

Borrower ~

Property Address 11072 Old Highway 67

City Diberville

County Harrison

State MS

Zip Code 39540-8000

Lender/Client Trustmark National Bank

Address P.O. Box 291, Jackson, MS 39205

Uniform Residential Appraisal Report

File No. 40 00644095

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

Property Address: 11072 OLD HWY 67, City: BILOXI, State: MS, Zip Code: 39532  
 Borrower: FRANK PALAZZO, Name of Public Record: FRANK PALAZZO, County: HARRISON  
 Legal Description: SEE ATTACHED  
 Assessor's Parcel #: 1308H 03 021 000, Tax Year: 2007, B/E Taxes: 1,864.53  
 Neighborhood Name: NORTH BILOXI, Map Reference: 1308H, Census Tract: 0034 02  
 Occupant:  Owner,  Tenant,  Vacant, Special Assessments: N/A, PUD: N/A, HOA: N/A, Rent: per year / per month  
 Property Rights Appraised:  Fee Simple,  Leasehold,  Other (describe):  
 Assignment Type:  Purchase Transaction,  Refinance Transaction,  Other (describe):  
 Lender/Client: TRUSTMARK, Address: P.O. BOX 291, JACKSON, MS 39205  
 Is this subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes  No   
 Report data sourced (must identify source) and details: THE SUBJECT HAS NOT BEEN LISTED IN THE PAST 12 MONTHS ACCORDING TO THE LOCAL MLS  
 I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed:  
 Contract Price: N/A, Date of Contract: N/A, Is the property within the limits of public record? Yes  No  Data Source(s):  
 If there are any financial assistance (loan charges, sale commissions, gift or downpayment assistance, etc.) to be paid by any party in default of the borrower? Yes  No   
 If there is a report the total dollar amount and describe the items to be paid: \$  
 Notes: State and the rapid comparison of the neighborhood are not appraisal factors.  
 Neighborhood Characteristics: Location: Urban  Suburban  Rural  Property Values: Increasing  Stable  Declining  Price: AGE: One Unit: 100%  
 Built Up:  Over 75%  75-75%  Under 75%  Demand/Supply: Shortage  In Balance  Over Supply  10000  2-4 Unit %  
 Growth: High  Moderate  Slow  Marketing Time: Under 3 mths  3-6 mths  Over 6 mths  150 Low  NEW Multi-Family %  
 1,600 High  100 Commercial %  
 300 High  20 Other %  
 Neighborhood Description: HOUSING IN THE AREA RANGES FROM SMALL WOOD FRAME HOUSE TO LARGE PALATIAL ESTATES ON THE RIVER. SITES RANGE FROM SINGLE FAMILY LOTS TO SMALL TRACTS OF LAND RANGING FROM 1.3 ACRES. ALONG THE RIVER HOUSES RANGE FROM 1000 RETREAT STYLE HOMES TO LARGE HOUSE UP TO 10000 SQ FT.  
 Market Conditions (including support for the above conclusion): INTEREST RATES ARE FAVORABLE BUT UNDERWRITING REQUIREMENTS ARE VERY CONSERVATIVE BY LENDERS. EMPLOYMENT IS MOSTLY MANUFACTURING WITH CYCLES OF LAYOFFS DURING YEAR FOR SHUTDOWNS, WEATHER, ETC.  
 Dimensions: IRREGULAR, Area: 44,478.57, Shape: IRREGULAR, View: RIVERFRONT  
 Specific Zoning Classification: RESIDENTIAL, Zoning Description: RESIDENTIAL, Type: RIVERFRONT  
 Zoning Compliance:  Legal,  Legal Nonconforming (Grandfathered Use),  No Zoning,  Illegal (describe):  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes  No  If No describe:  
 Utilities: Public  Other (describe): Public  Other (describe): OH site improvements—Type: Public  Private   
 Electricity:  Gas:  Water:  Sewer:  Street: ASPHALT, Alley:   
 Curbs:  FEMA Special Flood Hazard Area: Yes  No  FEMA Flood Zone: C, FEMA Map #: 285255 0205E, FEMA Map Date: 08/04/1988  
 Are there any other site conditions or external factors (environmental encroachments, environmental conditions, land uses, etc.)? Yes  No  If Yes describe: THE SUBJECT IS ON A PRIVATE DRIVE AND HAS A RECORDED EASEMENT ON THIS DRIVE.  
 GENERAL DESCRIPTION: Units: One  Other with Accessory Unit  # of Stories: 2, Type:  Det  Semi  10 Unit  15 Unit  Other  Basement Area: 285 0000 sq ft, Basement Finish: 80%, Drain:  Addbe, Year Built: 1900+, Evidence of:  Infiltration,  Dampness,  Settlement,  Spots/Spill/soil,  Termite,  Other  Age:  None  Minor  Major  Other  Foundation:  Concrete Slab  Craw Space,  Full Basement,  Partial Basement,  Other  Exterior: Foundation Walls: CONC FOOTING/AVG, Exterior Walls: MASONRY/AVG, Paint Surface: CLAY TILE/COLLERS, Gutters & Downspouts: METAL/AVG, Windows Type: WD DBL HG/GOOD, Storm Sash/Insub: THERMAL WINDS, Screens: YES,  Insects,  Other  Interior: Floors: TILE/WOOD/EXTR/FIN, Walls: DW/PTD/GOOD, Trim/Finish: WOOD/SMO/GOOD, Bath Floor: CER TILE/GOOD, Bath Window: CER TILE/GOOD, Car Storage:  None  Other  Appliances:  Range,  Dishwasher,  Microwave,  Washer/Dryer,  Other (describe):  
 Located area above grade consists: 14 Rooms, 4 Bathrooms, 2F11H Bath, 3,856 Square Feet of Gross Living Area Above Grade  
 Additional features (typical energy efficient items, etc.): GARAGE APARTMENT WITH ONE BEDROOM AND ON BATH, 18' X 17', GAZEBO, COVERED PATIO, PATIO, BASEMENT WITH TRAP DOOR FROM FLOOR OF KITCHEN  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): THERE IS NO REPAIR NOTED UPON INSPECTION. THE DEPRECIATION WAS CONSIDERED PHYSICAL DUE TO THE AGE OF THE SUBJECT. NO OTHER FORM OF DEPRECIATION WAS NOTED.  
 Are there any physical deficiencies or adverse conditions that affect the usability, soundness, or structural integrity of the property? Yes  No  If Yes describe:  
 Does the property generally conform to the neighborhood functional utility style, condition, use, construction, etc.? Yes  No  If No describe:  
 Form No. 104 (Rev. 03/2008) Page 1 of 3

Borrower ~

Property Address 11072 Old Highway 67

City Diberville

County Harrison

State MS

Zip Code 39540-8000

Lender/Client Trustmark National Bank

Address P.O. Box 291, Jackson, MS 39205

Uniform Residential Appraisal Report

File No: 40 00644095

This sale is **8** comparable properties currently offered for sale in the subject neighborhood ranging in price from **\$ 990,000** to **\$ 2,400,000**  
 There are **7** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from **\$ 885,000** to **\$ 1,850,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	11072 OLD HWY 67 BLOXI	112 SWEETBAY DR PASS CHRISTIAN, MS 39571	113 FAIRWAY PASS CHRISTIAN, MS 39571	1109 HICKORY HILL QUATER, MS 39553
Distance to Subject	23.38 miles WSW	24.39 miles WSW		
Sale Price	\$ N/A	\$ 1,000,000	\$ 1,100,000	\$ 1,150,000
Sale Price/Sq Ft (or Acre)	\$ 0.00 sq ft	\$ 200.00 sq ft	\$ 305.96 sq ft	\$ 230.00 sq ft
Date Sold	N/A	06/16/2008	08/31/2008	02/08/2006
Location	Suburban	Suburban	Suburban	Suburban
Leasehold/Freehold	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Size	1.02 ACRES	1/3 acre	1.18 AC	76 AC
View	RIVERFRONT	RIVERFRONT	RIVERFRONT	RIVERFRONT
Element (Style)	ADOBE	RAISED CONTEMP	RAISED CONTEMP	COLONIAL
Quality of Construction	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT
Actual Age	108 YR / 10 EFF YR	10+ Years	10+ Years	10+ Years
Condition	GOOD	GOOD	GOOD	GOOD
Below Grade	Basement	Basement	Basement	Basement
Room Count	14 4 2F 11TH	11 6 5 S	9 3 3F2H	10 4 3 S
Gravel Area	100.00	5,000 sq ft	114,400	3,600 sq ft
Basement & Foundation	Part, 285 Sq Ft	NONE	NONE	FULL
Roofs Below Grade	80% Finished			
Functional Utility	GOOD	GOOD	GOOD	GOOD
Heating/Cooling	FWA C/Air	FWA C/Air	FWA C/Air	FWA C/Air
Entry/Egress Item	WDS/DOORS	WDS/DOORS	WDS/DOORS	WDS/DOORS
Garage/Carport	1 Car Garage	PARKING UNDER	SGL CP	1.500 DBL GAR
Pool/Spa/Hot Tub	PORCHES/PATIO	PORCHES/PATIO	PORCHES/PATIO	1.500 DBL GAR
AMENITIES	1 F/P	1 F/P	1 F/P	1 F/P
AMENITIES	FEN/DECK/GAZ/BLKND	NONE	FEN/POOL/BLKHD	15,000 BLKHD/BOAT HSE
AMENITIES	APARTMENT	NONE	NONE	33,500
Net Adjusted Total		\$ 179,800	\$ 23,400	\$ 16,100
Adjusted Sale Price of Comparables		\$ 1,179,800	\$ 1,076,800	\$ 1,186,100

I did not visit the sale or transfer history of the subject property and comparable sales. If not, explain:

My research  did not reveal any prior sales or transfers of the subject property for the three year period to the effective date of this appraisal.  
 (See attached) **MLS/PUBLIC RECORDS**

My research  did not reveal any prior sales or transfers of the comparable sales for the three year period to the date of sale of the comparable sale.  
 (See attached) **MLS/PUBLIC RECORDS**

Repeat the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Price of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Date Searched	MLS/PUBLIC RECORDS	MLS/PUBLIC RECORDS	MLS/PUBLIC RECORDS	MLS/PUBLIC RECORDS
Effective Date of Data Searched	07/2008	07/2008	07/2008	07/2008

Analysis of prior sale or transfer history of the subject property and comparable sales: MISSISSIPPI IS NOT A FULL DISCLOSURE STATE SO CONFIRMING SALES NOT PART OF THE LOCAL MLS IS DIFFICULT TO CONFIRM. UNLESS THIS APPRAISER IS PART OF THE SALE OR CAN FIND A PARTY OF THE SALE TO DISCLOSE, THEN THIS APPRAISER CAN ONLY REPORT THE DATE OF TRANSFER. THERE ARE NO SALES NOR LISTINGS FOUND FOR THE SUBJECT IN THE PAST 36 MONTHS. THERE ARE NO PRIOR SALES NOR LISTINGS FOUND FOR THE COMPARABLES OTHER THAN THE INFORMATION IN THIS REPORT IN THE PRIOR 12 MONTHS.

Summary of Sales Comparison Approach: See Attached Addendum

Indicated Value by Sales Comparison Approach: \$ 1,175,000

Indicated Value by **SMS Comparison Approach**: \$ 1,175,000 Cost Approach (if applicable): \$ 1,182,800 Income Approach (if applicable): \$ 0

**THE SALES COMPARISON APPROACH COMMANDS THE MOST WEIGHT FOR THIS REPORT AS IT IS DEEMED THE MOST RELIABLE WITH THE COST APPROACH WELL SUPPORTING ITS FINAL ADJUSTED ESTIMATION OF VALUE. THE INCOME APPROACH WAS INCONCLUSIVE AT THIS TIME.**

This appraisal is made  as is  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statements of assumptions and limiting conditions, and appraiser's contribution, my best opinion of the market value, as defined, of the real property that is the subject of this report is **\$ 1,175,000** as of **07/08/2008** which is the date of inspection and the effective date of this appraisal.

The Appraisal Shop

Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

9/6/2016

Harrison County Online! Harrison County Mississippi



Tax Assessor

Contact Us

Appeals

Calendar

County Tax Rolls

Downloads

Homestead

Links

Millage Rates

Mobile Home

Online Mapping

Personal Property

Values and Taxes

HOME > ELECTED > TAXASSESSOR > LANDROLL > TAXROLLS

Property Information Search Results

Use the print link below this record to print a borderless copy of this record

2015 Official Landroll Information

PALAZZO MURIEL M  
P O BOX 7002 GULFPORT, MS 39506

Physical Street Address:  
11072 OLD HWY 67

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
1308H-03-021.000	15279	1DW		2
Supervisor District:	Subdivision:			
1				

Exemption Code  
Non-Exempt

Section	Township	Range
05	07	09

Search Harrison County Online!

Instrument Number(s)

2008-0001350-D-J2, 2008-0002802-D-J2, 2006-0000692-D-J2, 0382/0285, 0370/0122, 0370/0120, 0370/0118

Search

Acres	Land Value	Improvements	Total Value	Assessed Value
0	57500	131191	188691	28304

County Address and Phone Directory

Harrison County, Judicial 1  
1001 23rd Ave  
Gulfport, MS 39501

Harrison County, Judicial 2  
120 Dr. Martin Luther King, Jr Blvd  
Biloxi, MS 39209

Legal Description

BEG AT INTER OF N MAR OF A 30 FT R/W & SW COR OF LOT 3 OF MAGNOLIA BLUFF PLANTATION SUBD N 81.6 FT N 3 DG E 235.6 FT TO SLY BANKS OF TCHOUTACABOUFFA RIVER NWLY ALONG RIVER 109.2 FT S 19 DG W 245 FT S 3 DG W 87.6 FT TO R/W SELY ALONG R/W TO POB A/K/A BEING PART OF OUT PARCEL B MAGNOLIA BLUFF PLANTATION SUBD ALSO PRIVATE DRIVE THRU SUBD SEC 5-7-9

There are 5 building description records attached to this parcel.

Improvement 1 (Primary)	Year Built:	Base Square Feet:	Second Floor Area:
	1920	2310	1141
Improvement 2	Year Built:	Base Square Feet:	Second Floor Area:
	0	360	0
Improvement 3	Year Built:	Base Square Feet:	Second Floor Area:
	0	412	0
Improvement 4	Year Built:	Base Square Feet:	Second Floor Area:
	0	80	0
Improvement 5	Year Built:	Base Square Feet:	Second Floor Area:
	0	460	192

C3  
Commercial  
Interstate District  
SF Allowed

Please be advised that map data and imagery provided is data from 2014 and NOT year specific.

[Click Here To View Map Data of This Parcel!](#)

[Click Here To Print This Page | Previous Page](#)

http://co.harrison.ms.us/elected/taxassessor/landroll/taxrolls/results.asp?ppin=15279&year=2015&status=Official

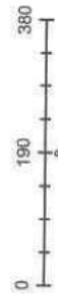
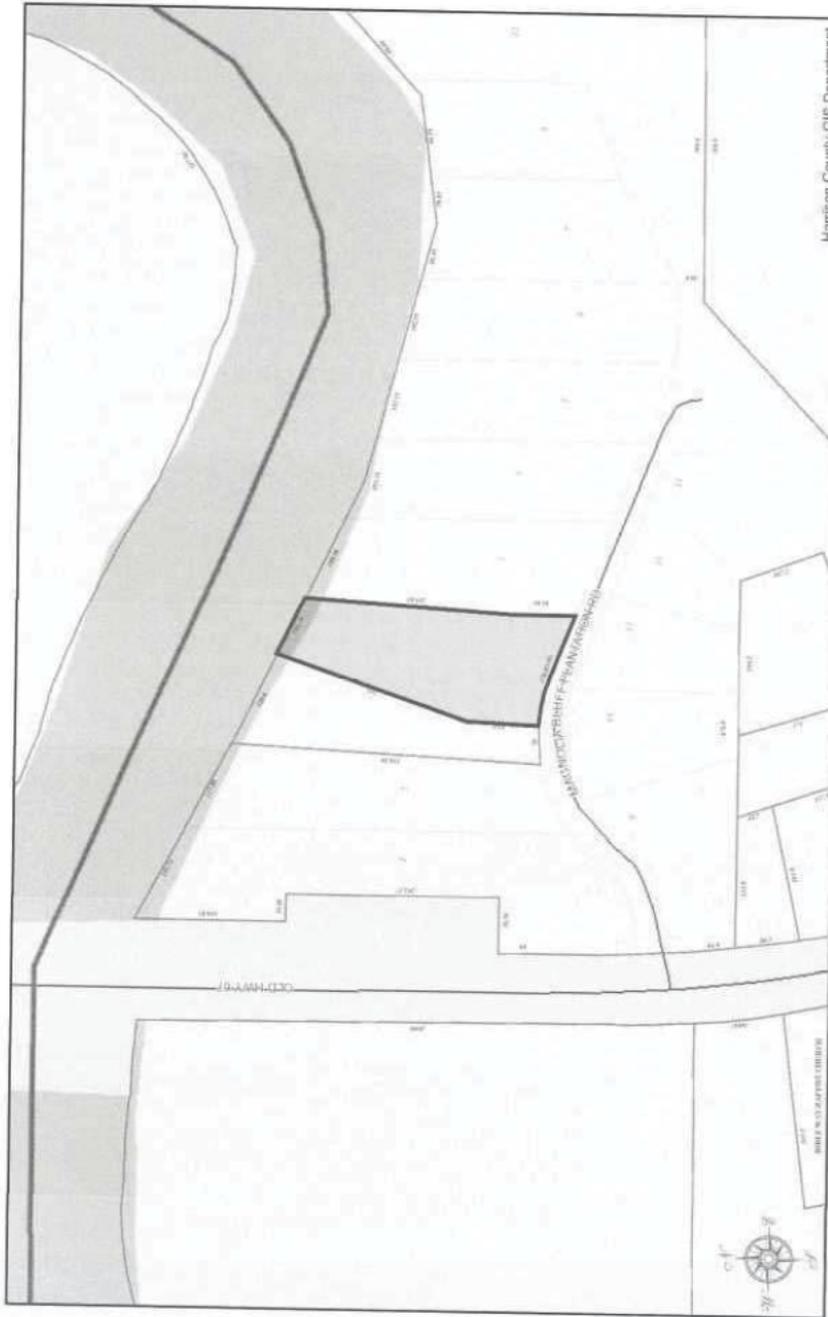
Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

My Map



**HARRISON COUNTY, MISSISSIPPI**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: September 6, 2016



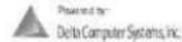
Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

# Harrison County Mississippi



Home Data Links

COPYRIGHT 2000 DELTA COMPUTER SYSTEMS, INC.

## Property Link HARRISON COUNTY, MS

Current Date 9/ 6/2016

Tax Year 2015  
Records Last Updated 9/ 5/2016

- Property Link
- Deeds & Records Link
- UCCs Link
- Marriage License
- Terms Of Use
- Privacy Policy
- Webmaster

Copyright © 2000  
Delta Computer Systems, Inc.  
All rights reserved.

### PROPERTY DETAIL

**OWNER** PALAZZO MURIEL M  
P O BOX 7002  
GULFPORT MS 39506

**ACRES : \*\*NA\*\***  
**LAND VALUE : 57500**  
**IMPROVEMENTS : 131191**  
**TOTAL VALUE: 188691**  
**ASSESSED : 28304**

**PARCEL** 1308H-03-021.000  
**ADDRESS** 11072 OLD HWY 67

### TAX INFORMATION

YEAR 2015	TAX DUE	PAID	BALANCE
<b>COUNTY</b>	1030.83	1030.83	0.00
<b>CITY</b>	810.34	810.34	0.00
<b>SCHOOL</b>	1641.92	1641.92	0.00
<b>PENALTY &amp; OTHER</b>	246.81	246.81	0.00
<b>TOTAL</b>	3729.90	3729.90	0.00

Mail Payments To:

David V. Larosa, Sr., Tax Collector  
P.O. Box 1270  
Gulfport, MS 39502

Postmark will be used to determine penalty  
A Print Fee May Apply. Contact County For Total.

LAST PAYMENT DATE 8 / 8 / 2016

### MISCELLANEOUS INFORMATION

EXEMPT CODE	HOMESTEAD CODE	TAX DISTRICT	PPIN	SECTION	TOWNSHIP	RANGE	LEGAL
None	None	1DW	015279	05	07	09	DR: 2008-0001350-D-J2 04/21/20 08-SW BEG AT INTER OF N MAR OF A 30 FT R/W & SW COR OF LOT 3 OF MAGNO LIA BLUFF PLANTATION SUBD N 81.6 F T N

### Deed Book/Page References

Book	Page	Date	Type
------	------	------	------

<http://www.deltacomputersystems.com/cgi-lrm5/LRMCIGI02?HTMCNTY=MS24&HTMB...> 9/6/2016

Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

Page 2 of 2

2008-0001350-D-J2	4/21/2008 SW
2008-0002802-D-J2	8/18/2008 QC
2006-0000692-D-J2	3/ 3/2006 QC
0382/0285	2/19/2002 WD
0370/0122	5/22/2001 WD
0370/0120	5/22/2001 WD
0370/0118	5/22/2001 WD

**TAX PAID HISTORY**

<u>Year</u>	<u>Owner</u>	<u>Total Tax Paid(Y/N)</u>
2015	PALAZZO MURIEL M	3483.09 Y LAST PAYMENT DATE 8/ 8/2016
2014	PALAZZO MURIEL M	3408.93 Y LAST PAYMENT DATE 5/20/2015
2013	PALAZZO MURIEL M	3363.93 Y LAST PAYMENT DATE 8/13/2014
2012	PALAZZO MURIEL M	3254.39 Y LAST PAYMENT DATE 3/14/2013
2011	PALAZZO MURIEL M	3528.18 Y LAST PAYMENT DATE 1/ 3/2012
2010	PALAZZO MURIEL M	3414.76 Y LAST PAYMENT DATE 12/29/2010
2009	PALAZZO MURIEL M	3299.15 Y LAST PAYMENT DATE 1/27/2010

**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
**NO TAX SALES FOUND**		

Back

<http://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCNTY=MS24&HTMB...> 9/6/2016

Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

9/15/2016

Harrison County Online! Harrison County Mississippi

Comply! Be 20.0°F and windy out from the ESE @ 4.0 mph



Tax Assessor

Contact Us

Appeals

Calendar

County Tax Rolls

Downloads

Homestead

Links

Millage Rates

Mobile Home

Online Mapping

Personal Property

Values and Taxes

HOME > ELECTED > TAXASSESSOR > LANDROLL > TAXROLLS

Property Information Search Results

Use the print link below this record to print a borderless copy of this record

2015 Official Landroll Information

EAGLES NEST HOLDINGS L P  
P O BOX 7002 GULFPORT, MS 39506

Physical Street Address:  
0

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
1308H-03-021.015	125905	1DW		2

Supervisor District:	Subdivision:
1	

Exemption Code  
Non-Exempt

Section	Township	Range
05	07	09

Search Harrison County Online

Instrument Number(s)

2008-0002802-D-J2, 2008-0001349-D-J2, 2004-0002143-D-J2

Search

Acres	Land Value	Improvements	Total Value	Assessed Value
0	40250	0	40250	6038

County Address and Phone Directory

Legal Description

COM AT SW COR OF SE 1/4 OF SEC 5 N N 34 DG E 666.3 FT TO POB ON SLY BANKS OF TCHOUTACABOUFFA RIVER S 3 DG W 337 FT S 23.8 FT TO N MAR OF 30 FT R/W ELY ALONG R/W 50 FT N 3 DG E 87.6 FT N 19 DG E 245 FT TO RIVER NWLY ALONG RIVER 120.9 FT TO POB AKA BEING PART OF OUT PARCEL B MAGNOLIA BLUFF PLANTATION SUBD ALSOPRIVATE DRIVE THRU SUBD SEC 5-7-9

There are 0 building description records attached to this parcel.

Please be advised that map data and imagery provided is data from 2014 and NOT year specific..

[Click Here To View Map Data of This Parcel!](#)

[Click Here To Print This Page | Previous Page](#)

Harrison County Judicial 1  
1521 22nd Ave  
Gulfport, MS 39501

Harrison County Judicial 2  
732 Dr. Martin Luther King, Jr Blvd  
Biloxi, MS 39530

Follow us On

Currently there are 104 people online  
Harrison County Board of Supervisors  
© 2002 - 2015

Judicial District 1 - 1501 22nd Ave Gulfport, MS 39501  
Judicial District 2 - 730 Dr. Martin Luther King, Jr Blvd Biloxi, MS 39530

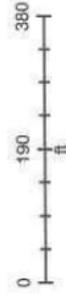
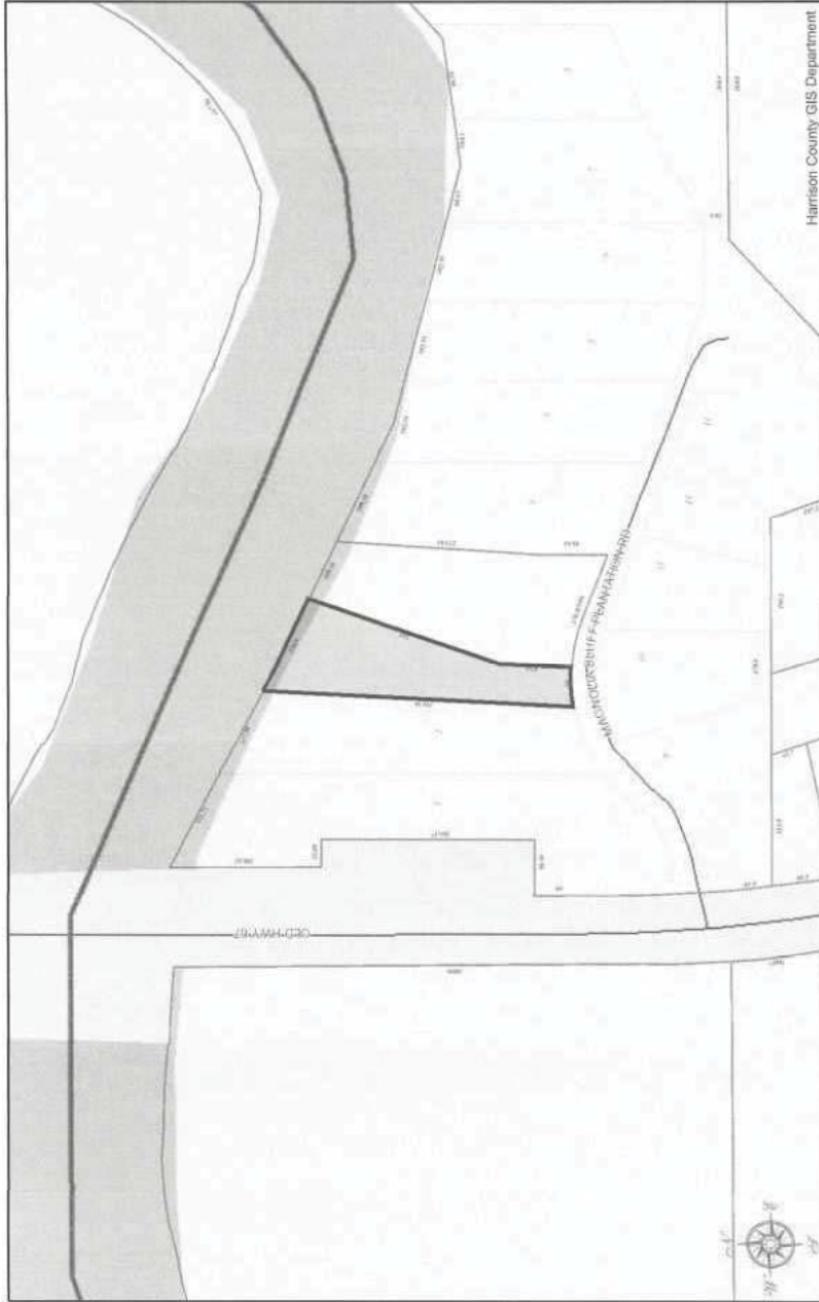
Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

My Map



**HARRISON COUNTY, MISSISSIPPI**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECEIVED AT THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.  
 MAP DATE: September 15, 2018

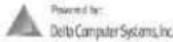


Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

Harrison County Mississippi 

Home Data Links

COPYRIGHT 2000 DELTA COMPUTER SYSTEMS, INC.

## Property Link

### HARRISON COUNTY, MS

Current Date 9/15/2016

Tax Year 2015  
Records Last Updated 9/14/2016



Property Link  
Deeds & Records Link  
UCCs Link  
Marriage License  
Terms Of Use  
Privacy Policy  
Webmaster

Copyright © 2000  
Delta Computer Systems, Inc.  
All rights reserved.

**PROPERTY DETAIL**

**OWNER** EAGLES NEST HOLDINGS L P  
P O BOX 7002  
GULFPORT MS 39506

**ACRES** : \*\*NA\*\*  
**LAND VALUE** : 40250  
**IMPROVEMENTS** : \*\*NA\*\*  
**TOTAL VALUE**: 40250  
**ASSESSED** : 6038

**PARCEL** 1308H-03-021.015  
**ADDRESS** \*\*NA\*\*

**TAX INFORMATION**

YEAR 2015	TAX DUE	PAID	BALANCE
COUNTY	219.90	219.90	0.00
CITY	172.87	172.87	0.00
SCHOOL	350.26	350.26	0.00
PENALTY & OTHER	55.01	55.01	0.00
<b>TOTAL</b>	<b>798.04</b>	<b>798.04</b>	<b>0.00</b>

Mail Payments To:

David V. Larosa, Sr., Tax Collector  
P.O. Box 1270  
Gulfport, MS 39502

Postmark will be used to determine penalty  
A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 8 / 8 / 2016

**MISCELLANEOUS INFORMATION**

EXEMPT CODE	HOMESTEAD CODE	TAX DISTRICT	PPIN	SECTION	TOWNSHIP	RANGE	LEGAL
	None	1DW	125905	05	07	09	DR: 2008-0002802-D-J2 08/18/20 08-QC COM AT SW COR OF SE 1/4 OF SEC 5 N N 34 DG E 666.3 FT TO POB ON S LY BANKS OF TCHOUTACABOUFFA RIVER S 3

**Deed Book/Page References**

Book	Page	Date	Type
2008-0002802-D-J2		8/18/2008	QC

<http://www.deltacomputersystems.com/cgi-lrm5/LRMCIGI02?HTMCNTY=MS24&HTM...> 9/15/2016

Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

Page 2 of 2

2008-0001349-D-J2  
2004-0002143-D-J24/21/2008 SW  
8/3/2004 WD**TAX PAID HISTORY**

<u>Year</u>	<u>Owner</u>	<u>Total Tax Paid(Y/N)</u>	
2015	EAGLES NEST HOLDINGS L P	743.03	Y LAST PAYMENT DATE 8/ 8/2016
2014	EAGLES NEST HOLDINGS L P	727.22	Y LAST PAYMENT DATE 5/20/2015
2013	EAGLES NEST HOLDINGS L P	717.62	Y LAST PAYMENT DATE 8/13/2014
2012	EAGLES NEST HOLDINGS L P	694.26	Y LAST PAYMENT DATE 8/13/2013
2011	EAGLES NEST HOLDINGS L P	681.82	Y LAST PAYMENT DATE 1/ 3/2012
2010	EAGLES NEST HOLDINGS L P	659.90	Y LAST PAYMENT DATE 12/29/2010
2009	EAGLES NEST HOLDINGS L P	637.55	Y LAST PAYMENT DATE 1/27/2010

**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
**NO TAX SALES FOUND**		

[Back](#)<http://www.deltacomputersystems.com/cgi-lrm5/LRMCGI02?HTMCNTY=MS24&HTM...> 9/15/2016

Borrower ~

Property Address 11072 Old Highway 67

City Diberville

County

Harrison

State MS

Zip Code

39540-8000

Lender/Client Trustmark National Bank

Address P.O. Box 291, Jackson, MS 39205

9/12/2016

flexmls Web

### Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Apx H/C SqFt	List Price Per Apx H/C SqFt	Sold Price Per Apx H/C SqFt	Days On Market	Cumulative Days On Market
Active	82	58,491,735	0	Low	225,000	0	0.00	3,000	62.50	0.00	4	4
				Avg	713,314	0	0.00	3,956	177.91	0.00	210	286
				High	6,000,000	0	0.00	6,000	1,540.83	0.00	764	1,476
Pending	1	878,000	0	Low	878,000	0	0.00	4,350	201.84	0.00	245	545
				Avg	878,000	0	0.00	4,350	201.84	0.00	245	545
				High	878,000	0	0.00	4,350	201.84	0.00	245	545
Pending Continue to Show	3	1,278,000	0	Low	379,000	0	0.00	3,162	105.04	0.00	17	17
				Avg	426,000	0	0.00	3,428	125.17	0.00	238	238
				High	499,000	0	0.00	3,808	150.62	0.00	380	380
Closed	34	20,532,507	18,188,300	Low	74,900	70,000	0.72	3,000	17.54	16.39	1	1
				Avg	603,897	534,950	0.91	3,815	149.46	133.01	229	249
				High	2,480,000	1,875,000	1.00	5,622	477.38	360.92	712	712
<b>Overall</b>	<b>120</b>	<b>81,180,242</b>	<b>18,188,300</b>	Low	<b>74,900</b>	<b>70,000</b>	<b>0.72</b>	<b>3,000</b>	<b>17.54</b>	<b>16.39</b>	<b>1</b>	<b>1</b>
				Avg	<b>676,502</b>	<b>534,950</b>	<b>0.91</b>	<b>3,906</b>	<b>168.73</b>	<b>133.01</b>	<b>217</b>	<b>276</b>
				High	<b>6,000,000</b>	<b>1,875,000</b>	<b>1.00</b>	<b>6,000</b>	<b>1,540.83</b>	<b>360.92</b>	<b>764</b>	<b>1,476</b>

#### Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Single Family; Status of 'Active', 'Closed', 'Pending', 'Pending Continue to Show'; Sub-Type of 'Single Family Residence'; #Bedrooms between 3 and 99; Apx H/C SqFt between 3000 and 6000; Pending Date relative 367 days back; Closing Date between '09/06/2015' and '09/06/2026'; or Waterfront of Bay, Bayou or River.

#### Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	09/06/2015 - 03/05/2016	03/06/2016 - 06/05/2016	06/06/2016 - 09/05/2016
Total # of Comparable Sales (Settled)	15	10	9
Absorption Rate (Total Sales/Months)	2.50	3.33	3.00
Total # of Active Listings	43 (Active on 03/05/2016)	60 (Active on 06/05/2016)	83 (Active on 09/06/2016)
Months of Housing Supply (Total Listings / Ab. Rate)	17.2	18.02	27.67
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	316,000	635,000	480,000
Median Comparable Sales DOM	257	204	259
Median Comparable List Price	599,999	584,000	550,000
Median Comparable Listings DOM	323	251	160
Median Sale Price as % of List Price	93 %	94 %	90 %

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Chelle M McKinney on Monday, September 12, 2016 4:44 PM.

Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

9/12/2016		flexmls Web										19 Properties	
Single Family													
	Price / Status / MLS #	Sub-Type	BR	FB	HB	Apx H/C SqFt	Subdivision	Acreage	List Date	LP/SqFt	Listing Member		
1	\$1,175,000 485 Jordan Dr Biloxi, MS 39531 Closed / 281340	SF	5	4	1	4,997	Magnolia Bay		09/15/2014	250.15	Sherry L Owen OwenSherryL http://www.owenandco.com Owen & Co., LLC (mgc.ofc569)		
2	\$1,460,000 11560 Hillcrest Rd Gulfport, MS 39507 Closed / 288023	SF	5	4	1	5,539	Non-Subdivision	4.1	04/14/2015	284.35	Sandy B Webb sandy.webb http://www.sandy.webb@coldwellbanke Coldwell Banker Alfonso Realty-Lorrain (mgc.ofc104)		
3	\$1,250,000 6 Povenir Pl Gulfport, MS 39507 Closed / 288900	SF	4	4	1	4,744	Bayou View		05/05/2015	336.21	Sandy B Webb sandy.webb http://www.sandy.webb@coldwellbanke Coldwell Banker Alfonso Realty-Lorrain (mgc.ofc104)		
4	\$1,875,000 10800 Waterside Dr Gulfport, MS 39507 Closed / 292059	SF	4	4	2	5,195	Waterside	2.1	07/28/2015	477.38	Sandy B Webb sandy.webb http://www.sandy.webb@coldwellbanke Coldwell Banker Alfonso Realty-Lorrain (mgc.ofc104)		
5	\$1,350,000 241 Lovers Ln Ocean Springs, MS 39564 Active / 284846	SF	3	3	1	4,570	Seapointe		01/12/2015	295.4	Sherry L Owen OwenSherryL http://www.owenandco.com Owen & Co., LLC (mgc.ofc569)		
6	\$1,395,000 113 Wisteria St Ocean Springs, MS 39564 Active / 286362	SF	5	4	2	5,114	Cherokee Glen	0.98	03/01/2015	272.78	Billie Myrick billie Moran (mgc.ofc175)		
7	\$1,735,000 997 Wildwood Ln Biloxi, MS 39532 Active / 293483	SF	5	3	2	5,757	Country Club Estates	2.7	09/04/2015	301.37	Sherry L Owen OwenSherryL http://www.owenandco.com Owen & Co., LLC (mgc.ofc569)		
8	\$1,200,000 11857 Lorraine Rd Gulfport, MS 39503 Active / 297238	SF	3	2		3,895	Ashton Oaks	6.41	01/07/2016	308.09	Leslie C Williams leslie.william http://lesliewilliams.net Coldwell Banker Alfonso Realty-Lorrain (mgc.ofc104)		
9	\$1,789,900 10907 Waterside Dr Gulfport, MS 39507 Active / 303509	SF	4	4	1	4,191	Waterside	1.9	06/07/2016	427.08	Roxy Condrey rainresidential http://www.RainDev.com Rain Residential (mgc.ofc907)		
10	\$1,595,000 735 Destiny Plantation	SF	4	3	2	6,000	Destiny Plantation		02/20/2015	265.83	Sherry L Owen OwenSherryL http://www.owenandco.com		

about:blank

Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

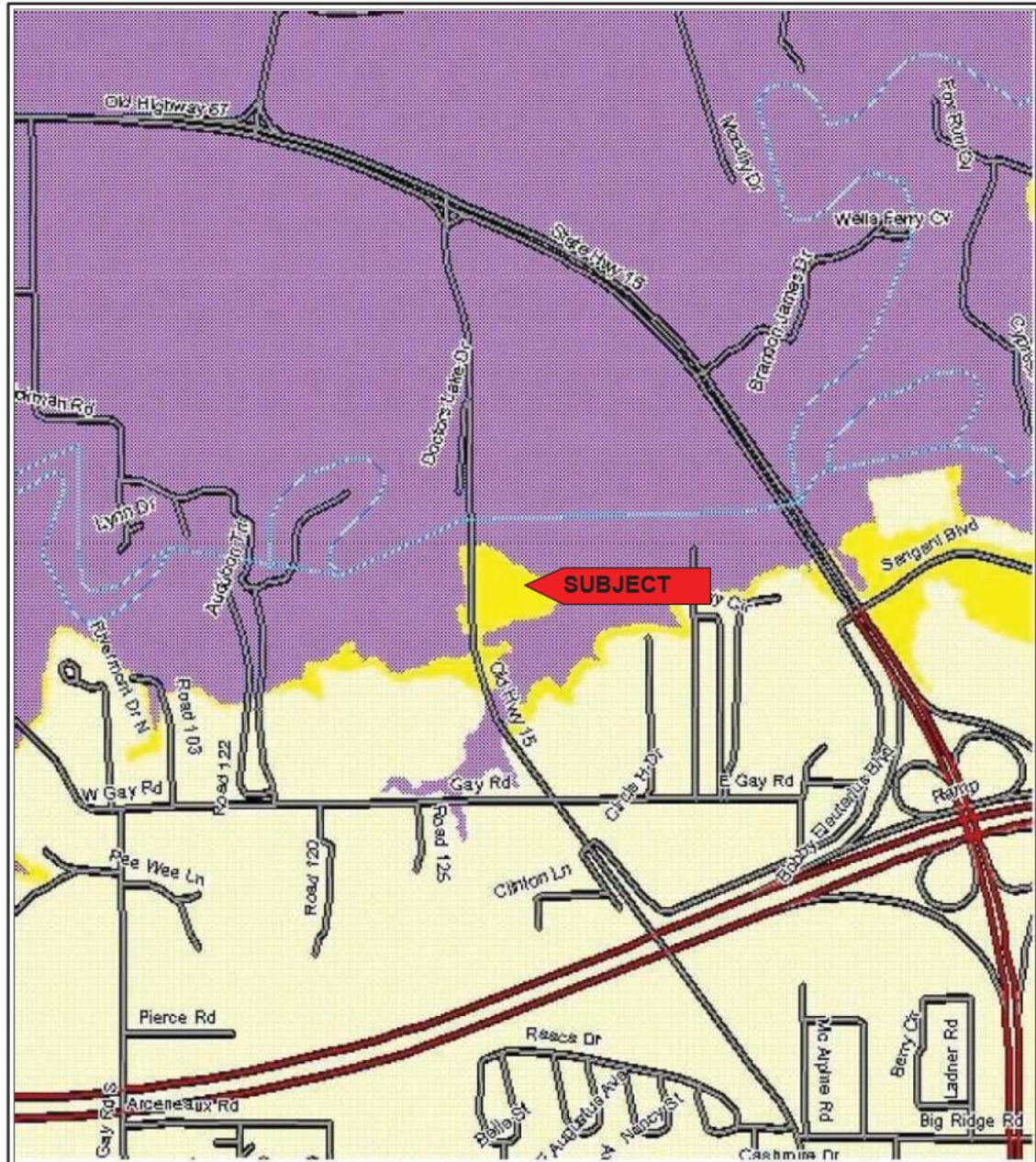
Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205

9/12/2016		flexmls Web	
	Biloxi, MS 39532 Active / 286301		Owen & Co., LLC (mgc.ofc569)
11	 \$1,250,000 31 Sauvolle Ct Ocean Springs, MS 39564 Active / 305942	SF 4 4 2 4,970 Bayou Sauvolle	0.96 08/08/2016 251.51 Charlotte Fraisse fraisse [REDACTED] Ellis Branch, REALTOR (mgc.ofc115) Ellis Branch
12	 \$999,000 3628 Perryman Rd Ocean Springs, MS 39564 Active / 303467	SF 5 4 1 4,237 Bayou Sauvolle	1.38 06/03/2016 235.78 Lynn Y Wade lynnwaderealtor [REDACTED] Coldwell Banker Smith Home Rltrs-OS (mgc.ofc352)
13	 \$965,000 988 Wildwood Ln Biloxi, MS 39532 Active / 300649	SF 4 2 3,832 Wildwood	1.05 03/29/2016 251.83 Roxv Condrev rainresidential [REDACTED] http://www.RainDev.com Rain Residential (mgc.ofc907)
14	 \$950,000 11572 Holly Bluff Cir Biloxi, MS 39532 Active / 302311	SF 3 2 1 3,800 Holly Bluff Ests	2.4 05/06/2016 250 Judy Abide judyabide [REDACTED] http://www.golottlyons.com Golott Lyons Real Estate (mgc.ofc124)
15	 \$935,000 2526 S Shore Dr Biloxi, MS 39532 Active / 295652	SF 4 3 2 5,300 Ancient Oaks	11/05/2015 176.42 Shannon W Cavanaugh shannonw [REDACTED] Shannon White Cavanaugh Real Estate (mgc.ofc685)
16	 \$900,000 2736 Channel Biloxi, MS 39531 Active / 303689	SF 4 3 1 4,836 Channel Mark	06/10/2016 186.1 Sherry L Owen OwenSherryL [REDACTED] http://www.owenandco.com Owen & Co., LLC (mgc.ofc569)
17	 \$899,711 15621 Rue Dauphine Cir Biloxi, MS 39532 Active / 294006	SF 4 4 4,500 Langley Point	09/17/2015 199.94 Lisa Drew-Authement lisadrew [REDACTED] http://www.surfsongms.com Surf Song Realty (mgc.ofc973)
18	 \$899,000 11571 Oak Pointe Dr Gulfport, MS 39507 Active / 303524	SF 4 3 2 4,900 Oak Pointe	0.48 06/07/2016 183.47 Jonathan D Griffin jgriffin.kellerwilliams [REDACTED] http://www.jgriffinproperties.com Keller Williams (mgc.ofc557)
19	 \$880,000 9153 Ridge Rd Gulfport, MS 39503 Active / 297175	SF 5 4 3,839 Stonebridge	01/05/2016 229.23 Mary F McCabe blcbr [REDACTED] Mary McCabe Realty (mgc.ofc410)

Information is deemed to be reliable, but is not guaranteed. © 2016 M.S. and F.B.S. Prepared by Chele M.McKinney on Monday, September 12, 2016 4:36 PM

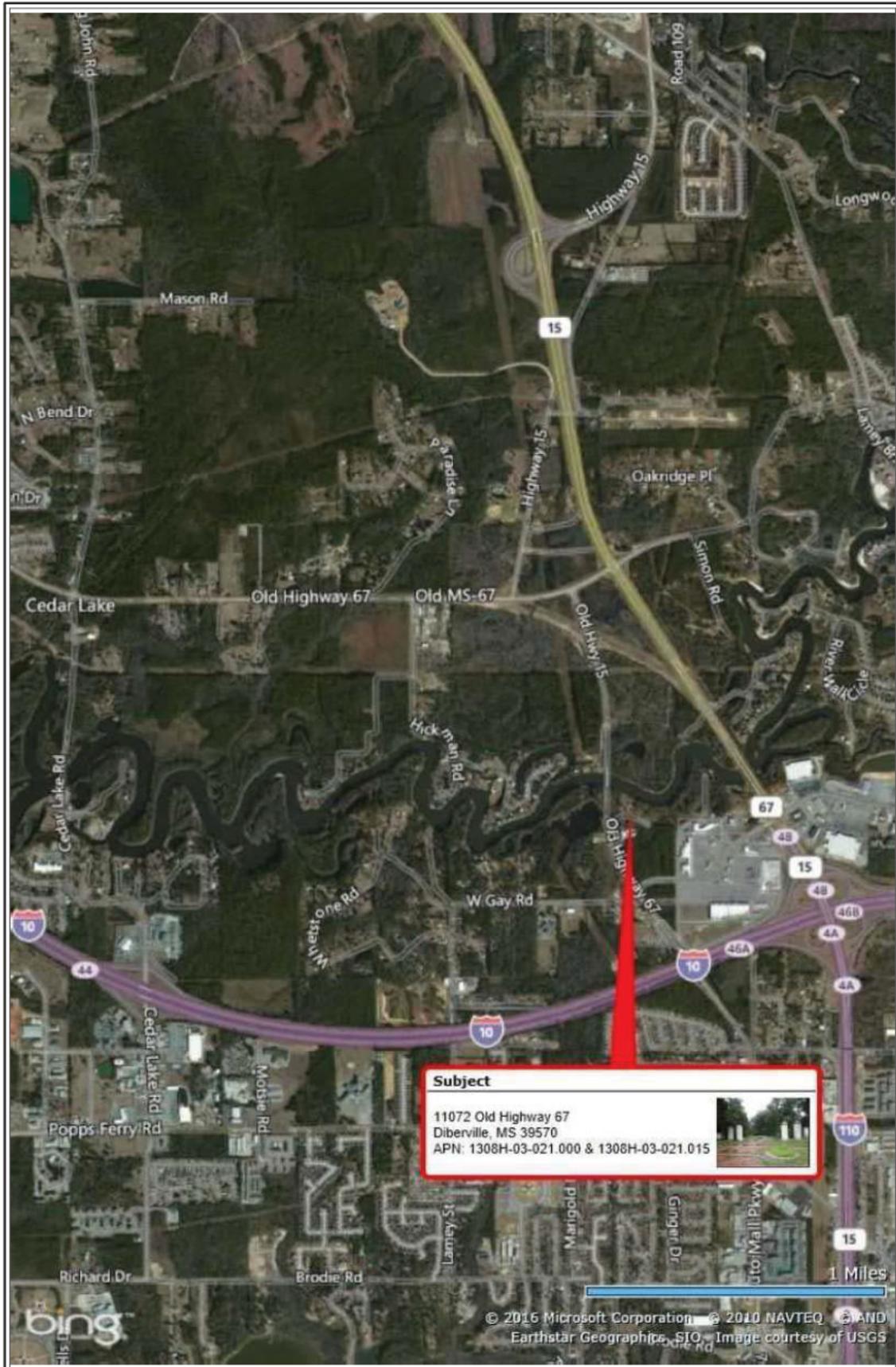
about:blank

Borrower ~  
 Property Address 11072 Old Highway 67  
 City Diberville County Harrison State MS Zip Code 39540-8000  
 Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205



Flood Map Legends	Flood Zone Determination
<p><b>Flood Zones</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 500-year flooding</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black; margin-right: 5px;"></span> Areas outside of the 100 and 500 year plains</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 100-year flooding</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 100-year flooding velocity hazard</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black; margin-right: 5px;"></span> Floodway areas</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Floodway areas with velocity hazard</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black; margin-right: 5px;"></span> Areas of undetermined but possible hazard</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Areas not mapped on any published</li> </ul>	<p>SFHA (Flood Zone) <b>Out</b>                  Within 250 ft. of multiple flood zones <b>Yes</b>                  Community <b>280336</b>                  Community Name:                  Zone <b>X5</b> Panel <b>28047C 02836</b> Panel Date <b>06/16/2009</b>                  FIPS Code <b>28047</b> Census Tract <b>0033.01</b></p> <p><small>This Report is for the sole benefit of the Customer that ordered the Report and is based on the property information provided by the Customer. That Customer's use of this Report is subject to the terms and conditions of the license agreement. No third party is authorized to 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 not have any liability to any third party for any use or misuse.</small></p>

Borrower	~						
Property Address	11072 Old Highway 67						
City	Diberville	County	Harrison	State	MS	Zip Code	39540-8000
Lender/Client	Trustmark National Bank		Address P.O. Box 291, Jackson, MS 39205				



Borrower	~						
Property Address	11072 Old Highway 67						
City	Diberville	County	Harrison	State	MS	Zip Code	39540-8000
Lender/Cient	Trustmark National Bank		Address	P.O. Box 291, Jackson, MS 39205			



**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions****Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

**Condition Ratings and Definitions**

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**Note:** *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

**Note:** *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note:** *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note:** *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note:** *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note:** *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**

File No. 10421

**Quality Ratings and Definitions****Q1**

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

**Q2**

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3**

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4**

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5**

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6**

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

**Requirements - Definitions of Not Updated, Updated and Remodeled****Not Updated**

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

**Updated**

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

**Remodeled**

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

**Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

**Example:**

3 2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)**  
**Property Description Abbreviations Used in This Report**

File No. 10421

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstri	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

## Exterior-Only Inspection Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to his appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**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 report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**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 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 his 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 needed repairs, deterioration, 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 physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, 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. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**Exterior-Only Inspection Residential Appraisal Report****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 visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
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. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
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 not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. 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.
10. 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.
11. I have knowledge and experience in appraising this type of property in this market area.
12. 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.
13. 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.
14. 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, needed repairs, deterioration, 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.
15. 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.
16. 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.
17. 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.
18. 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).
19. 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.

### Exterior-Only Inspection Residential Appraisal Report

- 20. 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.
- 21. 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).
- 22. 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.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. 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.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**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 *Ann Michelle McKinney*  
 Name Ann Michelle McKinney  
 Company Name Chelle McKinney  
 Company Address 164 Beachview Ave  
Biloxi, MS 39531  
 Telephone Number [REDACTED]  
 Email Address biloxigir [REDACTED]  
 Date of Signature and Report 09/15/2016  
 Effective Date of Appraisal 09/06/2016  
 State Certification # RA-840  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State MS  
 Expiration Date of Certification or License 12/31/2017

**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 \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

11072 Old Highway 67  
Diberville, MS 39540-8000

**SUBJECT PROPERTY**

- Did not inspect exterior of subject property
  - Did inspect exterior of subject property from street
- Date of Inspection \_\_\_\_\_

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,175,000

**LENDER/CLIENT**

Name Trustmark National Bank  
 Company Name Trustmark National Bank  
 Company Address P.O. Box 291  
Jackson, MS 39205  
 Email Address cbyrc [REDACTED]

**COMPARABLE SALES**

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

# Appraiser License Certificate

## State of Mississippi Mississippi Real Estate Appraiser Licensing and Certification Board

This is to certify that  
Whose place of business  
is located at

ANN MICHELLE MCKINNEY  
164 BEACHVIEW AVE  
BILOXI, MS 39531

License Number RA-840  
ORIGINALLY LICENSED  
12/18/2007

is duly licensed as a State Certified Residential Real Estate Appraiser in the State of Mississippi from the date of issuance. The license will remain in force when properly supported by a current pocket identification card. In witness thereof, the MISSISSIPPI REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD has caused this license to be issued by virtue of the authority vested in it by Section 73-74 of the Mississippi Code of 1972 annotated.

In witness thereof, we have caused the Official Seal to be affixed,  
this the 15th day of June, 2015.

Mississippi Real Estate Appraisal Board

*R. D. Payne*  
ADMINISTRATOR



Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205



Borrower ~

Property Address 11072 Old Highway 67

City Diberville County Harrison State MS Zip Code 39540-8000

Lender/Client Trustmark National Bank Address P.O. Box 291, Jackson, MS 39205



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4116701-16

Renewal of: RAP4116701-15

Program Administrator: Herbert H. Landy Insurance Agency Inc. 75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. Named Insured: Ann Michelle McKinney

Item 2. Address: 164 Beachview Ave City, State, Zip Code: Biloxi, MS 39531

Item 3. Policy Period: From 04/22/2016 To 04/22/2017 (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 500,000 Damages Limit of Liability - Each Claim
B. \$ 500,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 710.00

Item 7. Retroactive Date (if applicable): 04/22/2009

Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 MS (05/13) IL7324 (08/12)

Handwritten signature: Kelly A. Ferguson, Authorized Representative