28'), a depth along its remaining side line of Seventy-three and 28/100 (73.28') or more, and a width in the rear of Forty-five feet (45').

Subject Photographs



Looking from Paul Frederick Drive



Looking North on Paul Frederick Drive

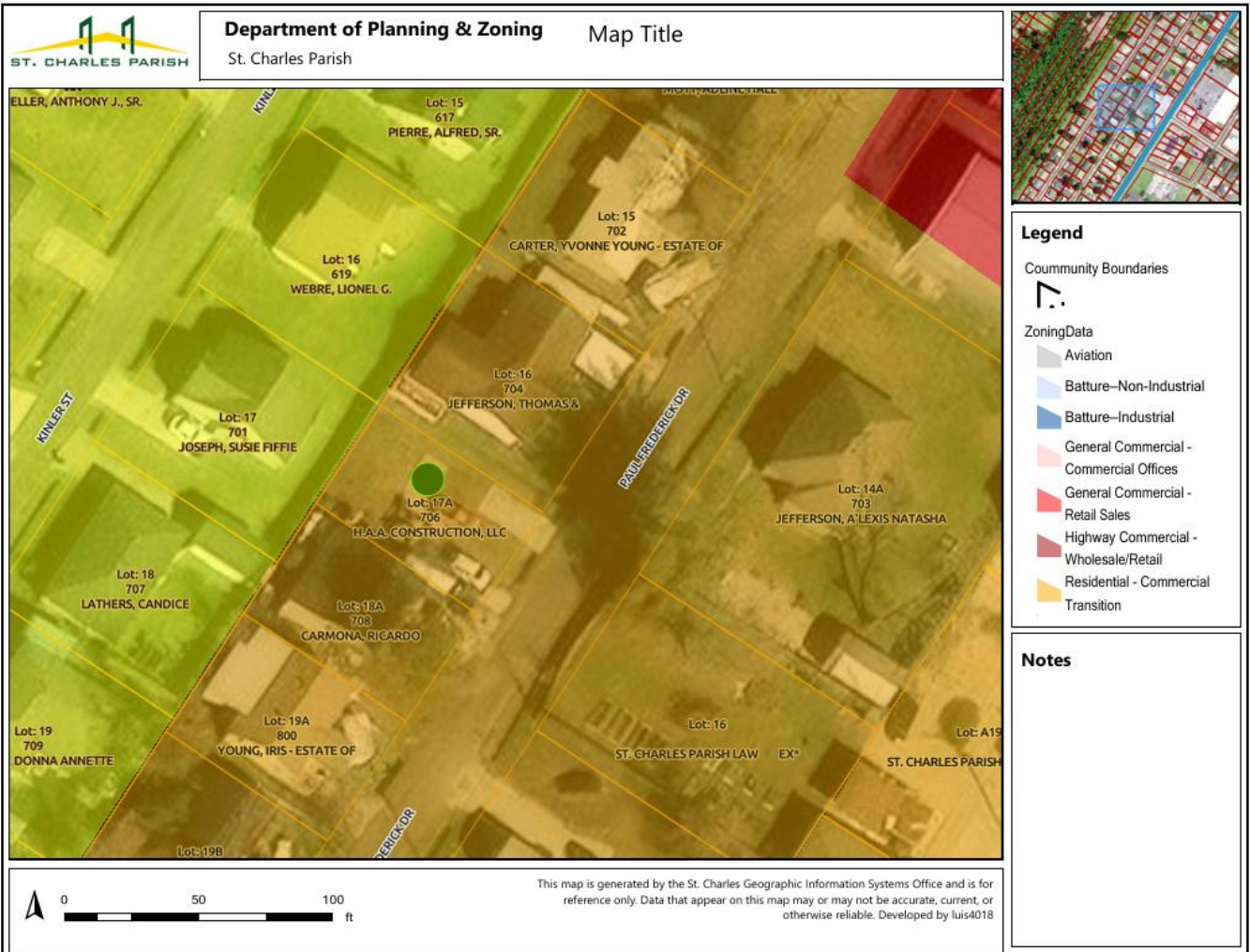
Our File -240462
A.R.E. Real Estate Services



Flood Zone Map



Zoning Map



Detailed Comparable Data

Comparable Land Sale 1



Property Identification

Address: Lot 22 Gassen Street
Luling, LA T13S R21E Sec 9

Parish: St. Charles

Tax ID/APN: 101500300022

Market Type: Small – Rural

Property Data

Frontage: (LF)	90'	Depth: (LF)	105'
Shape:	Rectangular	Topography:	Level
Zoning:	R-1A	Flood Zone:	X
Size:	Acres		Square Feet
Total Area	0		9,450
Useable Area	0		9,450

Property Comments: The property fronts Gassen Street and is typical of other sites on the street in terms of size and width-to-depth ratio. The Highest and Best use for this site is a single-family residential dwelling.

Comparable Land Sale 1
Continued

Lot 22, Gassen St Luling, LA

Transaction Data

Vendor:	Keith & Sherry Petit		
Vendee:	KRJ Enterprises LLC		
Recordation:	479147		
Price:	\$55,000		
Sale Type	Cash		
Condition of sale	Typical		
C.E. Price	\$55,000		
Date of Sale	10/12/2023		
	\$/Acre	\$/SF	\$/FF
Unit Price:	0	\$5.82	\$611.11

Sale Comments: The listing history indicates the property's original list date as 08/29/2023. Total time on the market was eight days. Purchaser reports purchased to build a speculative dwelling.

Confirmed By: Amber Short, Realtor

Comparable Land Sale 2



Property Identification

Address: 206 Clement Street
 Destrehan, LA T12S-R8E Sec 8
Parish: St. Charles
Tax ID/APN: 604401000051
Market Type: Small – Rural

Property Data

Frontage: (LF)	30'	Depth: (LF)	80'
Shape:	Rectangular	Topography:	Level
Zoning:	R-1AM	Flood Zone:	X, A
Size:	Acres		Square Feet
Total Area	0		2,400
Useable Area	0		

Property Comments: The property fronts Clement Street and is smaller than other lots in size. The lot was cleared and filled at the time of sale. The likely use for this site is owner/user single-family residential homesite.

**Comparable Land Sale 2
Continued**

206 Clement St

Transaction Data

Vendor:	Christopher Cloudt		
Vendee:	Janet and Edward Bon		
Recordation:	477695		
Price:	\$14,000		
Sale Type	Cash		
Condition of sale	Typical		
C.E. Price	\$14,000		
Date of Sale	09/29/2023		
	\$/Acre	\$/SF	\$/FF
Unit Price:	0	\$5,83	\$466.67

Sale Comments: The listing history indicates the property's original list date as 04/05/2023. Total time on the market was 155 days. Purchaser reports purchased to build an owner-occupied dwelling, (Tiny House)

Confirmed By: April Bragdon, Realtor

Comparable Land Sale 3



Property Identification

Address: 609 Paul Frederick St.
Luling, LA T13S-8E-Sec 3, 14

Parish: St. Charles

Tax ID/APN: 103200E00009

Market Type: Small – Rural

Property Data

Frontage: (LF)	70'	Depth: (LF)	105'
Shape:	Rectangular	Topography:	Level
Zoning:	R-1AM	Flood Zone:	X
Size:	Acres		Square Feet
Total Area	0		7,350
Useable Area	0		7,350

Property Comments: The property fronts Paul Fredrick and is typical of those in the immediate and competing area. The mobile home Improvements reportedly were at the end of their physical and economic life. The seller included no value for the improvements in determining the asking price.

Comparable Land Sale 3
Continued

09 Paul Frederick Luling, LA

Transaction Data

Vendor:	Francisca Estrada		
Vendee:	Santos Sirin		
Recordation:	468263		
Price:	\$38,000		
Sale Type	Cash		
Condition of sale	Typical		
C.E. Price	\$41,000		
Date of Sale	05/20/2022		
	\$/Acre	\$/SF	\$/FF
Unit Price:	0	\$5.17	\$542.86

Sale Comments: The listing history indicates the property's original list date as 05/02/2022. Total time on the market was 164 days. Purchaser reports purchased to build an owner-occupied dwelling.

Confirmed By: Realtor Mary Dominach

Comparable Land Sale 4



Property Identification

Address: 213 Barton Ave
Luling, LA T13S-8E-Sec 3, 14

Parish: St. Charles

Tax ID/APN: 0400293800

Market Type: Small – Rural

Property Data

Frontage: (LF)	60''	Depth: (LF)	120'
Shape:	Rectangular	Topography:	Level
Zoning:	R-1A	Flood Zone:	X
Size:	Acres		Square Feet
Total Area	0		7,200
Useable Area	0		7,200

Property Comments: This is a rectangular-shaped single-family lot. This site was cleared, filled, and ready for development.

Comparable Land Sale 4
Continued

213 Barton Ave., Luling, LA

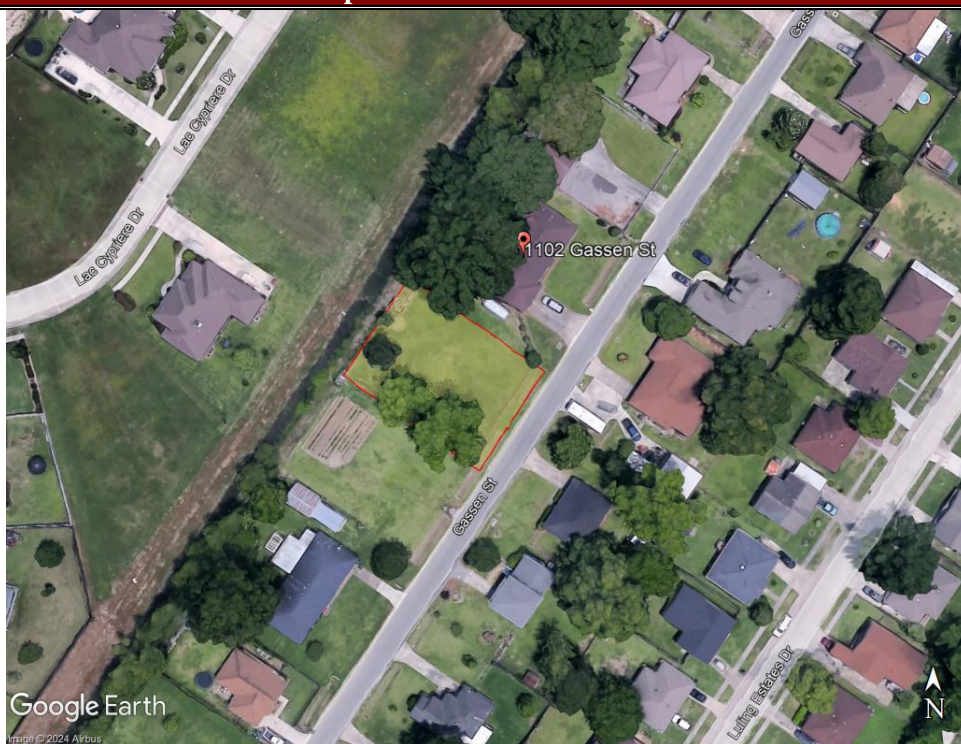
Transaction Data

Vendor:	Nolan Madere Estate		
Vendee:	Reve' Inc		
Recordation:	463450		
Price:	\$50,000		
Sale Type	Cash		
Condition of sale	Typical		
C.E. Price	\$50,000		
Date of Sale	11/10/2021		
	\$/Acre	\$/SF	\$/FF
Unit Price:	0	\$6.94	\$833.33

Sale Comments: The purchaser is a builder who purchased the property to build a speculative single-family home. The house was constructed and sold 07/28/2022

Confirmed By: Randy Noel (Reve' Inc.), Purchaser

Comparable Land Sale 5



Property Identification

Address:	Lot 72 Gassen	
	Luling, LA	T13S-R21E-Sec 9
Parish:	St. Charles	
Tax ID/APN:	101500300072	
Market Type:	Small – Rural	

Property Data

Frontage: (LF)	90'	Depth: (LF)	105'
Shape:	Rectangular	Topography:	Level
Zoning:	R-1A	Flood Zone:	X
Size:	Acres		Square Feet
Total Area	0		9,450
Useable Area	0		9,450

Property Comments: This is a rectangular-shaped property that was cleared and filled at the time of sale.

Comparable Land Sale 5

Continued

Lot 72 Gassen St., Luling, LA

Transaction Data

Vendor:	Amelia Gassen		
Vendee:	Barrios Builders		
Recordation:	449235		
Price:	\$49,500		
Sale Type	Cash		
Condition of sale	Typical		
C.E. Price	\$49,500		
Date of Sale	05/29/2020		
	\$/Acre	\$/SF	\$/FF
Unit Price:	0	\$5.24	\$550

Sale Comments: The purchaser acquired to build a speculative single-family dwelling. Construction completed and sold 03/03/2021.

Confirmed By: Amy Barrios, Purchaser

QUALIFICATIONS OF KARLA J SCOTT, SRA, AI-RRS

College Education: Texas State Technical Institute - Associates Degree – August 1988

**Course Work/
Examinations:**

Uptown Professional Real Estate School of Louisiana – 2000
Prerequisite courses for residential appraiser certification
Acadiana School of Real Estate, 1990
Prerequisite courses for real estate agent

Appraisal Institute

Advanced Residential Case Studies and Report Writing – 2008
Introduction to Income Capitalization – 2004
Appraisal Procedures – 2004
Income Capitalization – 2005
General Applications – 2005
Real Estate Financing, Statistics and Valuation Models – 2007

Seminars:

Appraisal Institute:

Appraising from Blueprints & Specifications - 2004
Residential Case Studies – 2006
Residential Highest and Best Use – 2006
Office Building Valuation – 2008
Quality Assurance Residential Appraisals - 2008
Analyzing Distressed Real Estate -2008
Market conditions - 2009
FHA update – 2010
General Appraiser Sales Comparison Approach – 2010
Analyzing the Effects of Environmental Contamination on Real Property - 2010
Residential Appraisal Update: Staying Competent in a New Decade – 2011
Appraising the Appraisal (Appraisal Review – Residential) – 2012
UAD Aftereffects: Efficiency vs. Obligation – 2013
Complex Litigation Appraisal Case Studies – 2013
Using Technology to Measure and Support Assignment Results -2014
Review Theory – Residential – 2014
The Appraiser as an Expert Witness – 2014
Litigation Appraising: Specialized Topics and Applications – 2015
REO Appraisal - 2015
Business Practices and Ethics – 2016
Case Studies in Complex Valuation - 2017
What's New in Technology for Appraiser's – 2017
The Impact of Zoning on Highest and Best Use – 2017
Raise Your Appraiser IQ - 2018
Appraisal of Manufactured Homes Featuring Next-Generation - 2019
Pipeline Corridor Easements – 2021
Reviewing Residential Appraisal – 2021
Residential Sales Comparison Approach – 2021
Property Measurement and Pricing - 2022
Inconsistency: it's Hiding in Plain Sight – 2022
USPAP 2024-2025

Non-Institute:

HUD Appraisal Standards (HUD)
Partial Interest Valuation – NAMA
From the Appraiser to the Underwriter – Lincoln
Worldwide ERC Training Program
The Defensible Work File
FHA Training 2017 – HUD
Victorian Era Architecture for Real Estate Professionals – 2019
Louisiana Law & Rule Update – 2021
Appraising Pre-Foreclosures & Short Sales – 2021
Residential Construction and the Appraiser – 2023
Divorce and Estate Appraisals: Elements of Non-Lender Work - 2023

Experience:

Residential Appraiser - A.R.E. Real Estate Services (1/2001 – present)
Residential Appraiser - James Juneau Appraisal Services (03/1997 – 12/2000)
Louisiana Licensed Real Estate Agent - A.R.E. Real Estate Services (1/2001 – present)
Century 21 – (08/1994 – 3/1997)
Cornerstone Realty – (01/1991 – 08/1994)

Assignments:

Single Family Residential
Multi-Family Residential
Small Commercial
Mixed Use Properties
Vacant Land
Appraisal Review

**Professional
Affiliations:**

Member: Appraisal Institute –SRA Designation 2009, RRS Designation 2014
Member: Saints Board of Realtors (Director 2013)
Member: National Association of Realtors
Member: Louisiana Realtors Association
Member: National Association of Professional Mortgage Women
Member: Mortgage Lenders Association (Director 2009-2010)
Member: New Orleans Metropolitan Association of Realtors – 2015

Accepted and Approved By:**Public:**

Louisiana Judicial Districts 24 & 29 (Expert Witness)
FHA Panel Appraiser #1031
Saint Charles Parish Sheriff's Office
Saint Charles Parish Department of Community Service
Louisiana's Office of Facility Planning & Control

Legal:

Loyd Bourgeois, Attorney at Law
Corey Oubre, Attorney at Law
Pat M. Franz & Associates, LLC
Robert Garrity, Jr., Attorney at Law
Andrew Lemmon, Attorney at Law
Timothy Marcel, Attorney at Law
Maria Chaisson, Attorney at Law

Financial:

Whitney/Hancock Bank
First American Bank
First National Bank U.S.A.
Movement Mortgage
Standard Mortgage
Louisiana Federal Credit Union
Fidelity Bank
Patterson State Bank
Investar Bank

Partial List of Assignments:

Single and multi-family residential appraisals; Vacant residential sites; Small Commercial office buildings; Vacant commercial sites; Apartment buildings (less than 10 units); Wetland tracts; Mixed use commercial/residential properties.

Court Appearances:

Case File Name	District	Docket#
Pratt vs. Pratt	24 th	541-690
Lambert vs. Lambert	29 th	0063908
Teachworth vs. Holmes	24 th	648-878
Landry vs. Landry	29 th	72468
Weber vs. Weber	29 th	75842
Jones vs. Jones	29 th	P-10,950
Nationstar Mortgage vs. Loupe	29 th	79902
Garrity vs. Garrity	29 th	

Compensation:

Professional analysis and consulting - \$300/hour
Required Testimony - \$300/hour with an 8-hour minimum.
Travel – IRS mileage + other travel-related expenses.

QUALIFICATIONS OF BENNET E. OUBRE, MAI, AI-GRS

College Education:

UNIVERSITY OF NEW ORLEANS

Bachelor of Science in Finance: Real Estate Option – 12/87

Professional Affiliations:

Designated Member – MAI; AI-GRS Appraisal Institute

Member: National Association of Realtors

Member: Louisiana Realtors Association (Past State Director, Regional V.P.)

Member: New Orleans Metropolitan Association of Realtors

Member: Greater Baton Rouge Board of Realtors

Course Work/ Examinations:

University of New Orleans

Real Estate Appraising

Residential Appraising

Income Property Appraisal

Real Estate Finance

Quantitative Analysis and Statistical Modeling

American Institute of Real Estate Appraisers/Appraisal Institute

8-1 Real Estate Appraisal Principles (1/88)

8-2 Residential Valuation (1/88)

1BA Capitalization Theory & Techniques, Part A (8/91)

510 Advanced Income Capitalization (10/93)

520 Highest and Best Use and Market Analysis (10/04)

530 Advanced Sales and Cost (2/06)

540 Report Writing and Valuation Analysis (2/09)

550 Advanced Application (5/10)

Review Theory – General (7/14)

Condemnation Appraising Principles and Applications (10/15)

Review Case studies – General (5/16)

Seminars:

Appraisal Institute (Partial Listing):

2024-2025 Uniformed Standards of Professional Appraisal Practice (12/23)

Uniform Appraisal Standards for Federal Land Acquisitions (10/2023)

Evaluating Commercial Leases (2/23)

Conservation Easement Valuation 2022 Update (9/22)

Practical Applications of Fundamental Analysis (8/22)

Appraising Automobile Dealerships (07/22)

Residential Sales Comparison Approach (11/20)

Eminent Domain and Condemnation (07/2020)

Appraising Convenience Stores (10/18)

Advanced Spreadsheet Modeling for Valuation (8/2013)

Complex Litigation Appraisal Case Studies (04/13)

Self-Storage Economics and Appraisal (01/06)

Valuation of Detrimental Conditions (10/05)

Case Studies in Commercial Highest and Best Use (10/03)

Partial Interest Valuation (03/01)

Attacking and Defending the Appraisal in Litigation Part 2 (01/00)

Attacking and Defending the Appraisal in Litigation Part 1 (04/98)

Easement Valuation (10/96)

Subdivision Analysis

Condemnation Valuation

Right-of-Way and Litigation

Seminars (cont.):**Non-Institute (partial listing):**

Conservation Easement Valuation (ASFMRA 06/24)
 Land Use Planning and Eminent Domain in Louisiana (12/06)
 Principals of Real Estate Engineering (IRWA 10/07)

Experience:**Residential/Commercial Appraiser – A.R.E. Real Estate (1983 – Present)**

Louisiana State Certified General Real Estate Appraiser – LA #G232 (1990)
 Licensed Real Estate Agent (1983 – 1988)
 Licensed Real Estate Broker (1988 – Present)
 A.R.E. Real Estate Services (President - Senior Appraiser)
 The Value Experts, LLC (Manager – Compliance Officer)
 Louisiana Real Estate Appraisal Board (Member)

Partial List of Assignments:

Residential property; Commercial properties (Vacant land, Professional office, Strip Shopping Centers, Department Stores; Service Stations; Health Club; Hotel & Motels (50+ rooms); Mini Warehouse); Industrial Properties (Vacant land; Light & Heavy Industrial Buildings); Residential & Commercial subdivision developments; Special Use Properties (Batture tracts; Industrial boat slip; Lay Berth facilities; Sand mining; Clay mining; Golf Course; Churches, Historic properties).

Non-Appraisal Assignments:

Consulting for & developing residential & commercial subdivisions, residential buildings, professional offices, and shopping centers; Consulting for wetland & zoning permitting; Litigation consulting for expropriation and environmental issues;

Litigation Assignments:

Appraisal and Appraisal Review of utility rights-of-ways, and public road rights-of-ways for governmental authorities, corporate clients, and landowners. Appraisal and Appraisal Review for State and Federal tax matters; Appraisal and Appraisal Review of various property types for individual and class actions claims of diminution of value.

Accepted and Approved By: (partial listing)

Public:	Financial:	Other;	Legal:
Louisiana Judicial Districts	B.B. & T. Bank	Entergy	Chaisson & Chaisson
(17, 19,23,24,29, 32, 34, 40 and CDC)	Banc One	Koch Pipeline	Jones Walker
U.S District Court -Eastern District LA	Capital One Bank	Marathon Oil	Kean- Miller
U.S. Tax Court	Chase Bank	Shell Oil	Lemon Law Firm
U.S. Bankruptcy Court	First American Bank	Texas Brine	Liskow & Lewis
Louisiana Dept. of Natural Resources	First National Bank USA	Williams Com.	Phelps Dunbar
Louisiana Facility & Control	Gulf Coast Bank	ARTCO	Sher Garner Richter
Ascension Parish (Public Works)	Whitney Hancock Bank	CGB Marine	Smith & Fawer
St. Charles Parish (Various Divisions)	Omni Bank		Taylor Porter
St. James Parish (Various Divisions)	Regions Bank		Forman Watkins & Krutz
St. John Parish (Various Divisions)			
LA Department of Transportation			
North Lafourche Levee Dist.			
Port of Lafourche			
Port of South Louisiana			
St. Bernard Port & Harbor District			
Internal Revenue Service			

Court Appearances:

Case File Name:	District:	Docket#:	Date:
Diane Sanchez et al v. Texas Brine, LLC et al.	US District Court - Eastern District of LA	2:13-Cv-05227	December 2019
St. Charles Parish v. Martha Malone et al.	29th		July 2020
Lake Charles Harbor & Terminal District v. Estate of Dorothy Barbe Rothchild et al.	14 th	2022-2218	November 2023
North Donald LA Property, LLC, North Donald, LA Investors, LLC, Tax Matters Partner v. Commissioner	U.S. Tax Court	24703-21	September 2024
LOOP LLC v. Exxon Mobile Corp & Shell Oil Company	17 th Div. "A"	13889	December 2021
Crosstex Energy Services et al. v. Texas Brine Company, LLC	23 rd Div "ad hoc"	34202	June 2022
LA DOTD v. Bruce David Cox, at ux.	22 nd Div "H"	2017-13736	July 2022
LA DOTD v. West Louisiana Petroleum	30 th	183346A	June 2024