

LAND APPRAISAL REPORT

Borrower \Client: Brown County Census Tract 9506.00 Map Reference 9502
Property Address 1400 Houston Avenue
City Brownwood County Brown State Texas Zip Code 76801
Legal Description 8.414 acres out of the William H. Irions Survey No. 52, Abstract No. 537
Sale Price \$ acre Date of Sale Loan Term yrs. Property Rights Appraised [X] Fee [] Leasehold [] De Minimis PUD []
Actual Real Estate Taxes \$ Tax Exempt (yr) Loan Charges to be paid by seller \$ Other Sales Concessions Summary Report
Lender/Client Brown County c/o Mr. Gary Worley Address 200 S. Broadway, Brownwood, TX 76801
Occupant Old Jail Site Appraiser Ronnie G. Blasingame Instructions to Appraiser Market Value

Location [X] Urban [] Suburban [] Rural
Built Up [X] Over 75% [] 25% to 75% [] Under 25%
Growth Rate [] Fully Dev. [] Rapid [X] Steady [] Slow
Property Values [] Increasing [X] Stable [] Declining
Demand/Supply [] Shortage [X] In Balance [] Oversupply
Marketing Time [] Under 3 Mos. [] 3-6 Mos. [X] Over 6 Mos.
Present Land Use 70 % 1 Family 24 % Family 10 % Apts 20 % Condo
Change In Present Land Use [] Not Likely [] Likely (*) [] Taking Place (*)
Predominate Occupancy [] Owner [] Tenant % Vacant
Single Family Price Range \$ N/A to \$ N/A Predominant Value \$ N/A
Single Family Age N/A yrs to N/A yrs. Predominant Age N/A yrs

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is situated just northwest of the area more commonly know as Market Place and or Commerce Square. No unfavorable factors were noted in the neighborhood unit that negatively affects the marketability of the subject as a commercial use site.

Dimensions See attached aerial. = 8.414 acres [X] Corner Lot
Zoning Classification C-1; Commercial Present Improvements [X] do [] do not conform to zoning regulations
Highest and best use [] Present use [X] Other (specify) for redevelopment.
Elec. [X] Gas [X] Water [X] San. Sewer [X]
OFF SITE IMPROVEMENTS: Street Access [X] Public [] Private Surface Asphalt Maintenance [X] Public [] Private Storm Sewer [X] Curb/Gutter Sidewalk [X] Street Lights
Topo Sloping South Size Adequate Shape Rectangular View Commercial Drainage Surface
Is the property located in a HUD identified Special Flood Hazard Area? [] No [X] Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): The size, shape, and terrain of this corner site is typical of land in this area. No apparent easements, encroachments, special assessments, etc. negatively affect the subject's site value. This site is presently improved with an older commercial jail facility that is at the end of its physical and economic life. For the purposes of this report no value was given to improvements. Any contributory value the improvements may have is offset by the cost to raze

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS table with columns: SUBJECT PROPERTY, COMPARABLE NO.1, COMPARABLE NO.2, COMPARABLE NO.3. Rows include Address, Proximity to Subject, Sales Price, Price / acre, Data Source, Date of Sale and Time Adjustment, Location, Site/View, Size, Water/Sewer, Improvements, Land Built up, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data The two closed vacant site sales and one listing in and around the city of Brownwood were considered to be the most comparable and best indications of market value for the subject property. Very limited sales data was available in this area being highly built.

Comments and Conditions of Appraisal: Due to the highest and best use of the subject property being a vacant site for future development the Cost and Income Approach's to value were not utilized. Due to the irregular shapes and sizes of properties, a per acre unit of comparison was considered to be the best unit of comparison.

Final Reconciliation: Based on a range in market value from \$9,836 per acre to \$10,000 per acre as shown above in the market grid analysis, a final market value of \$10,000 per acre or \$84,000 was considered to be acceptable and in line with the above market data analysis.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 12/15/2016 to be \$ 84,000
Appraiser(s) Ronnie G. Blasingame
Date Report Signed 12/19/2016
State Certification # 1321867 State TX
Expiration Date of License or Certification 12/31/2017

January 3, 2017 (Exhibit # 21)

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).


21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 

Name Ronnie G. Blasingame

Company Name Blasingame Appraisal

Company Address P.O. Box 1004
Brownwood, Tx 76804

Telephone Number 325 646-0086

Email Address blasingameappraisal@gmail.com

Date of Signature and Report 12/19/2016

Effective Date of Appraisal 12/15/2016

State Certification # 1321867

or State License # _____

or Other (describe) _____ State # _____

State TX

Expiration Date of Certification or License 12/31/2017

ADDRESS OF PROPERTY APPRAISED

1400 Houston Avenue
Brownwood, Texas 76442

APPRAISED VALUE OF SUBJECT PROPERTY \$ 84,000

LENDER/CLIENT

Name Mr. Gary Worley

Company Name Brown County c/o Mr. Gary Worley

Company Address 200 S. Broadway
Brownwood, TX 76801

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Blasingame Appraisal
SUBJECT PHOTO ADDENDUM

File No. Old Jail Site
Case No.

Borrower \Client: Brown County

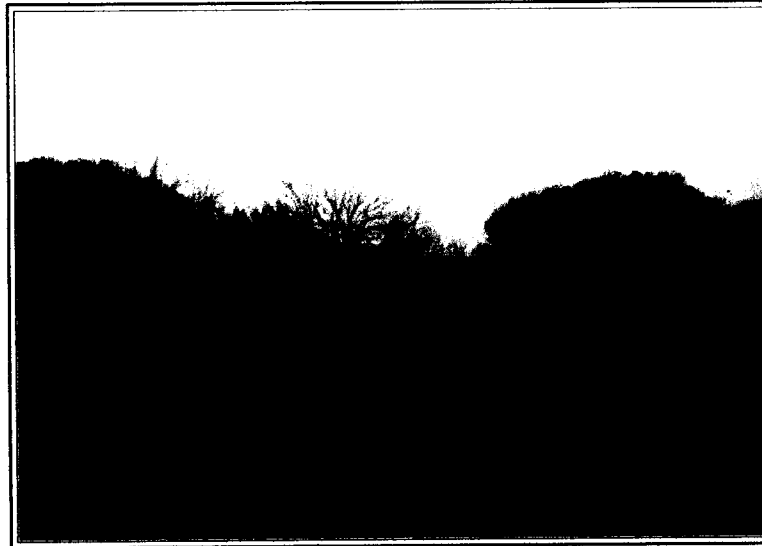
Property Address 1400 Houston Avenue

City Brownwood County Brown State Texas Zip Code 76844

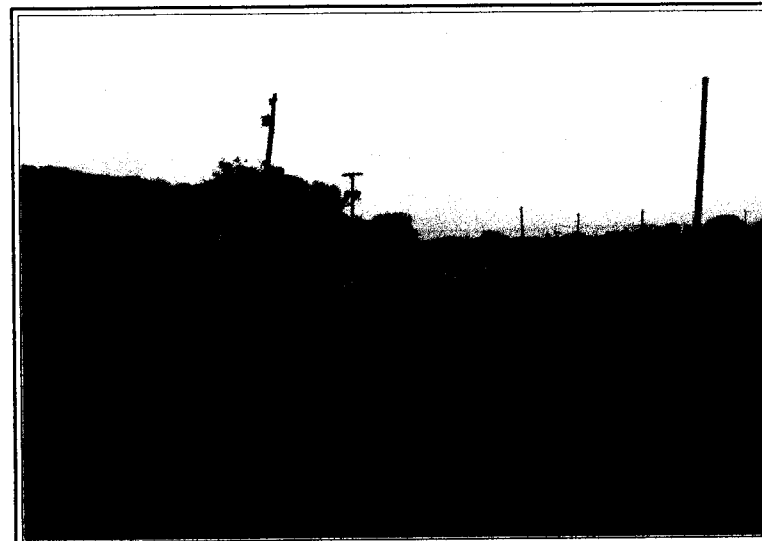
Lender/Client Brown County c/o Mr. Gary Worley Address 200 S. Broadway, Brownwood, TX 76801



**FRONT OF
SUBJECT PROPERTY**
1400 Houston Avenue
Brownwood, Texas 76442



**REAR OF
SUBJECT PROPERTY**

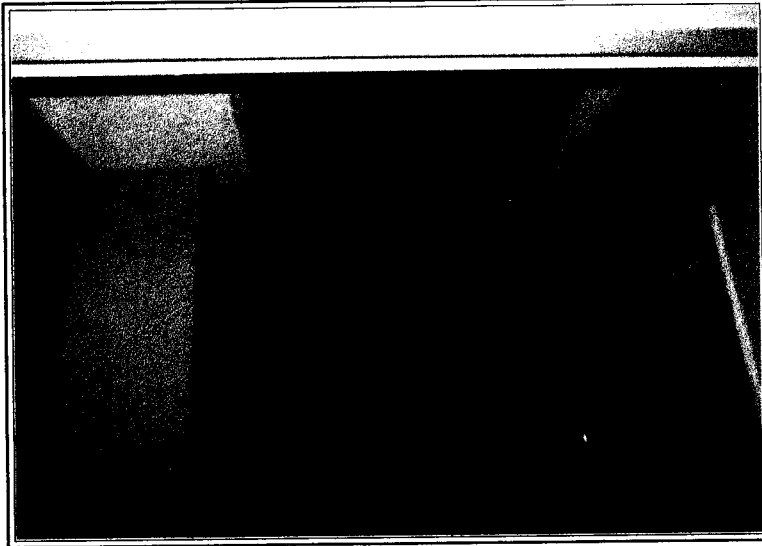


STREET SCENE

Blasingame Appraisal
SUBJECT PHOTO ADDENDUM

File No. Old Jail Site
Case No.

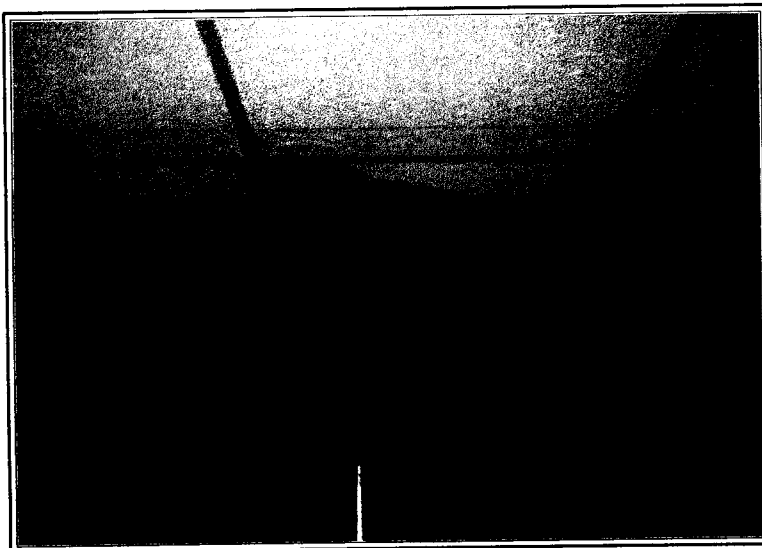
Borrower	\Client: Brown County						
Property Address	1400 Houston Avenue						
City	Brownwood	County	Brown	State	Texas	Zip Code	76442
Lender/Client	Brown County c/o Mr. Gary Worley		Address	200 S. Broadway, Brownwood, TX 76801			



Damaged Ceiling



Damaged Electrical Room



Damaged Interior

Blasingame Appraisal
COMPARABLES 1-2-3

File No. Old Jail Site
Case No.

Borrower \Client: Brown County

Property Address 1400 Houston Avenue

City Brownwood County Brown State Texas Zip Code 76442

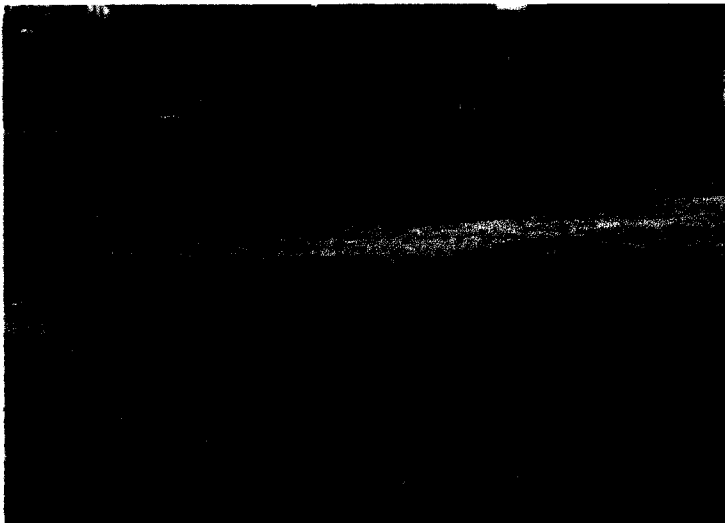
Lender/Client Brown County c/o Mr. Gary Worley Address 200 S. Broadway, Brownwood, TX 76801



COMPARABLE SALE # 1
2605 Morris Sheppard
Brownwood, TX 76801
No Value to Improvements.



COMPARABLE SALE # 2
Market Place Boulevard
Brownwood, Tx 76801



COMPARABLE SALE # 3
2511 Belle Plain
Brownwood, Tx 76801

Borrower \Client: Brown County

Property Address 1400 Houston Avenue

City Brownwood

County

Brown

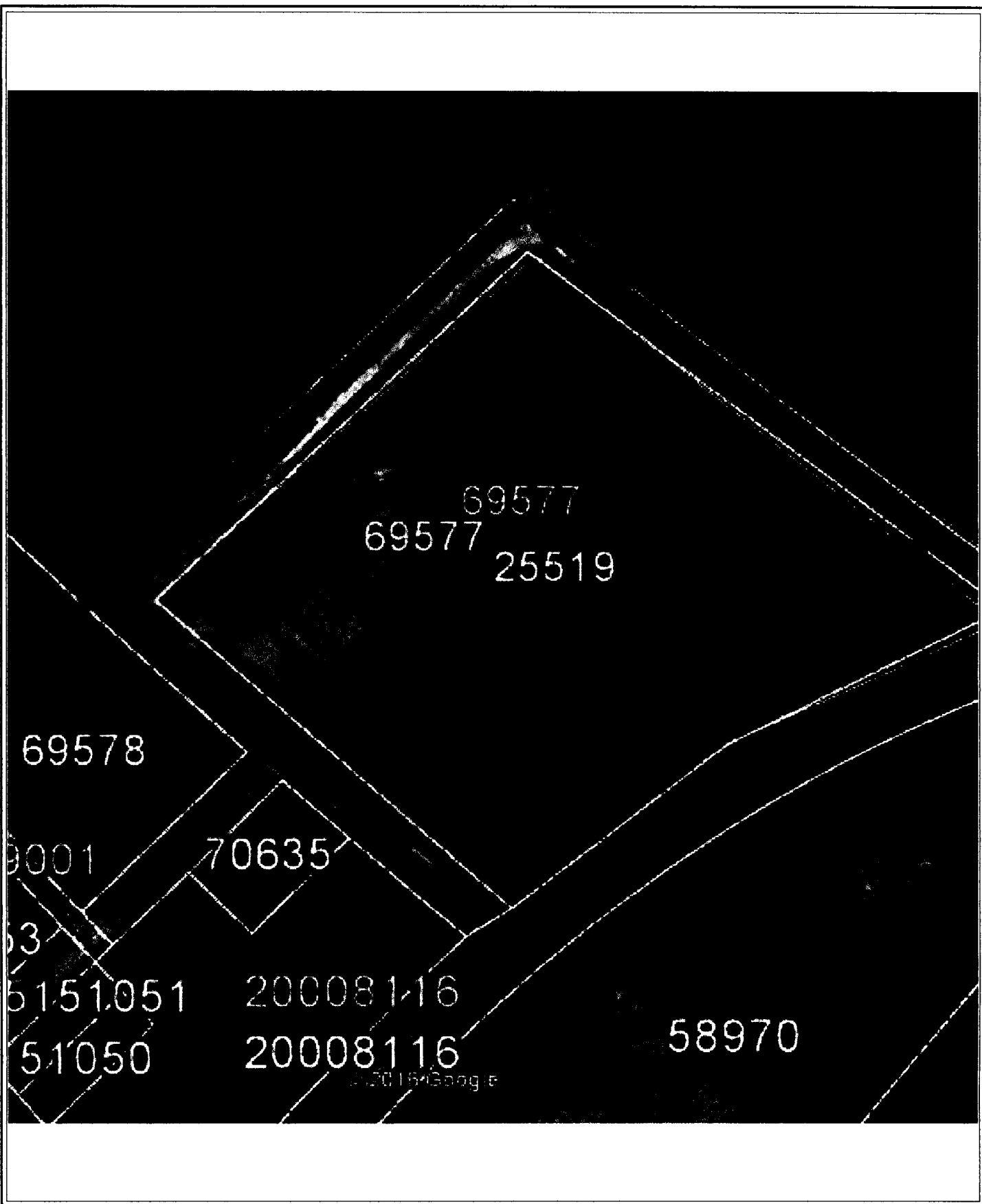
State Texas

Zip Code

76801-5985

Lender/Client Brown County c/o Mr. Gary Worley

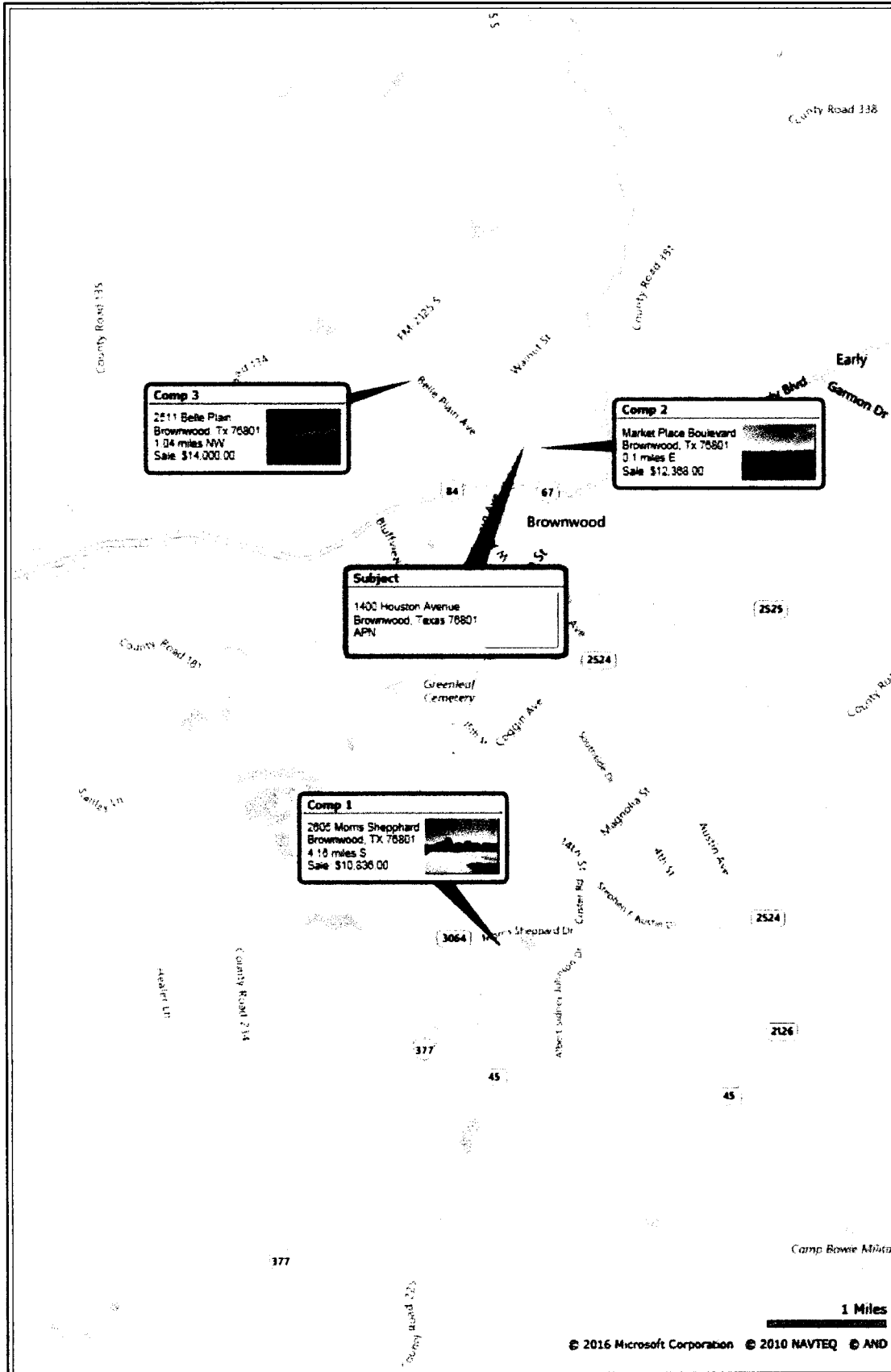
Address 200 S. Broadway, Brownwood, TX 76801



Blasingame Appraisal
LOCATION MAP ADDENDUM

File No. Old Jail Site
 Case No.

Borrower	\Client: Brown County		
Property Address	1400 Houston Avenue		
City	Brownwood	County	Brown State Texas Zip Code 76844
Lender/Client	Brown County c/o Mr. Gary Worley	Address	200 S. Broadway, Brownwood, TX 76801



Blasingame Appraisal
FLOOD MAP ADDENDUM

File No. Old Jail Site
 Case No.

Borrower \Client: Brown County
 Property Address 1400 Houston Avenue
 City Brownwood County Brown State Texas Zip Code 76802
 Lender/Client Brown County c/o Mr. Gary Worley Address 200 S. Broadway, Brownwood, TX 76801



Flood Map Legends

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100 and 500 year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazard
- Areas not mapped on any published FIRM

Flood Zone Determination

SFHA (Flood Zone): **Out**
 Within 250 ft. of multiple flood zones? **No**
 Community: **480717**
 Community Name: **UNINCORPORATED AREA**
 Zone: **C** Panel: **48049C 0007B** Panel Date: **03/01/1991**
 FIPS Code: **48049** Census Tract: **9506.00**

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

CERTIFICATIONBorrower \Client: Brown CountyProperty Address 1400 Houston AvenueCity BrownwoodCounty BrownState TexasZip Code 76844Lender/Client Brown County c/o Mr. Gary Worley Address 200 S. Broadway, Brownwood, TX 76801**F.I.R.R.E.A. ADDENDUM**

I. **PURPOSE OF THE APPRAISAL** The purpose of this report is to estimate the market value of the subject property, as defined herein. The estimate of market value is to be used solely by the client as a basis for lending decisions or portfolio management.

II. **SCOPE OF THE APPRAISAL** The following steps were followed in arriving at the final estimate of value included in the appraisal report of the subject property:

1. An investigation was made to determine market trends, influences and other significant factors pertinent to the subject property.
2. A physical inspection of the property was performed. Although due diligence was exercised while at the subject property, the appraiser is NOT an expert in such matters as pest control, structural engineering, hazardous waste, or construction etc. and no warranty is given or implied as to these or other elements outside of analysis of market data. Inspections by various professionals within these fields may be recommended with the final estimate of market value subject to their findings.
3. A more detailed review of the collected data was then performed with the most relevant factors extracted and considered. Sales were examined and confirmed closed from material provided by one or more service(s) that obtain information from public records. Market factors were weighted and their influence on the subject property was determined. A highest and best use analysis was done on the subject property.
4. The appraisal report was then completed in accordance with standards dictated by THE APPRAISAL FOUNDATION in the UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES (USPAP). The report included sufficient data and information needed to lead a reader to a similar conclusion of market value.
5. The appraisal report was then delivered to the client, which constituted the completion of the assignment.

III. **THIS REPORT COMPLIES WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES (USPAP)** as adopted by the Appraisal Standards Board of The Appraisal Foundation as of August 9, 1990.

IV. **COMPETENCY OF THE APPRAISER** Unless otherwise noted in writing, the appraiser has done similar assignments and has the knowledge and experience to complete this assignment competently.

V. **SALES HISTORY** The marketing history of the subject was researched for at least one year. Unless otherwise noted in the appraisal report, the subject property has not been listed, sold or transferred in the past twelve months.

VI. **RENTS AND VACANCIES** Unless otherwise noted in the appraisal report, the subject property is currently owner occupied.

VII. **TREND ANALYSIS** Real estate prices have been changing due to current economic conditions and local trends. It is reasonable to assume that this same trend would apply to the subject. Still the average marketing time typically varies between 90-180 days for residences within the county provided the property is competitively priced and properly marketed.

VIII. **DEDUCTIONS AND DISCOUNTS** In keeping with the USPAP, any financing concessions that influence the selling price of a comparable sale were addressed and accounted for to result in a market value of the subject property that is free of discounts, deductions or other seller concessions.

IX. **PROHIBITED INFLUENCES** The appraisal assignment was not conditioned upon the appraisal producing a specific valuation or approval of a loan. Employment of the appraiser was not conditioned upon the appraisal production of a specific value. Neither employment nor compensation are based upon approval of any related loan application.

X. **SELF CONTAINMENT** This appraisal report is intended to be a self contained document containing all information necessary to enable a reader to understand the appraiser's opinion. Any third party studies referred to, such as pest control, structural, soils or hazardous materials have been verified by the appraiser as to their existence, to the extent the assumptions and conclusions are used. If not included with the report, they are maintained with our file and available upon request by the client.

XI. **PERSONAL PROPERTY** Any personal property involved in the transaction has been excluded from the valuation of the real property. Should a transaction which includes personal property of sufficient value to affect the market value of the real property be evident, a separated assessment of the personal property fixtures or intangible items will be included with the report as a separate valuation.

XII. **THREE APPROACHES TO VALUE** The appraiser has made a reasonable effort to apply the three recongnized approaches to value. Most single family residences are purchased for owner occupancy and, as such, the INCOME APPROACH does not generally reflect the highest and best use of the property and is not generally a relevant indicator of market value. The use of the INCOME APPROACH to value will be used:

CERTIFICATION

File No. Old Jail Site
Case No.

Borrower \Client: Brown County
Property Address 1400 Houston Avenue
City Brownwood County Brown State Texas Zip Code 76844
Lender/Client Brown County c/o Mr. Gary Worley Address 200 S. Broadway, Brownwood, TX 76801

- 1. At the request of the client for non-owner occupied units.
- 2. When sufficient market evidence exists in a neighborhood to indicate that rental properties or investor purchases are typical, measurable and their analysis adds to the relevancy and reliability of the appraisal process.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.
Unless otherwise noted in this report, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, the report.

I have made a personal inspection of the real estate that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

Signature  Date 12/19/2016
Ronnie G. Blasingame

APPRAISAL COMPLIANCE ADDENDUM

File No. Old Jail Site
Case No.

Borrower/Client \Client: Brown County		Unit No.	
Address 1400 Houston Avenue		City Brownwood	
County Brown	State Texas	Zip Code 76442	
Lender/Client Brown County c/o Mr. Gary Worley			

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I HAVE made a personal inspection of the property that is the subject of this report.
- I have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE


Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 180-365 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 180-365 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 	Signature _____
Name <u>Ronnie G. Blasingame</u>	Name _____
Date of Signature <u>12/19/2016</u>	Date of Signature _____
State Certification # <u>1321867</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>TX</u>	State _____
Expiration Date of Certification or License <u>12/31/2017</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>12/15/2016</u>	Supervisory Appraiser Inspection of Subject Property:
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior

Appraiser License Certificate

File No. Old Jail Site
Case No.

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified Residential Real Estate Appraiser

Number: **TX 1321867 R**

Issued: **12/18/2015**

Expires: **12/31/2017**

Appraiser: **RONALD GLENN BLASINGAME**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.


Douglas E. Oldmaxon
Commissioner

INVOICE

Date: 12/19/2016

File No. Old Jail Site
Case No.

Prepared for:

Mr. Gary Worley
Brown County c/o Mr. Gary Worley
200 S. Broadway
Brownwood, TX 76801
gary.worley@browncountytexas.org

Property Appraised:

Client: Brown County
1400 Houston Avenue
Brownwood, Texas 76442

Work Performed:

Land Appraisal Report:	\$	850.00
Old County Jail Property	\$	
	\$	
Please reference file number with payment. Thank you!	\$	
	\$	
VISA/ MASTERCARD/ AMERICAN EXPRESS ACCEPTED	\$	
	\$	
Total Amount Due:	\$	850.00

Please make checks payable to:

Blasingame Appraisal
P.O. Box 1004
Brownwood, Tx 76804
(325) 646-0086 ph. (888) 852-4149 fax
blasingameappraisal@gmail.com