

# INVOICE

**FROM:**  
 Jermaine A Williams  
 J A Williams Appraisal Service, LLC  
 P.O. Box 86101  
 Baton Rouge, La 70879  
 Louisiana Certified Residential Appraiser Lic#1219  
 Telephone Number: (225) 279-2799 Fax Number:

INVOICE NUMBER	
JAWAS24071790	
DATES	
Invoice Date:	07/18/2024
Due Date:	
REFERENCE	
Internal Order #:	JAWAS24071790
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	
Other File # on form:	JAWAS24071790
Federal Tax ID:	
Employer ID:	

**TO:**  
 Kelvin York  
 ,  
 E-Mail: kelvinyork68@yahoo.com  
 Telephone Number: (225) 931-0169 Fax Number:  
 Alternate Number:

## DESCRIPTION

Lender: Kelvin York Client: Kelvin York  
 Purchaser/Borrower: n/a  
 Property Address: 4789 Maryland St  
 City: Saint Gabriel  
 County: Iberville Parish State: LA Zip: 70776  
 Legal Description: Lot N Valentine, E Staff, W&S Rhodes, being part Virginia Pltn. 105x185 E160

FEES	AMOUNT
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General Purpose Appraisal	450.00
Discount	-50.00
<b>SUBTOTAL</b>	
	400.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			

<b>TOTAL DUE</b>		\$ 400.00
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# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

4789 Maryland St  
Saint Gabriel, LA 70776  
Lot N Valentine, E Staff, W&S Rhodes, being part Virginia Pltn. 105x185 E160

## **FOR**

Kelvin York  
585 S Blvd E  
Pontiac, MI 48341

## **OPINION OF VALUE**

202,000

## **AS OF**

07/17/2024

## **BY**

Jermaine A. Williams  
J A Williams Appraisal Service, LLC  
P.O. Box 86101  
Baton Rouge, LA 70879  
(225) 279-2799  
jawilliamsappraisalservice@gmail.com

J A Williams Appraisal Service, LLC  
P.O. Box 86101  
Baton Rouge, LA 70879  
(225) 279-2799

07/19/2024

Kelvin York  
n/a  
Pontiac, MI 48341

Re: Property: 4789 Maryland St  
Saint Gabriel, LA 70776  
Borrower: n/a  
File No.: JAWAS24070289

Opinion of Value: \$ 202,000  
Effective Date: 07/17/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jermaine A. Williams  
Louisiana Certified Residential Appraiser  
License or Certification #: R1219  
State: LA Expires: 12/31/2024  
jawilliamsappraisalservice@gmail.com

Borrower	n/a	File No.			
Property Address	4789 Maryland St				
City	Saint Gabriel	County	Iberville Parish	State	LA Zip Code 70776
Lender/Client	Kelvin York				

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**SUMMARY OF SALIENT FEATURES**

<b>SUBJECT INFORMATION</b>	Subject Address	4789 Maryland St
	Legal Description	Lot N Valentine, E Staff, W&S Rhodes, being part Virginia Pltn. 105x185 E160
	City	Saint Gabriel
	County	Iberville Parish
	State	LA
	Zip Code	70776
	Census Tract	9532.00
	Map Reference	12940
<b>PRICE &amp; DATE</b>	Contract Price	\$
	Date of Contract	
<b>PARTIES</b>	Borrower	n/a
	Lender/Client	Kelvin York
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	1,331
	Price per Square Foot	\$
	Location	Residential
	Age	55
	Condition	Good-Remodeled
	Total Rooms	6
	Bedrooms	3
	Baths	1.1
<b>APPRAISER</b>	Appraiser	Jermaine A. Williams
	Effective Date of Appraisal	07/17/2024
<b>VALUE</b>	Opinion of Value	\$ 202,000

<b>FIRREA / USPAP ADDENDUM</b>	
Borrower	n/a
Property Address	4789 Maryland St
City	Saint Gabriel
County	Iberville Parish
State	LA
Zip Code	70776
Lender/Client	Kelvin York
<b>Purpose</b>	
Purpose of this appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in an unencumbered fee simple title of ownership.	
<b>Scope</b>	
Refer to Supplemental Addendum	
<b>Intended Use / Intended User</b>	
The intended use of this appraisal is solely to assist the client in establishing a Listing price.	
Kelvin York is the intended user of the appraisal report.	
<b>History of Property</b>	
Current listing information:	The subject was found listed on GBRMLS (#2024013248) for \$240000 on 7/11/2024.
Prior sale:	The current owner acquired the subject on 10/4/2022 from Karen Jean Daniel for \$25000 (Doc#749-007).
<b>Exposure Time / Marketing Time</b>	
Reasonable exposure time 30-45 days	
Marketing time is 30-90 days.	
<b>Personal (non-realty) Transfers</b>	
<b>Additional Comments</b>	
Appraisal Report - This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).	
The statements of fact contained in this report are true and correct.	
The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.	
I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.	
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 USPAP.	
This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.	
<b>Certification Supplement</b>	
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.	
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.	
3. I have Not performed 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.	
4. I have made a personal inspection of the property that is the subject of this report.	
	
Appraiser(s):	Jermaine A. Williams
Supervisory Appraiser(s):	
Effective date / Report date:	07/17/2024
Effective date / Report date:	

# RESIDENTIAL APPRAISAL REPORT

File No.:

Property Address: **4789 Maryland St** City: **Saint Gabriel** State: **LA** Zip Code: **70776**  
 County: **Iberville Parish** Legal Description: **Lot N Valentine, E Staff, W&S Rhodes, being part Virginia Pltn. 105x185 E160**  
 Assessor's Parcel #: **0510640240**  
 Tax Year: **2023** R.E. Taxes: \$ **402** Special Assessments: \$ **0** Borrower (if applicable): **n/a**  
 Current Owner of Record: **Goldenstate Property Management LLC** Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) HOA: \$ **0** per year  per month  
 Market Area Name: **Rural Tract** Map Reference: **12940** Census Tract: **9532.00**

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: **The intended use of this appraisal is to assist the client in providing an opinion of market value.**  
 Intended User(s) (by name or type): **Kelvin York**  
 Client: **Kelvin York** Address:  
 Appraiser: **Jermaine A. Williams** Address: **P.O. Box 86101, Baton Rouge, LA 70879**

Location:	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	<b>Predominant Occupancy</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	<b>One-Unit Housing</b> PRICE (\$000) AGE (yrs) 150 Low 10 275 High 60 225 Pred 40		<b>Present Land Use</b> One-Unit 55% 2-4 Unit 0% Multi-Unit 0% Comm'l 5% Vacant 40%		<b>Change in Land Use</b> <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%						
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow						
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining						
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply						
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.						

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):  
**The subject is bound by the Iberville Parish line to the north, LA Hwy 405 to the south, the Iberville Parish line to the east, and LA Hwy 1 to the west. The subject is located in the Community of St Gabriel, Louisiana in the southeast portion of Iberville Parish. The market area continues to have demand with no adverse change foreseen in the near future. Home sales in the the subjects market have increased within the past remained relatively stable. Adequate financing is available at acceptable rates. No negative external economic or environmental factors were observed.**

Dimensions: **105x185** Site Area: **19,425 sf**  
 Zoning Classification: **Rural** Description: **Rural**  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  Other use (explain)  
 Actual Use as of Effective Date: **Detached Single Family Residential** Use as appraised in this report: **Detached Single Family Residential**  
 Summary of Highest & Best Use: **The highest and best use of the subject is Improved with a Single Family Dwelling.**

<b>Utilities</b>	Public	Other	Provider/Description	<b>Off-site Improvements</b>	Type	Public	Private	Topography	<b>Basically Level</b>	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEMCO	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Average	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Iberville Parish	Curb/Gutter	Open Ditch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular	
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Iberville Parish	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate	
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Iberville Parish	Street Lights	High-intensity Lamps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential	
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Iberville Parish	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>			
Other site elements:	<input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
FEMA Spec'l Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone	X500		FEMA Map #	22047C0355D		FEMA Map Date	11/6/2013
Site Comments:	<b>There are no apparent adverse easements or encroachments as far as the appraiser could distinguish. A flood determination should be made by the lender as the FEMA flood maps used by the appraiser are vague and difficult to determine the exact location of the subject property. If there's a discrepancy in the determination of the flood zone a surveyor should be contacted.</b>									

<b>General Description</b>		<b>Exterior Description</b>		<b>Foundation</b>		<b>Basement</b>		<b>Heating</b>	
# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	Concrete Slab	Slab	Poured Concr.	Area Sq. Ft.	0	Type	Yes FWA
# of Stories	1	Exterior Walls	Brick/Vinyl	Crawl Space	n/a	% Finished	0	Fuel	Gas
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Comp. Shingles	Basement	n/a	Ceiling		Cooling	Yes
Design (Style)	Ranch	Gutters & Dwnspts.	None	Sump Pump	<input type="checkbox"/>	Walls		Central	Yes
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	Sngl Hung Vinyl	Dampness	<input type="checkbox"/>	Floor		Other	
Actual Age (Yrs.)	55	Storm/Screens	Half Window	Settlement	None noted	Outside Entry			
Effective Age (Yrs.)	10			Infestation	None noted				
<b>Interior Description</b>		<b>Appliances</b>		<b>Attic</b>		<b>Amenities</b>		<b>Car Storage</b>	
Floors	Tile/LVP	Refrigerator	<input type="checkbox"/>	Attic	<input type="checkbox"/> None	Fireplace(s) #	0	Woodstove(s) #	0
Walls	Dry-wall	Range/Oven	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio	Uncovered		
Trim/Finish	Wood/Paint	Disposal	<input checked="" type="checkbox"/>	Drop Stair	<input checked="" type="checkbox"/>	Deck	None		
Bath Floor	Tile	Dishwasher	<input checked="" type="checkbox"/>	Scuttle	<input type="checkbox"/>	Porch	Uncovered		
Bath Wainscot	Tile	Fan/Hood	<input type="checkbox"/>	Doorway	<input type="checkbox"/>	Fence	None		
Doors	Hollow Core Panel	Microwave	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Pool	None		
		Washer/Dryer	<input type="checkbox"/>	Heated	<input type="checkbox"/>				
			<input type="checkbox"/>	Finished	<input type="checkbox"/>				
Finished area above grade contains:	6 Rooms		3 Bedrooms		1.1 Bath(s)		1,331 Square Feet of Gross Living Area Above Grade		
Additional features:	None noted								

Describe the condition of the property (including physical, functional and external obsolescence):  
**The subject was recently remodeled and is in good overall condition with limited physical depreciation present. The utilities were on and functioning at the time of inspection. There are no needed repairs.**



# RESIDENTIAL APPRAISAL REPORT

JAWAS24071790

File No.:

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

TRANSFER HISTORY

Data Source(s):		Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>The current owner acquired the subject</b>	
1st Prior Subject Sale/Transfer	Date: 10/4/2022	on 10/4/2022 from Karen Jean Daniel for \$25000 (Doc#749-007).	
Price: 25,000	Source(s): Iberville Assessor	The subject was found listed on GBRMLS (#2024013248) for \$240000 on 7/11/2024.	
2nd Prior Subject Sale/Transfer	Date:	I have Not performed services, as an appraiser or in any other capacity, regarding the property that is	
Price:	Source(s):	the subject of this report within the 3 year period immediately preceding acceptance of this assignment.	

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	4789 Maryland St Saint Gabriel, LA 70776	1525 Tasajillo Dr Saint Gabriel, LA 70776		1330 Asphodel Dr Saint Gabriel, LA 70776		6310 Legion Rd Saint Gabriel, LA 70776	
Proximity to Subject		4.25 miles N		4.51 miles N		2.28 miles NE	
Sale Price	\$	\$ 239,900		\$ 225,000		\$ 230,000	
Sale Price/GLA	\$ /sq.ft.	\$ 171.11 /sq.ft.		\$ 131.35 /sq.ft.		\$ 122.54 /sq.ft.	
Data Source(s)		GBRMLS#2024005582		GBRMLS#2023012975		GBRMLS#2023000413	
Verification Source(s)		Tax Assessor / DOM 10		Tax Assessor / DOM 38		Tax Assessor / DOM 63	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		Arms-Length		Arms-Length		Arms-Length	
Concessions		Conv;\$5000		FHA;\$8400		FHA;\$5000	
Date of Sale/Time		05/09/2024		10/18/2023		04/14/2023	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential/Gated -5,000		Residential		Residential	
Site	19425 sf	29621 sf -10,000		10540 sf +9,000		18750 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Traditional		Traditional		Ranch	
Quality of Construction	Brick/Wood	Brick/Hardi Plank		Brick/Vinyl		Brick/Wood	
Age	55	11 -11,000		27		Est 51-75 yrs	
Condition	Good-Remodeled	Good +7,000		Good +8,500		Good-Remodeled	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.1	6 3 2.0	-5,000	7 3 2.0	-5,000	7 3 2.0	-5,000
Gross Living Area	1,331 sq.ft.	1,402 sq.ft.		1,713 sq.ft.	-13,500	1,877 sq.ft.	-19,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central Air	FWA/Central Air		FWA/Central Air		FWA/Central Air	
Energy Efficient Items	Insulation	Insulation		Insulation		Insulation	
Garage/Carport	1 Car Carport	2 Car Garage -7,000		2 Car Carport -5,000		2 Car Carport -5,000	
Porch/Patio/Deck	None	FrPrch/RrPrch -6,000		FrEntr/RrPrch -4,500		None	
Fireplace	None	None		Fireplace -3,000		None	
Additional Features	None	None		Storage -5,000		Storage -5,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -37,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -18,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -34,000	
Adjusted Sale Price of Comparables		\$ 202,900		\$ 206,500		\$ 196,000	

Summary of Sales Comparison Approach All of the comparable sales used are located in the same general market area as the subject. The sales selected for this report are considered the best available indicators of the subject's value at the time of this assignment. All values affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject.

Comparable Summary

Comparables Summary & Estimated Indicated Value

Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1: 239,900	15.421	3202.900	25.2	
Comp #2: 225,000	8.223	8206.500	24.25	
Comp #3: 230,000	14.814	8196.000	27.68	
Comp #4: 175,000	15.427	4202.000	22.87	

**ESTIMATED INDICATED VALUE OF THE SUBJECT: 202,000**

Indicated Weight Value  
 Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

Indicated Value by Sales Comparison Approach \$ 202,000








# RESIDENTIAL APPRAISAL REPORT

JAWAS24071790

File No.:

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data:	OPINION OF SITE VALUE -----=\$
	Quality rating from cost service:	DWELLING Sq.Ft. @ \$ -----=\$
	Effective date of cost data:	Sq.Ft. @ \$ -----=\$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ -----=\$
		Sq.Ft. @ \$ -----=\$
		Sq.Ft. @ \$ -----=\$
		Garage/Carport Sq.Ft. @ \$ -----=\$
	Total Estimate of Cost-New -----=\$	
	Less Physical Functional External -----=\$	
	Depreciation -----=\$( )	
	Depreciated Cost of Improvements -----=\$	
	"As-is" Value of Site Improvements -----=\$	
	-----=\$	
	-----=\$	
	Estimated Remaining Economic Life (if required): _____ Years <b>INDICATED VALUE BY COST APPROACH</b> -----=\$	
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____	X Gross Rent Multiplier _____ = \$ _____ <b>Indicated Value by Income Approach</b>
	Summary of Income Approach (including support for market rent and GRM):	
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____ Describe common elements and recreational facilities: _____	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>202,000</u> Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____	
	Final Reconciliation <u>The Sales Comparison Approach is based on ample market data and reflects the market trends in this area. The Cost Approach and Income Approach was deemed not necessary to provide a credible assignment.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>Refer to attached addendum.</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>202,000</u> , as of: <u>07/17/2024</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>21</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
ATTACHMENTS	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input checked="" type="checkbox"/> Certification	
SIGNATURES	Client Contact: <u>Kelvin York</u> Client Name: <u>Kelvin York</u> E-Mail: <u>goldenstatepropertyllc@gmail.com</u> Address: _____	
	<b>APPRAISER</b>	
		
	Appraiser Name: <u>Jermaine A. Williams</u> Company: <u>J A Williams Appraisal Service, LLC</u> Phone: <u>(225) 279-2799</u> Fax: _____ E-Mail: <u>jawilliamsappraisalservice@gmail.com</u> Date of Report (Signature): <u>07/19/2024</u> License or Certification #: <u>R1219</u> State: <u>LA</u> Designation: <u>Louisiana Certified Residential Appraiser</u> Expiration Date of License or Certification: <u>12/31/2024</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>07/17/2024</u>	
	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	



# Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address: 4789 Maryland St City: Saint Gabriel State: LA Zip Code: 70776

Client: Kelvin York Address:

Appraiser: Jermaine A. Williams Address: P.O. Box 86101, Baton Rouge, LA 70879

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

# Certifications

Property Address: 4789 Maryland St	City: Saint Gabriel	File No.:	State: LA	Zip Code: 70776
Client: Kelvin York	Address:			
Appraiser: Jermaine A. Williams	Address: P.O. Box 86101, Baton Rouge, LA 70879			

**APPRAISER'S CERTIFICATION**

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the 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 to 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- 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.


Additional Certifications:

**DEFINITION OF MARKET VALUE \*:**

Market value means 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 and 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 acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Kelvin York E-Mail: goldenstatepropertyllc@gmail.com	Client Name: Kelvin York Address:
<b>APPRAISER</b>   Appraiser Name: Jermaine A. Williams Company: J A Williams Appraisal Service, LLC Phone: (225) 279-2799 Fax: _____ E-Mail: jawilliamsappraisalservice@gmail.com Date Report Signed: 07/19/2024 License or Certification #: R1219 State: LA Designation: Louisiana Certified Residential Appraiser Expiration Date of License or Certification: 12/31/2024 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 07/17/2024	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____



## Supplemental Addendum

File No.

Borrower	n/a						
Property Address	4789 Maryland St						
City	Saint Gabriel	County	Iberville Parish	State	LA	Zip Code	70776
Lender/Client	Kelvin York						

This appraisal/inspection is not a home inspection, building inspection, environmental inspection, structural inspection, or pest inspection. In the process of appraising this property and by preparing this appraisal report, the appraiser is not acting as a home inspector, building inspector, environmental inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed and the appraisers' review is superficial only. The appraisers' inspection is not technically exhaustive and does not offer warranties or guarantees of any kind. It is advised any interested parties have the appropriate inspections performed by licensed and or certified inspectors with attendant warranties and or guarantees. It is further advised any adverse or negative conditions that may exist be inspected by the appropriate and or licensed individuals. In accepting this appraisal report, the intended users or third party recipients of this report accept this disclaimer as a condition of the appraisal process and appraisal report, and release the appraisers from any obligations regarding the certification or warranty associated with the appraisers' inspection of the appraised property.

### Scope of Work Statement (Additional)

Information about the subject property was obtained from public records and if available, a recent listing of the property from MLS. This information included the last date of sale, the tax assessors number, Zoning, and legal description. The Parish Clerk of Court does not share the physical characteristics, square footage, and room count. A physical inspection of the subject property was performed, including both the exterior and interior of the subject dwelling, the site, and improvements. This inspection and analysis included the consideration of any known factors that could be expected to have an impact on the value of the subject property. Although due diligence was exercised, the appraiser is not an expert in matters such as structural engineering, hazardous substances, or environmental hazards. The subject improvements were measured and sketched, and the pertinent sq.ft. areas of the improvements were calculated. Personal property was not included within the estimate of value. An analysis was made of the subject real estate market and of available market/sales data, utilizing FSBO and Multiple Listing data.

The sales considered, provides the best indication of the market value were selected and compared to the subject in the Sales Comparison Analysis. An exterior inspection from the street was made of the comparable properties. Information about the interior of the comparables was taken from MLS data and photos. Adjustments were made to each of the comparable properties, reflecting estimated market reaction to those items of significant variation between the subject and comparable properties. Further analysis was made, considering such factors as the comparables' relative proximity to the subject property, recency of sale and overall similarity to the subject property, in order to reconcile to the final estimate of the value of the subject property by the Sales Comparison Approach to value. This appraisal report was prepared, together with attached exhibits, and the completed appraisal report was delivered to the client.

### Highest & Best Use

Highest and Best Use" is a Land Use Analysis that concludes maximum productivity of a site "as improved". Test applies to the site as vacant and as improved are conclusions of Physical Possible Uses that are Legally Permissible and Economically Feasible resulting in the maximum productivity conclusion. In the Site Section, the physical and legal characteristics are summarized as are the improvements in the Improvement Section of the Small Income form. The economic conclusion of marketability is made in comparison with the conclusions of central tendencies and Market Conditions reported in the Neighborhood Section. From these separate analyses, Market, Site and Improvement, the appraiser concluded that as improved, in its currently use, the subject is in its Highest and Best Use, as reported.

### Digital Signatures

The signatures found in this appraisal are secure digital signatures authorized by appraiser. This and all other reports that are issued with digital signatures are sent in a "Read Only" mode. Any questions regarding these signatures should be directed to Jermaine A Williams.

### Adverse Conditions

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.

### Age/Condition

Normal consideration is given to "actual age" with respect to the Subject and Comps. Most often, market participants are concerned with the age/condition of the improvements (as of its respective sale date). Furthermore, the quality of materials and workmanship plays a role of material importance as well as when a house was built. As such, "condition adjustments" are typically applied with overall "age" in the valuation analysis. If there is a variance noted on the sales grid, a market reaction (i.e. adjustment) may be made because the variance is found consequential to the overall analysis.

### Gross Living Area

Differences in gross living area were whenever deemed necessary. This appraiser personally measured (with reasonable care) the exterior of the building (and any significant outbuildings) using measuring tape and/or electronic measuring devices. "Gross Living Area" only includes areas that (1) are finished; (2) are heated by permanent heating (unless they are an accessory room such as a hallway or closet), and (3) have no wall on the same level that is 42" or greater below grade (i.e., ground level), unless stated otherwise.

**Extraordinary Assumptions:** assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

**Hypothetical Condition:** a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purposes of analysis. Comment: hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

## Subject Photo Page

Borrower	n/a				
Property Address	4789 Maryland St				
City	Saint Gabriel	County	Iberville Parish	State	LA Zip Code 70776
Lender/Client	Kelvin York				



### Subject Front

4789 Maryland St  
Sales Price  
Gross Living Area 1,331  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location Residential  
View Residential  
Site 19425 sf  
Quality Brick/Wood  
Age 55



### Subject Rear



### Subject Street

## Subject Photo Page

Borrower	n/a				
Property Address	4789 Maryland St				
City	Saint Gabriel	County	Iberville Parish	State	LA Zip Code 70776
Lender/Client	Kelvin York				

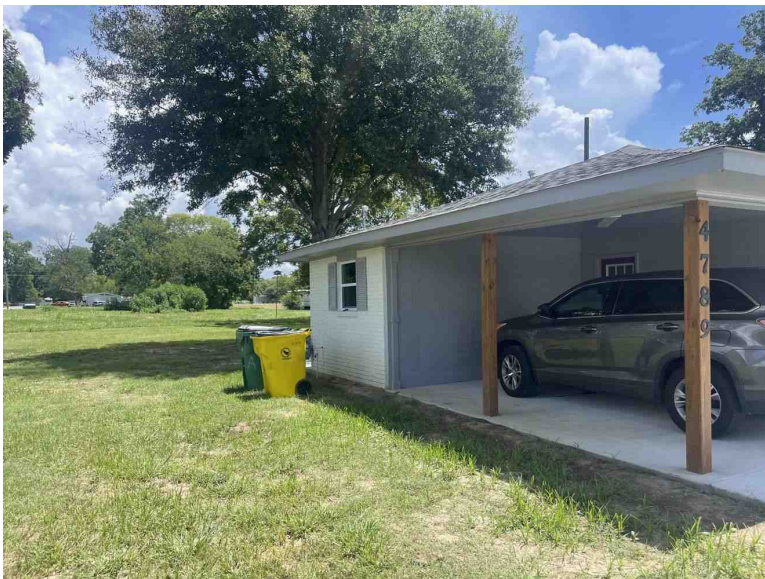


### Subject Street

4789 Maryland St  
Sales Price  
Gross Living Area 1,331  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location Residential  
View Residential  
Site 19425 sf  
Quality Brick/Wood  
Age 55



### Subject Right-side



### Subject Left-side

# Photograph Addendum

Borrower	n/a						
Property Address	4789 Maryland St						
City	Saint Gabriel	County	Iberville Parish	State	LA	Zip Code	70776
Lender/Client	Kelvin York						



**New Windows**



**New Windows**



**AC Unit**



**Living**



**Dining Area**



**Laundry/Utility**



**Kitchen**



**Bedroom**



**Bedroom**



**Bedroom**



**Bath (Full)**



**Bath (Half)**



**Kitchen Appliance(s)**



**Kitchen Appliance(s)**



## Comparable Photo Page

Borrower	n/a				
Property Address	4789 Maryland St				
City	Saint Gabriel	County	Iberville Parish	State	LA
Lender/Client	Kelvin York			Zip Code	70776



### Comparable 1

1525 Tasajillo Dr  
 Prox. to Subject 4.25 miles N  
 Sale Price 239,900  
 Gross Living Area 1,402  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Residential/Gated  
 View Residential  
 Site 29621 sf  
 Quality Brick/Hardi Plank  
 Age 11



### Comparable 2

1330 Asphodel Dr  
 Prox. to Subject 4.51 miles N  
 Sale Price 225,000  
 Gross Living Area 1,713  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Residential  
 View Residential  
 Site 10540 sf  
 Quality Brick/Vinyl  
 Age 27



### Comparable 3

6310 Legion Rd  
 Prox. to Subject 2.28 miles NE  
 Sale Price 230,000  
 Gross Living Area 1,877  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Residential  
 View Residential  
 Site 18750 sf  
 Quality Brick/Wood  
 Age Est 51-75 yrs

## Comparable Photo Page

Borrower	n/a						
Property Address	4789 Maryland St						
City	Saint Gabriel	County	Iberville Parish	State	LA	Zip Code	70776
Lender/Client	Kelvin York						



### Comparable 4

25316 Fenner St  
Prox. to Subject 7.20 miles NW  
Sale Price 175,000  
Gross Living Area 1,110  
Total Rooms 5  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location Residential  
View Residential  
Site 11250 sf  
Quality Brick/Wood  
Age 52

### Comparable 5

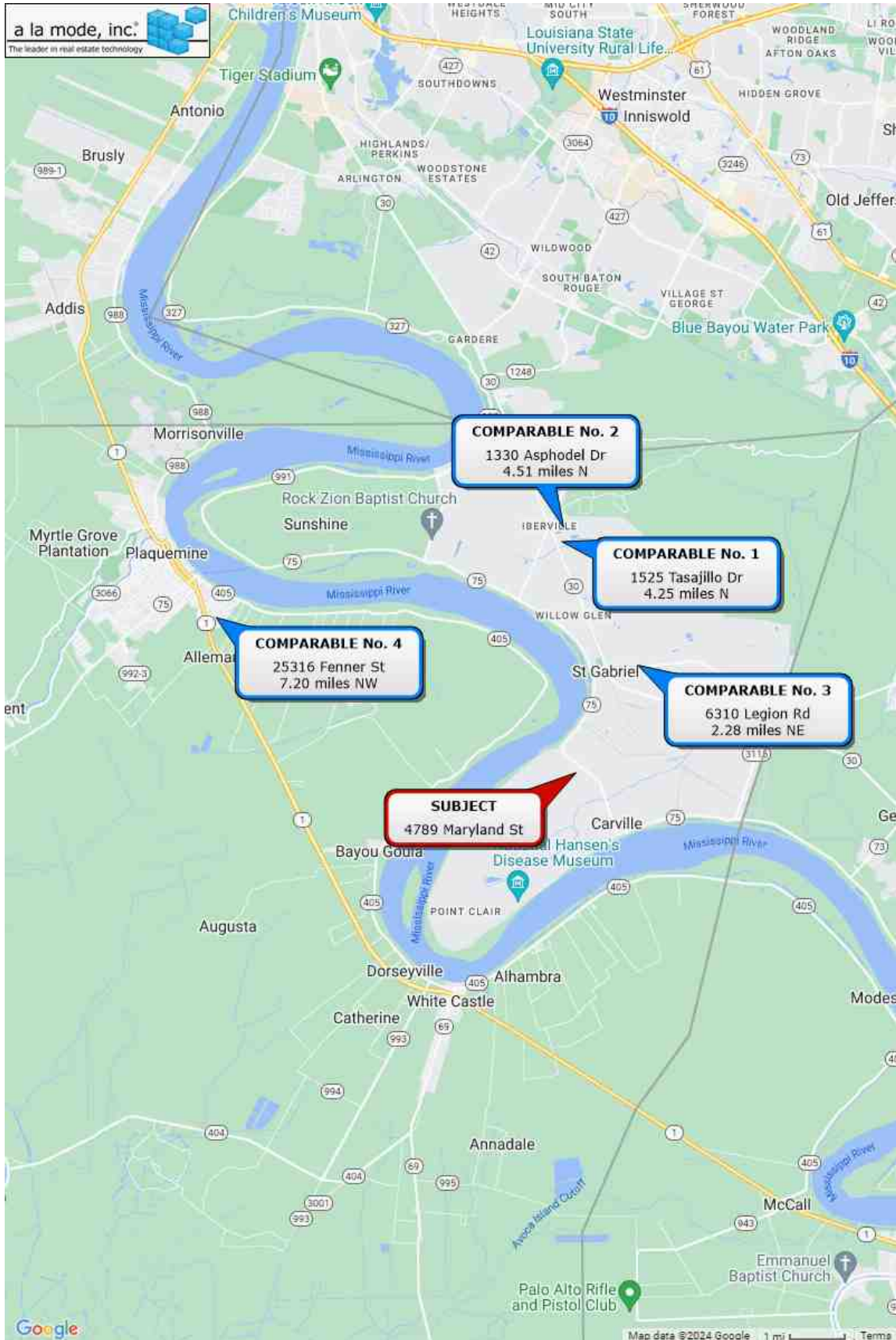
Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

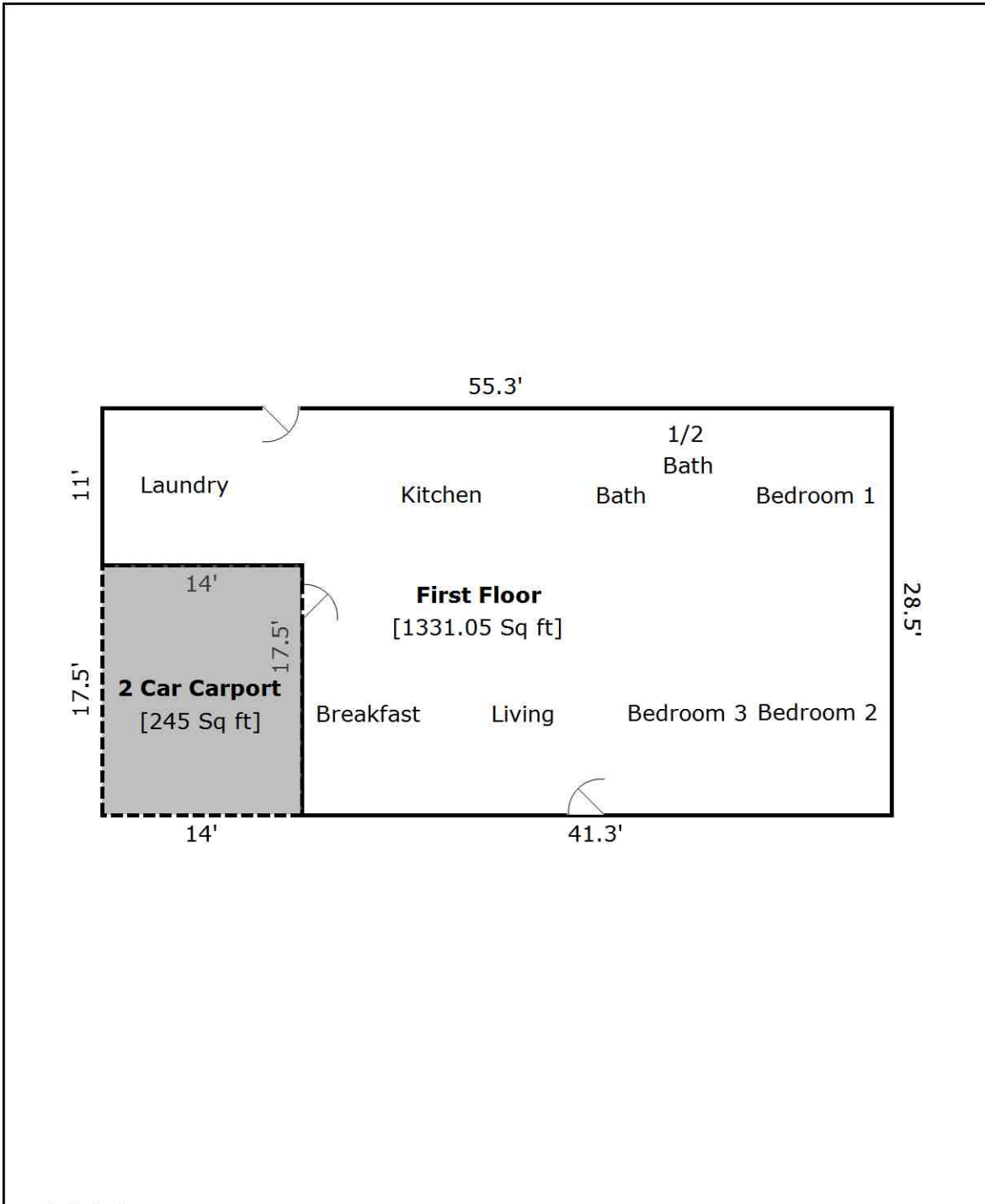
## Location Map

Borrower	n/a						
Property Address	4789 Maryland St						
City	Saint Gabriel	County	Iberville Parish	State	LA	Zip Code	70776
Lender/Client	Kelvin York						



## Building Sketch

Borrower	n/a				
Property Address	4789 Maryland St				
City	Saint Gabriel	County	Iberville Parish	State	LA
Lender/Client	Kelvin York	Zip Code	70776		



TOTAL Sketch by a la mode		Area Calculations Summary	Calculation Details
<b>Living Area</b>			
First Floor	1331.05 Sq ft		11 × 14 = 154 28.5 × 41.3 = 1177.05
<b>Total Living Area (Rounded):</b>		<b>1331 Sq ft</b>	
<b>Non-living Area</b>			
2 Car Carport	245 Sq ft		17.5 × 14 = 245

7/22/24, 7:49 AM

Print

**Iberville Parish Assessor  
2024 Assessment Listing**

**Parcel#**

0510640240

View on Map (<https://atlas.geoportalmaps.com/iberville/q/Parcel?ParcelNumber=0510640240>)

**Primary Owner**

GOLDENSTATE PROPERTY MANAGEMENT LLC

**Mailing Address**

P O BOX 472  
ST GABRIEL LA 70776

**Ward**

W 5 SG

**Type**

REAL PROPERTY

**Legal**

LOT N VALENTINE, E STAFF, W & S RHODES,  
BEING PART VIRGINIA PLTN. 105X185'  
///CB 567 E 160

**Physical Address**

4789 MARYLAND ST

**Parcel Items**

Property Class	Assessed Value	Market Value	Units	Homestead
18 CITY IMP	2,720	27,200	1.00	0
17 CITY LOT	1,090	10,900	1.00	0
<b>TOTAL</b>	<b>3,810</b>	<b>38,100</b>	<b>2.00</b>	<b>0</b>

**Deeds**

Deed#	Type	Date	Amount	Book	Page
33458	CASH SALE	10/4/2022	25,000	749	007

**Ownership History**

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	GOLDENSTATE PROPERTY MANAGEMENT LLC	YES	100.0000	100.0000	10/17/2022		
YES	DANIEL, KAREN JEAN	YES	100.0000	100.0000	6/7/2005	10/17/2022	

**Locations**

Privacy - Terms

7/22/24, 7:49 AM

Print

<b>Subdivision</b>	<b>Block</b>	<b>Lot</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Tract</b>
S000	0	000	036	09	E1	0

**PARISH**

<b>Millage</b>	<b>Mills</b>	<b>Taxpayer Tax</b>	<b>Homestead Tax</b>
1042 008 - PARISH IN (EXEMPTED MUN.)	1.2400	4.72	0.00
1042 004 - PONCHARTRAIN LEVEE	3.5300	13.45	0.00
PARISH SCHOOL	57.7200	219.91	0.00
1042 012 - PARISH DRAINAGE DISTRICT	4.9900	19.01	0.00
1042 011 - LIBRARY TAX	3.9900	15.20	0.00
1042 015 - RECREATION DISTRICT TAX	2.9900	11.39	0.00
1042 021 - FIRE PROTECTION DIST NO 1	3.9000	14.86	0.00
SHERIFF TAX	22.0000	83.82	0.00
1042 031 - ASSESSOR FUND	2.0600	7.85	0.00
1042 036 - PUBLIC BLDG MNTN	2.9900	11.39	0.00
<b>TOTALS</b>	<b>105.4100</b>	<b>401.60</b>	<b>0.00</b>

**CITY**

<b>Millage</b>	<b>Mills</b>	<b>Taxpayer Tax</b>	<b>Homestead Tax</b>
ST. GABRIEL GENERAL ALIMONY	6.8400	26.06	0.00
ST. GABRIEL MUNICIPAL PURPOSES	10.0000	38.10	0.00
<b>TOTALS</b>	<b>16.8400</b>	<b>64.16</b>	<b>0.00</b>

**Certification**

# Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

## Certified Residential Appraiser

license is hereby granted to

**Jermaine A Williams**

License Number - APR.01219-CRA

First Issuance Date - 01/04/2023

Expiration Date - 12/31/2024

*Rebecca A. RoArchild*  
Chairwoman

*[Signature]*  
Secretary

