

OFFICE OF CHIEF SCHOOL AND DISTRICT TRANSFORMATION OFFICER
Summary of State Board of Education Agenda Items
Consent Agenda
March 20, 2025

OFFICE OF SCHOOL AND DISTRICT TRANSFORMATION

- J. Approval for the Achievement School District to sell the old Yazoo City Jr. High School Building

Executive Summary

After the Yazoo City Municipal School District closed the old Yazoo City Jr. High School Building in 2003, the structure was used for various community projects. However, the years of deferred maintenance took its toll on the building's structure. As the conditions worsened, it became clear that the building could no longer be safely used. Now, the building is vacant. The Achievement School District is requesting to sell the building.

Recommendation: Approval

Back-up material attached

Old Yazoo City Jr. High School Building (Built in 1956)

516 E. Canal Street
Yazoo City, MS 39194

Narrative

After the Yazoo City Municipal School District closed the Old Jr. High School Building in 2003, the structure didn't stay abandoned for long. The City of Yazoo was give access to the space and began using it for various community programs. For a time, the building found new life in a different capacity. In the years following the school's closure, the city utilized the building for a range of purposes, from hosting after-school programs to providing space for local organizations and events.

However, the years of deferred maintenance took its toll on the building's structure. Water leaks from the deteriorating roof and damaged electrical systems posed an increasing risk to occupants. The walls, weakened by years of exposure to moisture and neglect, began to crack and crumble.

As the conditions worsened, it became clear that the building could no longer be safely used. Mold, asbestos, and exposed wiring pose serious health and safety risks to anyone who enter the building. The City of Yazoo made the decision to no longer use the building, just as the school district had done two decades ago. Now, the building is vacant once more. The building's appraisal at (\$38,000) is a reminder of its diminished value. The Yazoo City Municipal School District insures the Old Jr. High School Building/Property at \$12.5 million.

Note: At the time of the appraisal, (08/31/2023) the City of Yazoo and the Boys and Girls Club were occupants of the Old Jr. High School Building.



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

516 E Canal St
Yazoo City, MS 39194

for

Yazoo City School District
1133 Calhoun Avenue
Yazoo City, MS 39194

as of

August 31, 2023

by

Reba B Pepper
P. O. Box 288
Benton, MS 39039

Reba B. Pepper, SRA

SUBJECT PROPERTY INFORMATION

Intended User Yazoo City School District		Census Tract 9502		Type of Property <input type="checkbox"/> Residential <input type="checkbox"/> Condo/PUD <input type="checkbox"/> Small Income <input type="checkbox"/> Income <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Special Purpose <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Other Special purpose use	
Property Address 516 E Canal St					
City Yazoo City	County Yazoo	State MS	Zip Code 39194		
Legal Description Lots 584, 585, 586 and 587 of Yazoo City					
Preparer Reba B Pepper		Company Name Reba B. Pepper, SRA			
Address P. O. Box 288, Benton, MS 39039					
Telephone No. 662-746-7025		SS# or ID#			
Client Yazoo City School District		Intended Use Asset Valuation			

AREA AND NEIGHBORHOOD DESCRIPTION AND ANALYSIS

Area Description **The subject is in the Downtown Business District of Yazoo City**
 Neighborhood Description ***** See Additional Comments *****
 Property Values **Stable** Demand/Supply **In Balance**
 Marketing Time **282** Growth **Slow**
 Neighborhood Land Uses **Commercial 32%, Special Use 15%, 53% Residential**
 Neighborhood Trend and Probable Changes **Not likely**
 Price Range for Similar Type Property (Per Unit or Per Sq. Ft.)
 Comments on the significant factors in the area and neighborhood that affect the value and marketability of the subject property.
 (Note: Race or racial composition is not considered to be a significant evaluation factor.) **The subject is located in the oldest commercial and residential area of the city. *** See Additional Comments *****

SITE DESCRIPTION AND ANALYSIS

Site Dimensions and Area **421Fx303LSx421Rx303RS 2.928 +/- acres**
 Zoning Classification and Compliance **Public Use/ No non-compliance noted**
 Highest and Best Use **Public use that requires an auditorium, kitchen, cafeteria and classrooms.**
 Utilities **All public**
 Site Improvements and Characteristics ***** See Additional Comments *****
 Easements, Encroachments, Special Assessments **None Noted**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X500L** FEMA Map # **28163C0306C** FEMA Map Date **02/16/2012**
 Known or apparent environmental hazards in area, neighborhood or on site **None noted**
 Assessment **Not taxes** Taxes **N/A** Association Fees **N/A**
 Comments **The subject is owned by the Yazoo City School District and is not subject to taxation.**

DESCRIPTON OF SUBJECT PROPERTY IMPROVEMENTS

General Description and Use ***** See Additional Comments *****
 Size and Shape **The subject is an irregular shaped school building with an auditorium. **see additional comments****
 Age and Condition **Actual age is 67 years based on plaque in building. Condition is fair to poor.**
 Exterior Walls and Roof **Masonry walls, Asphalt shingle and membrane roof coverings**
 Interior Description **Plaster or drywall, acoustical ceiling tile or drop ceiling tiles, vinyl floor tiles. **see additional comments****
 Comments (favorable or unfavorable, including needed repairs, deferred maintenance, known or apparent environmental hazards) **** see additional comments****

VALUE ANALYSIS

History (sales, listings, offers) **There have been no sales, listing or offers since the school was built.**
 Cost Approach Summary (see attached sheet if applicable) **\$ Not developed**
 Income Approach Summary (see attached sheet if applicable) **\$ Not developed**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	516 E Canal St Yazoo City, MS 39194	1003 Money Ave Kilmichael, MS 39747	1458 Moncure Marble Rd Terry, MS 39170	1500 Highway 35 Carthage, MS 39051
Proximity to Subject		63.27 miles NE	52.76 miles S	50.91 miles E
Sales Price	\$	\$ 55,000	\$ 175,000	\$ 50,000
Price Per	\$	\$ 1.89	\$ 5.12	\$ 0.76
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time		10/18/2021	03/18/2022	03/06/2020
Location	Urban	Urban	Suburban	Suburban
Age	67	81	62	55
Condition	Fair	Fair to Avg	Average	Fair to Avg
Size (Improvements Section)	60,926 sf	29,054 sf	34,166 sf	66,220 sf
Site Dimension	2.928 +/- acres	10 +/- acres	9.8 acres	3 acres
Conditions of Sale				
Special Financing				
Total Adjustments		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -11,528	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -124,990	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -18,044
Indicated Value of Subject		G136.9 / N-21.0 \$ 43,472	G102.0 / N-71.4 \$ 50,010	G76.1 / N-36.1 \$ 31,956

Sales Comparison Indicated Value \$ 38,800 Estimated Value \$ 38,800 as of August 31, 2023

Reconciliation and General Comments (attach additional sheets as needed) **Sale 1 is a school building in Kilmichael. It is older in actual age than the subject but had some updating and expansion from when it was originally constructed in 1940. It is almost half the size of the subject. *** See Additional Comments *****

I certify that, to the best of my knowledge and belief: The statements of fact contained in the evaluation are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis and conclusions. I have no (or specified) present or prospective interest in the property that is the subject of this evaluation, and I have no (or specified) personal interest with respect to the parties involved. My compensation is not contingent upon 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. I have (unless otherwise indicated) made a personal inspection of the property that is the subject of this evaluation. No one provided significant professional assistance to the person signing this evaluation unless it is so indicated.

Property Rights Appraised Fee Simple Leased Fee Leasehold
 My analysis, opinions, and conclusions were developed, and this evaluation has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice
 Signature **Reba B. Pepper** Signature
 Preparer **Reba B Pepper** Property Inspection: Supervisor Property Inspection:
 Date Report Signed **September 5, 2023** Interior Exterior Date Report Signed Interior Exterior

Attachments Property Sketch Value Def. & Assump. Photographs Location Map Cost Approach Income Approach Env. Addendum # of Attached Sheets

ADDITIONAL COMMENTS

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City County Yazoo State MS Zip Code 39194

Client Yazoo City School District

NEIGHBORHOOD DESCRIPTION

Broadway St on the South, East Canal St on the North, North Mound St on the West and Pierce St on the East.

YAZOO CITY AND COUNTY DATA

Yazoo County is the largest of the state's 82 counties, containing ~600,000 acres. It is centrally located within the state. The county is served by U. S. Highway 49, 49E and 149 also Miss. Highways 16, 3, 433, and 432. A ridge of loess bluffs run diagonally through the central part of the county, resulting in two very distinct and separate topographical areas. West of the bluffs is part of the large, rich, alluvial Mississippi Delta. East of the bluffs is the hill land of the county ranging from rolling to severely steep. Both areas are devoted to agricultural use as cropland, catfish ponds, pasture and woodland.

Raw goods and commodities can be shipped by water on the Mississippi River system by barge in the Yazoo River located west of Yazoo City. The average mean temperature is 65.3 degrees with average yearly rainfall 55 inches. These provide a climate mild and good for agricultural purposes. We have seen in past years the typical farm undergo many changes. There are fewer farms of much larger size. Increased farm mechanization has resulted in a declining demand for farm workers.

The major source of income for the county is agriculture and agriculturally related industries followed by Health Care and the Federal Correctional Facility. A large percentage of the work force in the city is employed in the sale and maintenance of farm equipment, the construction of farm-related improvements and the agricultural seed and chemical business. CF Industries, a fertilizer producer, is the largest agriculturally related industry in the city employing around 216 workers. An expansion of the facility was completed in 2017.

There has been an effort to balance the economy more with industry and non-agriculturally related jobs. Yazoo City is home to a Federal Bureau of Prisons Complex that currently employs 1,150 workers. This has brought needed jobs to the county and as a result has created a demand for housing and land inside but mostly outside the city. A penitentiary addition to the complex was completed but due to staffing shortages is used for a Medium Security. The expansion brought a demand for additional housing and about 350 new jobs. The top ten employers in the county are: Federal Bureau of Prisons, Yazoo City Public Schools, Yazoo County Schools, Yazoo County, Simmons Farm Raised Catfish, CF Industries, Oasis Health and Rehab of Yazoo City, Kings Daughters Hospital, City of Yazoo City, and Warren Yazoo Mental Health. Two health care related call centers have relocated to

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Yazoo City. A hotel was built near the prison off Grand Avenue and another is being planned as a result of the prison expansion. CVS Pharmacy in February 2012. At the end of 2014 a new pharmacy was opened in the shopping center the pharmacy that was bought out by CVS was located. New Orleans Fried Chicken on Jerry Clower Boulevard was built in 2014. A Wal-Mart store was built and opened in late 2017 and a parkway was built connecting Grand Avenue with the entrance the prison on Haley Barbour Parkway. A new Bumpers, Churches Chicken, Bank of Yazoo Branch, and three new medical clinics have opened since 2017. A coin operated car wash is currently being complete along Jerry Clower Boulevard.

Yazoo County is part of the Delta Council. The objective of the organization is to aid in the balancing of the economy. Madison County, a neighboring county to the east has a Nissan manufacturing facility. They employ around 5,000 employees. There are at least 13 support industries on campus that provide services to Nissan.

The agricultural economy has improved somewhat over the past several years after having been depressed. With lower interest rates some segments of the market have been experiencing growth. Oil prices, feed, chemical, and fertilizer prices have all gotten higher cutting profits for the farmer. However, the past three growing seasons have produced record yields for most crops and farmers were posting good profits. Backwater flooding of the Mississippi Delta has had a negative effect on the number of acres that can be planted to crops and some that have been planted have been late in the season. The number of acres being sown to corn has increased significantly. This is a result of lower production cost for corn, higher production cost for cotton and low prices for soybeans. Cotton gins have closed all over the state. The market for cattle is better than it has been for some time. The catfish industry is plagued by imported fish, little regulation, and an increase in food prices. A recent study showed the campaign to properly label the origin of the fish on packaging has helped the industry. We can expect to see new ponds being built if the trend continues.

Yazoo City is the county seat of government with a mayor-and-5-aldermen type municipal government. There are both zoning regulations and building codes enforced by the city planning commission and city building inspector. Law enforcement is provided by a 34-man police force with fire protection being afforded by the Yazoo City Fire Department, employing 29 full-time personnel, including a full-time fire inspector. The city has a 5th class fire rating.

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The nearest commercial airport is Evers International Airport in Jackson, 46 miles south.

Yazoo City Airport, a local airfield, can accommodate small personal aircraft.

There are 51 churches of various denominations in the city. An 88-bed hospital, 7 doctors, 6 dentist and 5 home health care agencies provide adequate healthcare for residents. A broad spectrum of educational opportunities is available to Yazoo County residents. Area schools have served as examples of leadership in innovation and instruction particularly the Bentonia Gibbs, Linwood and County high school. The public high school provides both vocational and technical courses.

Yazoo City employs a full time recreational staff providing above-average recreation facilities for a medium size city. A recreational facility on Martin Luther King Boulevard includes a pool, driving range, walking track, and baseball fields. Other recreational opportunities include a cultural center, theater, ball fields, tennis courts, a health club and two private country clubs with 9-hole golf courses. Residents of the county have access to Federal and State game reserves, furthering recreational opportunities.

In summary, the overall economy of Yazoo City and the Mississippi Delta area benefited from the recovering economic economy at least up until the Covid-19 virus. Only time will tell the overall effect on the local economy. With increased efforts to attract industry to the city and area and efforts to diversify the economic base, the economy for Yazoo County has done better than most other small towns. The Federal Correctional Facility has provided a degree of stability to the local economy despite there being at least 40% of the employees not living in Yazoo County.

The EPA reported the backwater pumps that were planned years ago can move forward as the result of new environmental studies showing there will be minimum damage to wetlands and wetland habitat. project is still in the planning and approval stages. The Funding for the project still has to be voted on and passed to move forward.

The World Health Organization identified COVID-19 (Coronavirus) as a public health emergency on January 30, 2020 and subsequently classified the outbreak as a pandemic on March 11, 2020. The United States Federal Reserve cut the federal funds rate on March 2, 2020, by 0.5 percent, and further reduced rates 1% on March 15, 2020, to offset the expected severe economic impact of the government restrictions and consumer response. They were dropped several time until they were the

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lowest rates on record. For months, Federal Reserve Chair Jerome Powell responded to surging inflation by counseling patience and stressing that the Fed wanted to see unemployment return to near pre-pandemic levels before it would raise interest rates. But in December Powell suggested that his patience had run out. High inflation has not only persisted but accelerated to a nearly four-decade high. Average wages are rising. Hiring is solid, and unemployment is falling. All those trends are leading the Fed's to tighten credit. The central bank has decreased its monthly bond purchases which are intended to lower long-term rates. An accelerated timetable put the Fed on a path to start raising rates in April 2022. The current rate of inflation and the war in the Ukraine pushed the Federal Reserve to starting raising rates. As of January 192023 the 30 year fixed-rate mortgage average 6.15 percent, down from the prior average of 6.33.

The FOMC meeting on June 14th left interest rages unchanged. The majority of committee participants expect that it will be appropriate to raise interest rates two or more times by the end of 2023. The 15-year Fixed Mortgage fell to 6.06% on June 29th from 6.18% with the 30 year at 6.71% from 6.79.

FACTORS AFFECTING MARKETABILITY

The downtown business district is part of the defined neighborhood. The post office, banks, government offices, places of worship, commercial retail building, offices, public buildings and residential uses are in the defined neighborhood. The commercial, special use and governmental buildings are mostly along the perimeter of the neighborhood on the north, south and westerly borders.

Some of the buildings have been well maintained while others are not. Some of the commercial uses are a restaurant, convenience store, retail businesses, offices. There are four places of worship within the boundaries. The Chancery Clerks office, Court House and County office buildings are in this neighborhood. The Triangle Cultural Center is also in this neighborhood. This was an elementary school that was converted to public use. The old Yazoo City high school is also in this neighborhood and is the subject of this appraisal.

SITE IMPROVEMENTS AND CHARACTERISTICS

Level to nearly level, fronts along E Canal St, College St, Filmore St and a public alley. There are public sidewalks off site and along East Canal and College Streets. Public street lights and concrete curb and gutter is along the adjoining streets but not the alley along the rear.

The subject has a chain link fence around part of the property with an access drive-through gate at one area. Paved parking is located along Filmore Street and off street parking along College and Canal Streets. This appears to be adequate for the original use the improvements were built for, a high school and for later use as the Yazoo city Jr. High School. Optional uses of the property could required more parking. Parking along the adjoining streets is allowed but limited.

DESCRIPTION AND USE OF IMPROVEMENTS

Originally built and used as Yazoo City High School and later was used as the Yazoo City Jr. High School. Currently used for Yazoo City Boys and Girls Cub for the first floor. The auditorium and building is managed by the city for public use. The city is responsible for maintaining the grounds and building and for sub-leasing the building to the Boys and Girls Club.

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The first floor has 39,933 square feet including the gymnasium that is in poor condition. The roof covering provides little or no protection from rain and weather. The second floor contains 20,993 square feet. The total square footage of the building both floors and including the gym is **60,926** square feet. This is a masonry building erected on a poured concrete foundation. The gymnasium has a hardwood floor that is so damaged from rain water a large hole has rotted in the floor along the south side. I did not walk out very far on the floor for fear of falling through. I was able to take a photograph from the second floor lobby through a glass in the window of a door into the gym. You can see the large rotted hole in the floor.

The entire building is leased to the city of Yazoo City. In return they oversee the building and are responsible for some upkeep. People are allowed to rent the auditorium and other rooms in the building for class reunions, funeral services or other public functions. The first floor of the building except for the auditorium, gym, band hall, cafeteria and an event room off the band hall is being used by the Boys and Girls Club of Mississippi. The grounds are maintained by the city.

The first trip to the school to measure there were large invasive trees growing all around the rear of the building. It was very difficult to get the measurements. Since that first visit most of these trees have been removed with heavy equipment. They have not been removed from the property yet. The grass is mowed by the city but is it not well maintained. The Boys and Girls Club is responsible for picking up trash around the outside.

This is a very good quality school building and even in its poor condition quality can be seen in the ceiling height, wood trim, built-ins instructor desks, library, auditorium and the gym etc. Very little has been done to maintain the condition of the building with gutters along both the front and rear left clogged and causing water to enter the structure in both the downstairs and upstairs. I was told a storm damaged the membrane roof covering of the gymnasium. It was never repaired, and as a result, past being cost effective to repair. Black mold was noted particularly in the gym, the dressing rooms adjacent and the hallway that adjoins. There are numerous types of "black mold". Stacybotris is a particularly dangerous black mold. It grows on wood, paper, drywall and other porous and organic surfaces that are wet. The black mold should be test if it has not already. All areas of the building that black mold is found should be sealed off from use by people. All materials that have been wet or are current wet should be removed from the building. This includes wet ceiling tiles and anything else found wet. At the very least all water should be stopped from entering the building.

Plaster is deteriorating where it has been allowed to be wet. Floor tiles are broken and missing. Original ceiling tiles have fallen off leaving the glue on the ceiling that could possibly contain asbestos. Floor tiles installed during the time this building was constructed and the mastic used to secure them contained asbestos. The most common type of commercial buildings where asbestos remains are those that were built or refurbished between 1950 and 1980. The subject falls within this time frame. It was common to use asbestos in plaster and for sure in ceiling tile. I asked for any recent or past testing reports that may have been done to verify what if anything has asbestos. I was provided a test report from from the Mississippi State Department of Education Division of School Buildings AHERA Reinspection report. The report was done 1/02/2007. That was 16 years ago and preceded the damage to the gym roof and subsequent damage to the interior of the gym and school on both the upper and lower floor. The AHERA regulations require schools to perform an original inspection to determine whether asbestos-containing materials are present and then re-inspect asbestos containing buildings every three years thereafter. The report covers floor tiles and mastic, duct connectors, mud joints on heating pipes, vault door, stage lights, kitchen equipment, water heaters, lab table tops, pipe fittings, pipe joint insulation, boiler insulation, water heaters, electric panels and boilers. There was no mention of ceiling tiles or plaster walls. Since I don't have the original report, I cannot determine if the plaster walls or acoustical tiles or its mastic were ever tested for asbestos. For the purpose of this appraisal and due to the condition of both the plaster and tiles I am going to assume they have asbestos fibers in them. I recommend having the plaster and ceiling tile tested to make sure.

I also believe that original paint was lead based. The more current paint is not lead based but lead in paint leeches to the outer surface over time. Chipping, peeling and unstable paint was noted all over the building both downstairs and upstairs.

The schools was originally heated with a steam heating system. The boiler building equipment has not been used for years and is in terrible condition. This building is unsecured and has insulation (with asbestos) exposed. The door was standing open for anyone to come in and out. This needs to be secured ASAP to protect people from exposure to asbestos.

All of the areas of the building where the plaster is friable from water penetration needs to be tested for asbestos and if found to have asbestos be blocked off from use. It is critical for asbestos to be kept from becoming "dust like" and inhaled by occupants of the building. Water is the enemy of plaster. Open windows, opening where AC units have been removed, doors that are left open and not secured all need to be secured

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immediately for safety and to deter further deterioration of plaster and paint.

The upstairs has been boarded boarded had to be opened for me to make my viewing. Books, papers, personal property, falling tiles, plaster, paint chips and dust were everywhere. There was no way to get through this second floor without being exposed to asbestos if it in fact exists.

The downstairs has a moldy, musty odor particularly on the part of the building adjacent to gym. Within less than 10 minutes I could feel the effects in my throat and my nose started running. This is not a healthy indoor environment. If the mold has not been tested then it should be. Common black mold is not good and causes health issues. Stacybotris mold on the other hand is life threatening. This mold should be tested if it has not been already.

The subject property is need of a management plan to determine the best way to secure any asbestos that exists, to stop any water penetration into the building and prevent any moisture that fuels any kind of black mold.

Without current test results I am left to base my value determination on what I can see and know. Market value is defined as that value a knowledgeable buyer would be willing to pay for a property. The seller is obligated by law to disclose any dangerous condition in the property they are selling. This makes the sale and purchase of the subject riddled with health and cost to remediate issues for both the buyer and seller.

The potential use of the building is further narrowed by there being very limited parking for a building with this much square footage.

A potential buyer would expect the seller of a building that has any asbestos that is not "stable" be removed. That would include removal of the plaster and or drywall that has been wet from roof leaks either due to mold, moisture or asbestos. All ceiling tiles that have fallen or are hanging, unsecured floor tiles if they exist, would need to be removed from the building. All damaged plaster, drywall, wood, ceiling tiles or other organic building materials that have been wet in the gym would have to be removed. Basically the gym would need to be stripped of anything that has been wet or has mold on it, except for surfaces that can be treated and the mold removed. As long as the gym stays there will most probably be water penetration issues along the rear left side of the building. All of the damaged ceiling tiles, plaster walls and damaged tiles lying around will have to be removed. Other areas of the downstairs and upstairs that have had water damage will required removal. There were several areas of plaster or drywall damage from gutters on the exterior that have not be kept clean. All of those damaged areas would need to be removed. Any repairs that would be necessary to prevent moisture entering the building that include closing up windows where individual heating and cooling units were once installed. Upstairs the rooms adjacent to the gym have materials that have to be removed and the connecting wall to the gym replaced and or secured. The cost to secure these areas would be expected to be paid by the owner/seller.

I have a sale of a branch bank building in Bentonina that I have used to extract a discount rate to use to adjust for the subject's water, mold and asbestos issues. The building appraised for \$147,000 after the bank removed the black mold drywall and other building materials. The bank paid for the clean up only and did not make any repairs other than replacing the roof covering that was the cause of the leak. The property eventually sold to the Town of Bentonina in "as is" condition. They had to put the walls back, install drywall, paint, install new floor covering etc. They paid \$40,000. That represents a 73% discount. The sale was from BankPlus to the Town of Bentonina via SWD at Book 491A at page 509 on May 4, 2020 and is recorded in the Records of Yazoo County.

Buildings are bought and sold all the time that have asbestos building materials in them. The issue for the subject is the existence of unstable asbestos, mold and condition issues that allow water to penetrate the building. Chipping, peeling paint anywhere in the building is also an issue but more easily taken care of. The best case scenario is that areas that have asbestos, that is no longer stable, can be repaired or the material removed, the areas with mold can have all materials removed that cannot be cleaned, all chipping peeling paint can be scraped and chips removed. All asbestos found in the boiler room needs to be removed. I have been told that it could cost over \$3,000,000 to renovated this property. That seems are bit low in light of the cost of remediate the existing issues. Testing will need to be carried out to determine if the ceiling tiles and the glue that held them secured have asbestos. Plaster will need to be tested to determine if it has asbestos. If they do all of the tile that have fallen will need to be removed. Removal of everything that is damaged or considered trash should be carried out with care.

ANALYSIS OF VALUE

No doubt there were asbestos issues in the building similar to that found in the subject. However there was no indication that there was anything like the condition of the gymnasium in the subject. An adjustment was needed downward for condition. An adjustment was needed up for square footage and down for land value. This sale is weighted the most.

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Sale 2 was originally a school in Terry. It was purchased and adapted for a personal care/assisted living facility. It was not in business long. It is close in actual age to the subject. Any issues with asbestos or other environmental issues had been remediated when the renovation was made to convert the school to assisted living. An adjustment was needed downward for condition. An adjustment was made downward for difference in land value. A positive adjustment was needed for square footage. This sale is weighted the least.

Sale 3 was selected to bracket the size of the subject property. The sale has about 6,000 more square feet than the subject. It has a large office, conference room area with the remainder of the building devoted to manufacturing and warehouse. This is a metal building with few if any condition issues before being converted to a climate controlled storage business. This sale is weighted with the second most weight.

The condition adjustment to each of the sales is based on the age/life method and the condition of the sales as best could be determined by data found on the Central MS MLS Service, by talking to the both buyers and sellers and their real estate agents. I used every source available to get the information about the sales I needed to be able to use them. It should be noted that not any of the three sales were known to have "black mold", unstable asbestos or other environmental hazards. They all three had site area large enough to accommodate parking for the size improvements.

It is not unreasonable to think a typical purchaser might be expected to discount the appraised value or asking price due to unresolved issues. The subject might be expected to fetch **\$38,800** if the water issue from the attached gym is resolved or the gym is removed to the degree that it is no longer a detriment to the remaining sections of the building. Other issues with water infiltration into the building would also need to be resolved by boarding up openings in windows and doors that are not secured and gutters are cleaned and kept cleaned so that storm water does enter the building cavity. In addition if a potential buyer can be reassured that falling ceiling tiles and plaster that is deteriorated due to water do not contain asbestos they might be willing to pay this appraised \$38,800, if not they might want to discount the asking price by as much as up to 73% of appraised or market value. This is based on two sales I have confirmed and analyzed. One is the old Benton High School property and the other the BankPlus building in Benton. The old school had friable asbestos present, the bank property had black mold. This translates to an actual price based on the discount of *\$10,500*. This should be kept in mind when making future decisions about the improvements.

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal 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 subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

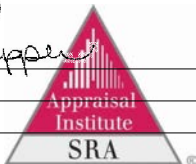
1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional 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 reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the 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.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

APPRAISER

Signature Reba B. Pepper
 Name Reba B Pepper
 Company Name Reba B. Pepper, SRA
 Company Address P. O. Box 288
Benton, MS 39039
 Telephone Number 662-746-7025
 Email Address rebapepper@bellsouth.net
 Date of Signature and Report 09/12/2023
 Effective Date of Appraisal August 31, 2023
 State Certification # GA-179
 or State License # _____
 or Other _____
 State MS
 Expiration Date of Certification or License 12/31/2023



ADDRESS OF PROPERTY APPRAISED
516 E Canal St
Yazoo City, MS 39194
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 38,800
 CLIENT
 Name _____
 Company Name Yazoo City School District
 Company Address 1133 Calhoun Avenue
Yazoo City, MS 39194
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

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

COMPARABLE SALES

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

Location Map

Intended User	Yazoo City School District		
Property Address	516 E Canal St		
City	Yazoo City	County	Yazoo
		State	MS
		Zip Code	39194
Client	Yazoo City School District		



SITE PLAN

Intended User Yazoo City School District

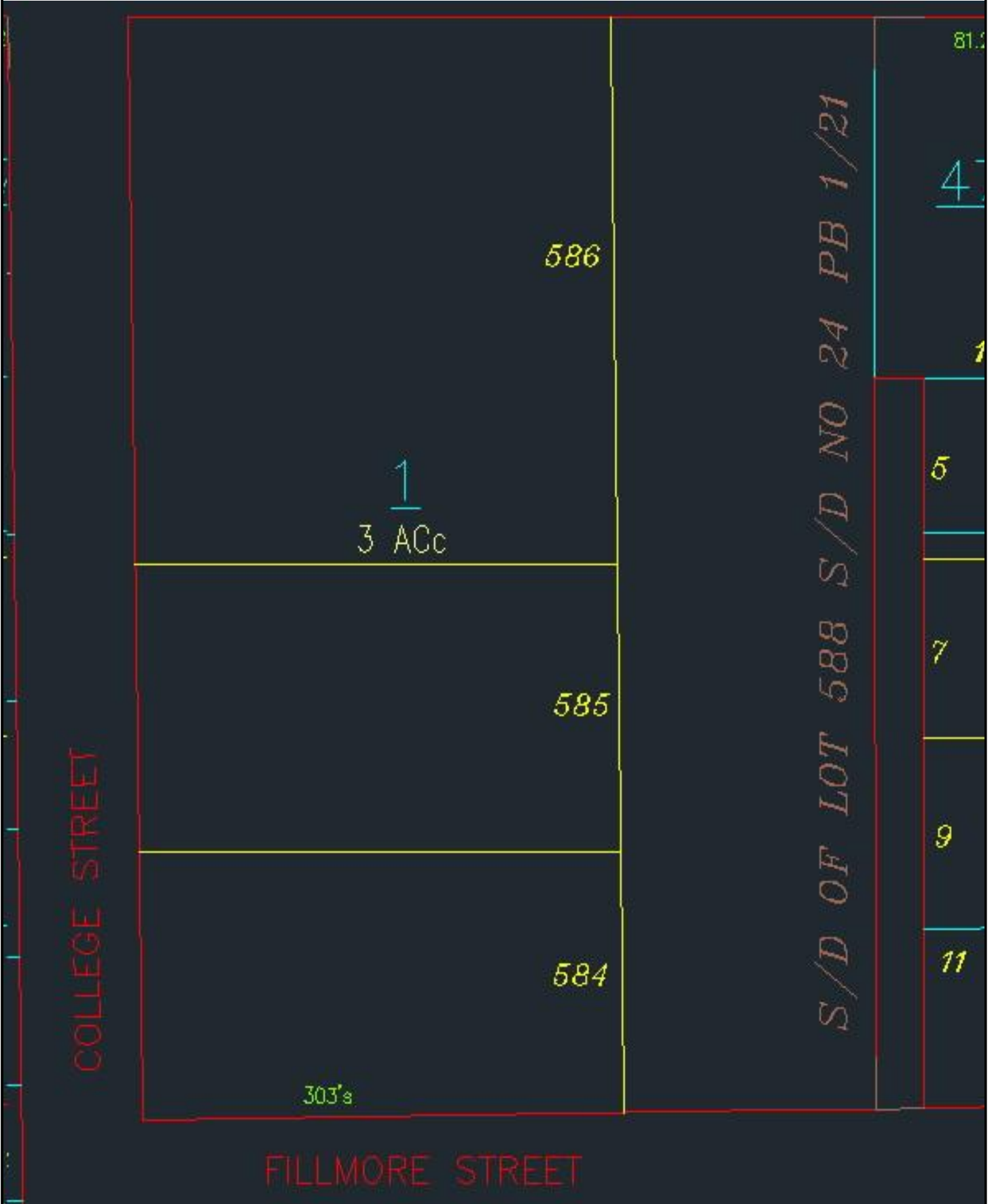
Property Address 516 E Canal St

City Yazoo City County Yazoo

State MS

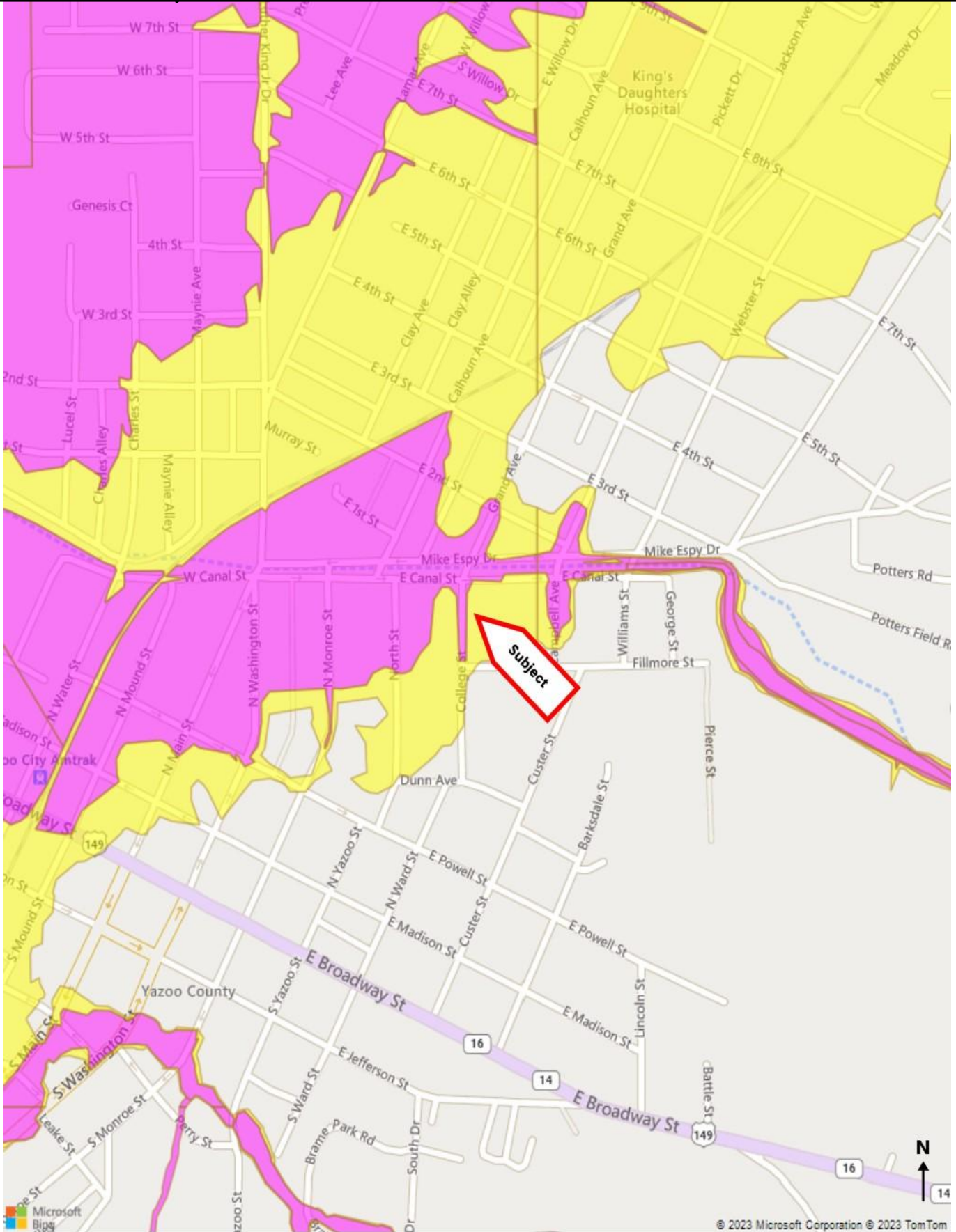
Zip Code 39194

Client Yazoo City School District



FLOOD MAP

Intended User **Yazoo City School District**
 Property Address **516 E Canal St**
 City **Yazoo City** County **Yazoo** State **MS** Zip Code **39194**
 Client **Yazoo City School District**



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

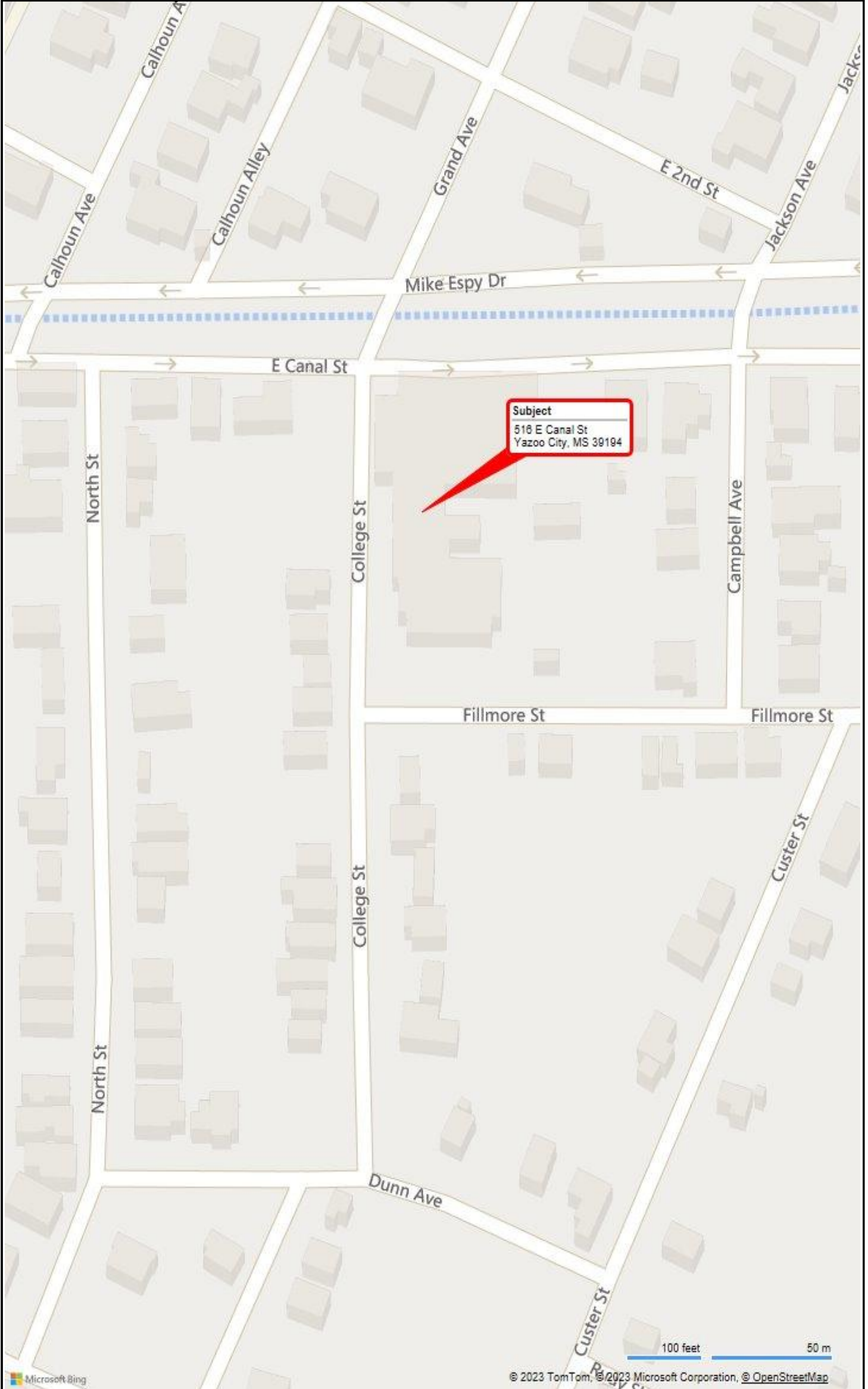
Flood Zone Determination

Latitude: 32.850789
Longitude: -90.407335
Community Name:
 YAZOO CITY, CITY OF
Community: 280189
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: Yes
Zone: X500L **Map #:** 28163C0306C
Panel: 0306C **Panel Date:** 02/16/2012
FIPS Code: 28163 **Census Tract:** 9502

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

General Map 1

Intended User	Yazoo City School District						
Property Address	516 E Canal St						
City	Yazoo City	County	Yazoo	State	MS	Zip Code	39194
Client	Yazoo City School District						



Subject
516 E Canal St
Yazoo City, MS 39194

General Map 2

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City

County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City County Yazoo State MS Zip Code 39194

Client Yazoo City School District



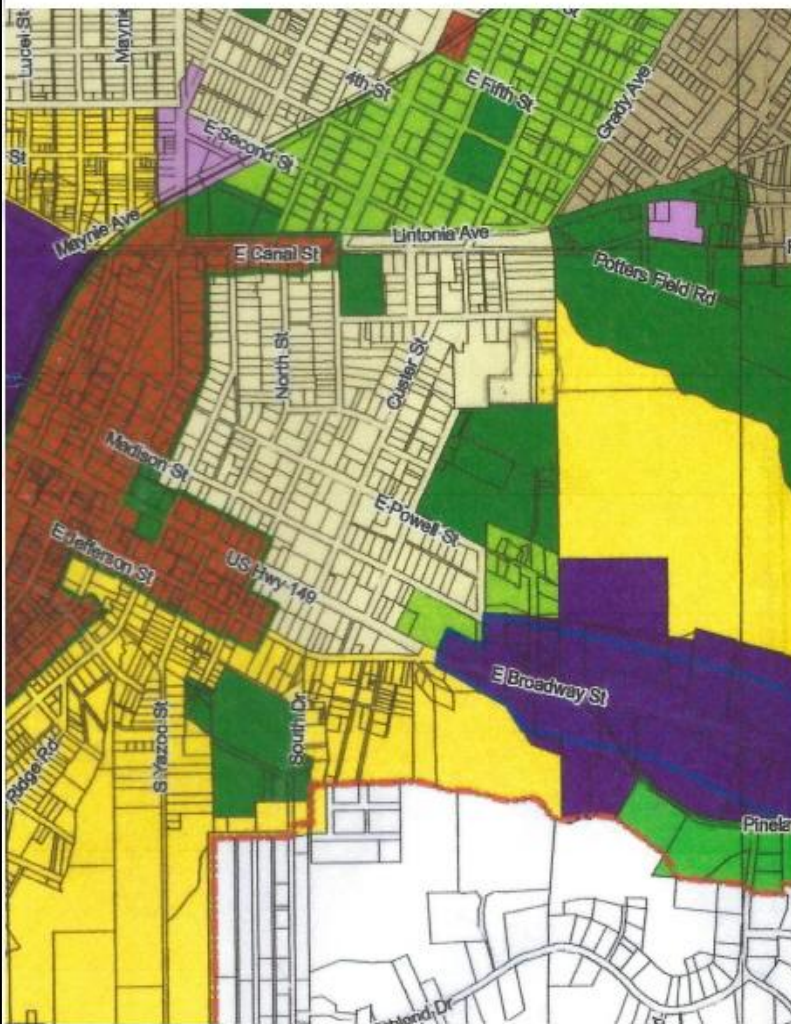
ZONING MAP

Intended User **Yazoo City School District**

Property Address **516 E Canal St**

City **Yazoo City** County **Yazoo** State **MS** Zip Code **39194**

Client **Yazoo City School District**



Legend

- Agricultural/Rural District
- Residential Estate District
- Single-Family Residential District (12,000 Sq. Ft. Lots)
- Single-Family Residential District (8,000 Sq. Ft. Lots)
- Medium Density Residential District
- Multi-Family Residential District
- Mixed Use Residential District
- Manufactured Home Residential District
- Public Use District
- Retirement Village Special Use District
- Special Planned Highway Corridor District
- Special Use Medical Services District
- Neighborhood Commercial District
- Central Business District
- Highway Commercial District
- Light Industrial District
- Heavy Industrial District
- H-C1 Historic Commercial District
- Special Planned Highway Corridor District

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City

County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District

SECTION 1.580**P-1 PUBLIC /QUASI-PUBLIC USE DISTRICT**

1.580.01

PURPOSE OF THIS DISTRICT: The purpose of this district is to provide for areas suitable for public and quasi-public uses and that these public/quasi-public uses are not intended to conflict with other use districts.

1.580.02

LAND USES PERMITTED: Public and quasi-public uses as defined in the Definitions Section of this ordinance.

1.580.03

SPECIAL EXCEPTIONS AS PROVIDED IN SECTION 1.700.09:

1.580.04

DIMENSIONAL REQUIREMENTS:

- A. **Maximum Building Height:** 45 feet, as measured from the average of finished ground elevations at the front line of the building or structure, and unless greater height is approved by the Board of Mayor and Aldermen.
- B. **Minimum Lot Area:** None specified.
- C. **Minimum Lot Width:** None specified.
- D. **Minimum Yards:**
1. Front yard: Must be compatible with structures and buildings in surrounding neighborhood.
 2. Side yards where not abutting a residential district or Agricultural district: Fifteen (15) feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.

Intended User	Yazoo City School District		
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Client	Yazoo City School District		

3. Rear yards where not abutting a residential district or Agricultural (A-1) district: twenty (20) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.

4. Side and rear yards where abutting any residential district or Agricultural (A-1) district: twenty-five (25) feet, which shall remain open and be landscaped; or 15 feet, which shall remain open and be landscaped and a fence approved by the Zoning Administrator along side or rear yards abutting such residential district. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

E. Minimum Space Between Buildings on the Same Lot: 30 feet. No more than two-thirds (66 2/3 percent) of the space between such buildings shall be paved; the remaining area shall be landscaped.

F. Minimum Green Space: Each lot shall have a minimum of ten percent (10%) green space maintained by the property owner.

1.580.05 SITE PLAN REQUIRED: A site plan shall be submitted to the Zoning and Planning Board in accordance with Section 1.600.11 of this ordinance.

1.580.06 REQUIRED LANDSCAPING ALONG ARTERIAL STREETS: Landscaping should be provided along an arterial street if adjacent to the property.



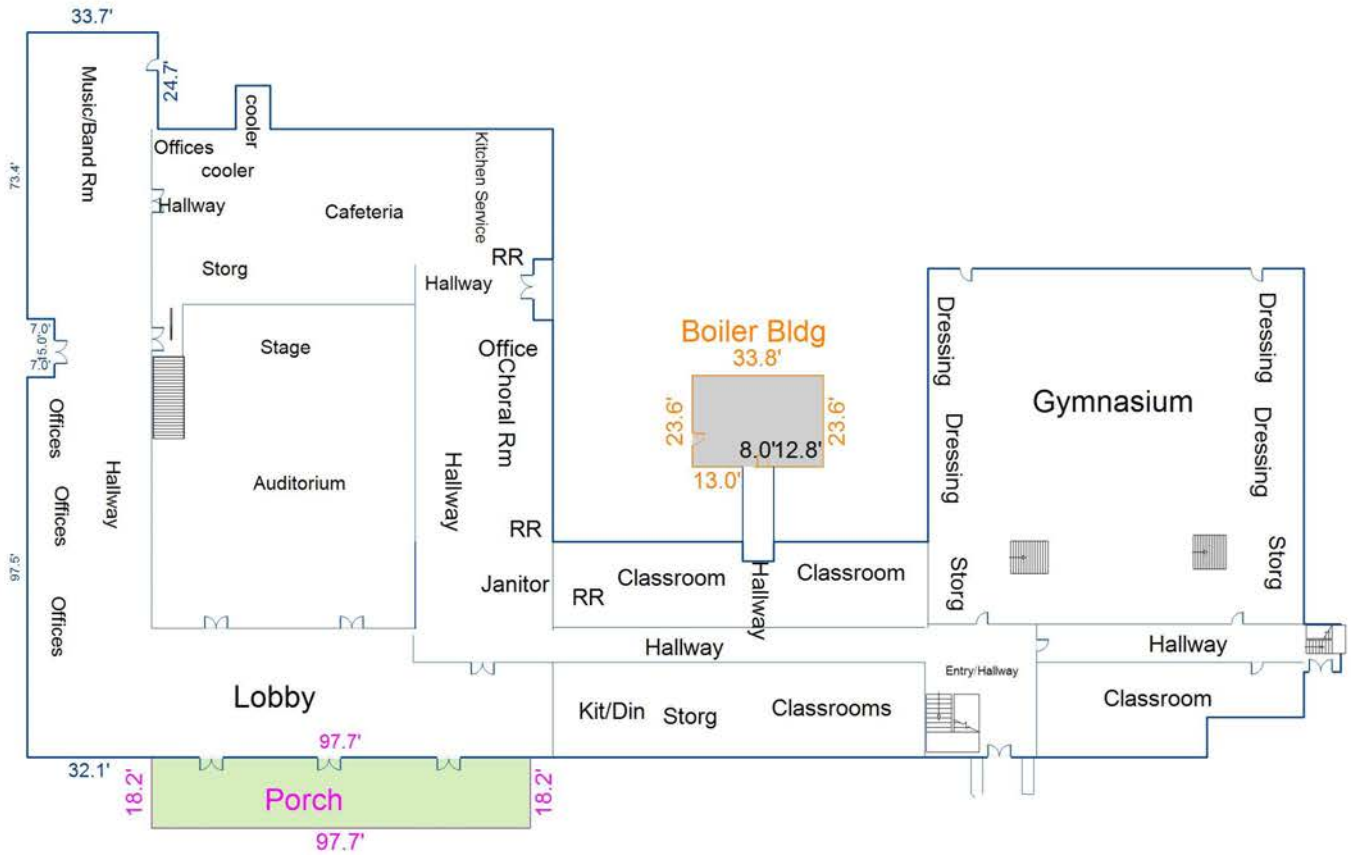
1.580.07 REQUIRED OFF-STREET PARKING, LOADING, AND ACCESS CONTROL: See Section 1.37 for off-street parking, loading, and access control requirements.

1.580.08 SIGNS: See Sign Ordinance.

1.580.09 LAND USES NOT SPECIFICALLY PROHIBITED OR PERMITTED: Proposed land uses not specifically permitted or prohibited under the provisions of this subsection shall be subject to administrative interpretation by the Zoning Administrator pursuant to Section 1.700.02 of the Zoning Ordinance. A public hearing is required because Section 1.600.08 involves amending the text of the Zoning Ordinance.

SKETCH ADDENDUM

Intended User	Yazoo City School District		
Property Address	516 E Canal St		
City	Yazoo City	County	Yazoo
		State	MS
		Zip Code	39194
Client	Yazoo City School District		



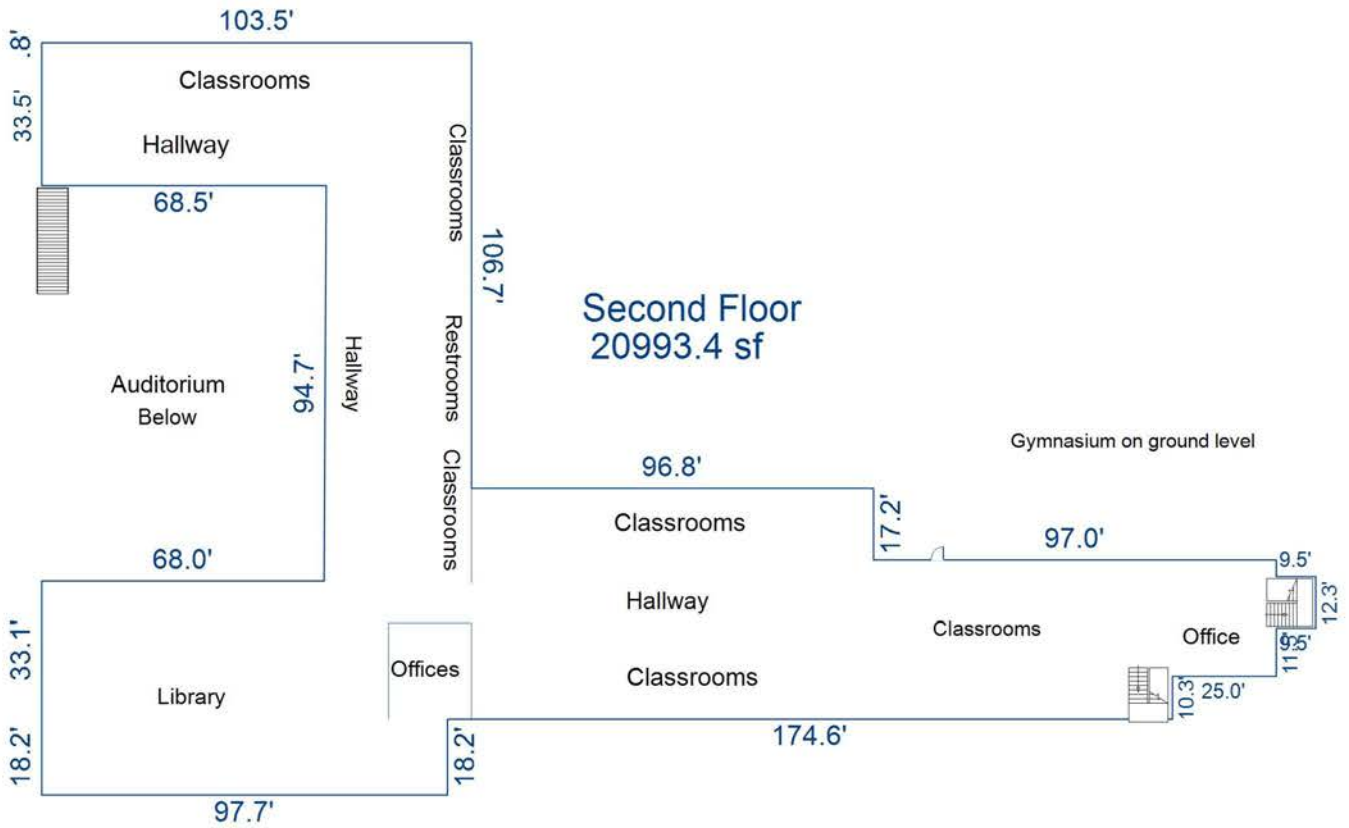
First Floor
39933 sf

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	39933.0	1245.6	39933.0	First Floor		12.3 x	9.5 =	116.9
OTH	Boiler Bldg	1.0	797.7	114.8	797.7			11.0 x	8.9 =	97.9
P/P	Porch	1.0	1778.1	231.8	1778.1			185.9 x	26.7 =	4963.5
								73.4 x	7.0 =	513.8
								97.5 x	7.0 =	682.5
								150.9 x	45.0 =	6790.5
								144.8 x	40.0 =	5792.0
								101.9 x	56.9 =	5798.1
								136.8 x	5.0 =	684.0
								96.9 x	49.0 =	4748.1
								97.0 x	70.0 =	6790.0
								33.5 x	5.0 =	167.5
								270.7 x	10.3 =	2788.2
	Net BUILDING	cnt	1 (rounded)		39,933	13 total items			(rounded)	39,933

SKETCH ADDENDUM

Intended User Yazoo City School District
 Property Address 516 E Canal St
 City Yazoo City County Yazoo State MS Zip Code 39194
 Client Yazoo City School District



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA2	Second Floor	1.0	20993.4	1110.5	20993.4	Second Floor		12.3 x	9.5 =	116.8
								34.3 x	29.2 =	1001.6
								145.9 x	29.2 =	4260.3
							0.5 x	94.7 x	0.5 =	23.7
								68.5 x	51.3 =	3510.6
								68.5 x	34.3 =	2349.6
								102.6 x	55.3 =	5673.8
								106.7 x	5.8 =	618.9
								97.0 x	27.8 =	2696.6
								72.0 x	10.3 =	741.6
	Net LIVABLE	cnt	1 (rounded)		20,993	10 total items			(rounded)	20,993

PHOTOGRAPH ADDENDUM

Intended User	Yazoo City School District						
Property Address	516 E Canal St						
City	Yazoo City	County	Yazoo	State	MS	Zip Code	39194
Client	Yazoo City School District						



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City

County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District

**COMPARABLE #1**1003 Money Ave
Kilmichael, MS 39747

Price	\$55,000
Price/SF	1.89
Date	10/18/2021
Age	81

Living Area	29,054 sf
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Value Indication	43,472
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**COMPARABLE #2**1458 Moncure Marble Rd
Terry, MS 39170

Price	\$175,000
Price/SF	5.12
Date	03/18/2022
Age	62

Living Area	34,166 sf
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Value Indication	50,010
-------------------------	---------------

**COMPARABLE #3**1500 Highway 35
Carthage, MS 39051

Price	\$50,000
Price/SF	0.76
Date	03/06/2020
Age	55

Living Area	66,220 sf
-------------	-----------

Value Indication	31,956
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PHOTOGRAPH ADDENDUM

Intended User **Yazoo City School District**

Property Address **516 E Canal St**

City **Yazoo City** County **Yazoo**

State **MS**

Zip Code **39194**

Client **Yazoo City School District**



Front & left side view



Rear and north end



Old Bldgs/No Value

PHOTOGRAPH ADDENDUM

Intended User	Yazoo City School District						
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Client	Yazoo City School District						



Alt view old frame Bldg/NV



Old Shop Bldg/No Value



Rt side view of school

PHOTOGRAPH ADDENDUM

Intended User **Yazoo City School District**

Property Address **516 E Canal St**

City **Yazoo City**

County **Yazoo**

State **MS**

Zip Code **39194**

Client **Yazoo City School District**



Covered main entrance



Boiler Building



Interior boiler bldg

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



WH in boiler Bldg



Boilers



Electrical panel in boiler bldg

PHOTOGRAPH ADDENDUM

Intended User	Yazoo City School District						
Property Address	516 E Canal St						
City	Yazoo City	County	Yazoo	State	MS	Zip Code	39194
Client	Yazoo City School District						



left side view of Gym



Partial rear view of bldg



Partial view of rear of bldg

PHOTOGRAPH ADDENDUM

Intended User **Yazoo City School District**

Property Address **516 E Canal St**

City **Yazoo City** County **Yazoo**

State **MS**

Zip Code **39194**

Client **Yazoo City School District**



Looking along left side of bldg



Looking along front rt side



Front & Rt side of bldg

PHOTOGRAPH ADDENDUM

Intended User **Yazoo City School District**

Property Address **516 E Canal St**

City **Yazoo City**

County **Yazoo**

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Zip Code **39194**

Client **Yazoo City School District**



Missing glass & AC units



Damaged membrane roof of Gym



looking toward damaged roof on gym

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City

County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



Interior view of cafeteria



Tile falling off ceiling of cafeteria



Tiles & flooring possible asbestos

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



Cooler in cafeteria



2nd Coller in cafeteria



Unsecured door to kit

PHOTOGRAPH ADDENDUM

Intended User **Yazoo City School District**

Property Address **516 E Canal St**

City **Yazoo City**

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State **MS**

Zip Code **39194**

Client **Yazoo City School District**



Front Rt office downstairs



Replaced ceiling & lights



Hallway downstairs Rt side

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City

County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



wet ceiling tile in hallway



New tile falling down from leak



Wet & loose tiles on floor

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City

County Yazoo

State MS

Zip Code 39194

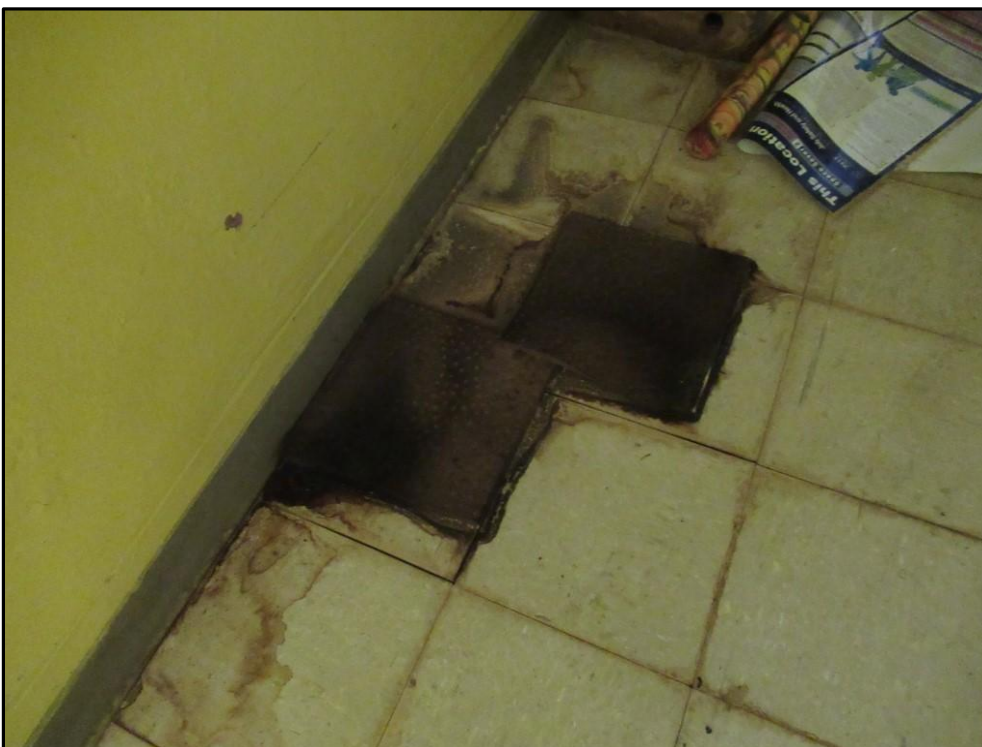
Client Yazoo City School District



Mold on walls



Pain peeling & mold



Mold on wet ceiling tiles

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



Peeling paint in hallway



Boys dress in gym area



Dressing area boys off gym



wet moldy mess



water damage to ceiling



wet and rotted wood floor

PHOTOGRAPH ADDENDUM

Intended User Yazoo City School District

Property Address 516 E Canal St

City Yazoo City County Yazoo

State MS

Zip Code 39194

Client Yazoo City School District



looking toward hole in gym floor



Light seen through the roof



Rt side of gym



left side of gym



Hallway off the gym



Classroom

PHOTOGRAPH ADDENDUM

Intended User **Yazoo City School District**

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State **MS**

Zip Code **39194**

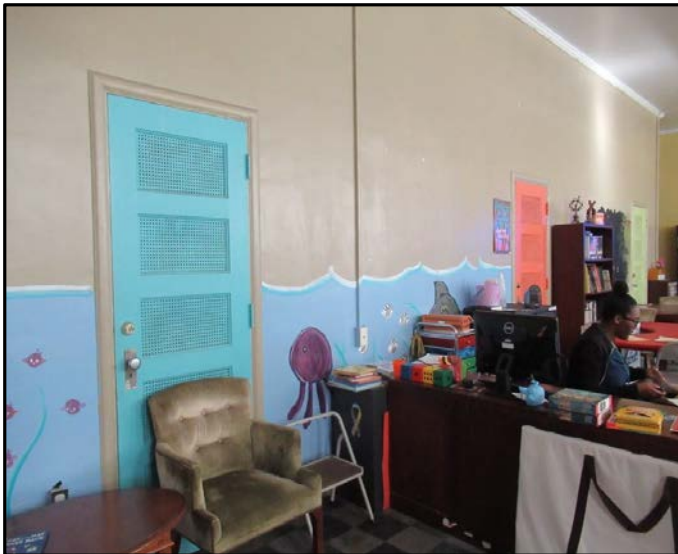
Client **Yazoo City School District**



Broken, missing tiles, classroom



Broken, missing tiles



classroom downstairs



lobby and entrance south side



Closed stairway to upstairs



Downstairs front hallway

PHOTOGRAPH ADDENDUM

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Class Rm downstairs



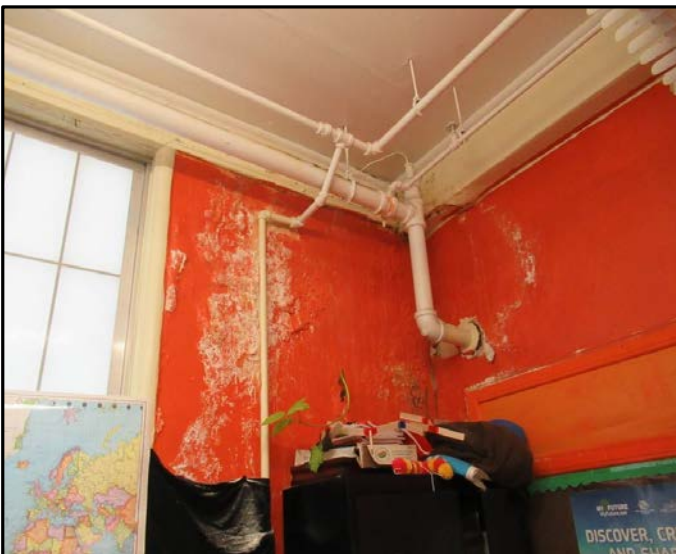
peeling paint, disintegrated plaster



peeling paint on ceiling



Broken floor tiles



disintegrated plaster



Plaster disintegrated plaster

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classroom downstairs



Shater proof windows



paint peeling, damaged plaster



Hallway to rear entrance



"cafe", old home economics rm



"cafe kit"/old home economic

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Damaged plaster from water



Storage/pantry



classroom/rec room



Girls RR



Girls RR



Hallway

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Front main lobby



Auditorium



looking toward stage



Stage



School finished 1956



Front wall of auditorium

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Boys RR



classroom



ceiling panel missing



Staff RR



Exit door in hallway

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Office



classroom



Admin Office



Safe



PHOTOGRAPH ADDENDUM

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Hallway on north side



Office



Office RR



Office



Office



Staff RR

PHOTOGRAPH ADDENDUM

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Office



Entrance north side of Bldg



Band room



Stairway to second floor



upstairs classroom



upstairs classroom

PHOTOGRAPH ADDENDUM

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Library upstairs



classroom upstairs



ceiling damaged upstairs.

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QUALIFICATIONS OF REBA B. PEPPER**EDUCATION:**

Associate Arts Degree	Holmes Junior College
Drafting and Design Certificate	Holmes Junior College

SPECIAL REAL ESTATE COURSES:

Principles of Real Estate	Holmes Junior College
Real Estate Law	Holmes Junior College

SPECIAL APPRAISAL COURSES:

Real Estate Appraisal Principles (8-80)	American Institute of Real Estate Appraisers
--	---

Residential Valuation (9-82)	American Institute of Real Estate Appraisers
---------------------------------	---

Uniform Standards of Professional Appraisal Practice (1-2014)	Appraisal Institute
--	---------------------

The Appraisal of the (12-83, 9-95)	International Right- Partial Acquisitions of-Way Association
---------------------------------------	---

Cost and Income Approach Course IV (10-91)	Mississippi Association of Realtors
---	--

Real Estate Analysis Course II (9-91)	Mississippi Association of Realtors
--	--

Lead Inspector Training Course (6-96)	Environmental Safety Training, Inc
--	---------------------------------------

Review Theory – Residential (02-2015)	Appraisal Institute
--	---------------------

Uniform Appraisal Standards for Federal Land Acquisitions (902104)	Appraisal Institute
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SPECIAL SEMINARS:

Wet Lands	American Society of Farm Managers and Rural Appraisers
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Cash Equivalency, Adjusting For Financing Difference	American Institute of Real Estate Appraisers
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Income Capitalization	American Institute of Real Estate Appraisers
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Intended User				Yazoo City School District	
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Client				Yazoo City School District	
Lease Seminar				American Institute of Real Estate Appraisers	
Report Writing				American Institute of Real Estate Appraisers	
Uniform Appraisal Standards for Federal Land Acquisitions (9-2014)				Appraisal Institute	
Real Estate Finance Review (3-88)				American Institute of Real Estate Appraisers	
Hazardous Materials (1-89)				American Institute & AIREA	
Business Valuation (4-90)				American Institute of Real Estate Appraisers	
Local Research and Forecasting (Commercial and Residential) (10-90)				American Institute of Real Estate Appraisers	
Automating the Residential Appraisal Office (10-90)				American Institute of Real Estate Appraisers	
FIRREA Compliance and the Appraiser (1-93)				Appraisal Institute	
Understanding Limited Appraisals and Reporting Options (9-94)				Appraisal Institute	
Fair Lending and the Appraiser (4-94)				Appraisal Institute	
Timberland Valuation (4-96) (09-2016)					
HUD and the Appraisal Process (9-99)				Appraisal Institute	
FHA Appraisal Inspection (10-2000)				Appraisal Institute	
Partial Interest Valuation (4-2006)				Appraisal Institute	
Subdivision Analysis (7-2001)				Appraisal Institute	
Residential Sales Comparison (4-2001)				Appraisal Institute	
Special Purpose Properties (7-2002)				Appraisal Institute	
Appraising Mississippi Forestland and Timber (2-2003) (2015)				Appraisal Institute	
Real Estate Disclosure				Appraisal Institute	

Intended User				Yazoo City School District	
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(7-2003)					
The Technology-Assisted Appraisal (10-2003)				Appraisal Institute	
Case Studies in Complex Residential Valuation (4-2004)				Appraisal Institute	
Mathematically Modeling Real Estate Data (7-2004)				Appraisal Institute	
Business Practices and Ethics (update) (08-2019)				Appraisal Institute	
Geographical Information System (GIS) and New Technology for Real Estate Appraisers (1-2005)				Appraisal Institute	
Appraising the Tough Ones (4-2004)				Appraisal Institute	
Land Valuation Adjustment Procedures (6-2006)				Appraisal Institute	
Basic Mapping (4-2006)				Appraisal Institute	
Scope of Work: Expanding your Range of Services (10-2006)				Appraisal Institute	
FHA and the New Residential Appraisal Form (4-2006)				Appraisal Institute	
Quality Assurance in Residential Appraisals (5-2007)				Appraisal Institute	
The New Residential Market Conditions Form (3-2009)				Appraisal Institute	
Eminent Domain Basics Course (11-2007)				Mississippi Chapter Appraisal Institute	
The New Residential Market Conditions Form (3-2009)				Appraisal Institute	
Online Appraising Manufactured Housing 12/2009				Appraisal Institute	
Online Appraisal Curriculum Overview-Residential Package (12-2009)				Appraisal Institute	
Residential Design & Functional Utility (12-2011)				Appraisal Institute	
New Technology for Real Estate Appraisers (12-2011)				Appraisal Institute	
Analyzing the Effects of Environmental Contamination on Real Estate (9-2010)				Appraisal Institute	

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Date Verification Methods 12-2013	Appraisal Institute
Reviewing Residential Appraisals and Using Fannie Mare Form 2000 12-2013	Appraisal Institute
Evaluating Residential Construction (9-2013)	Appraisal Institute
Online Data verification Methods (12-2013)	
Site Inspection – ANSI Standard (4-2014)	Melisa Bond
Doing Expert Work on Atypical Cases (6-2014)	Appraisal Institute
Loss Prevention for Real Estate Appraisers (6-2015)	Liability Insurance Administrators
Appraising Your Professional Life (9-2015)	Milsaps University
Forest Valuation for Non-Foresters (9-2016)	Appraisal Institute
The Science of Being Effective and Efficient In Your Appraisal Practice (12-2016)	Milsaps University
Zoning and Its Impact on Highest and Best Use (6-2017)	Mississippi Chapter Appraisal Institute
Drone Technology and Its Impact on the Appraisal Industry (6-2017)	Mississippi Chapter Appraisal Institute
Understanding Wetlands (9-2017)	Mississippi Chapter Appraisal Institute
USPAP Update (11-2021)	Mississippi Chapter Appraisal Institute
Hot Topics and Myths in Appraisal Technology 12/2022	Mississippi Chapter Appraisal Institute

PROFESSIONAL AFFILIATION:

Mississippi Real Estate Broker License No. (Inactive)
Mississippi Certified General Appraiser No. GA-179
Certified through 12-31-2023

The APPRAISAL INSTITUTE SRA (qualification, Residential Member) Designation, 1988, Member 2206
Certified through 12-31-2025

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APPRAISAL AND REAL ESTATE EXPERIENCE:

Carroll and Thompson, Inc.

Sales Associate
(1979-80)Cody M. Canoy, Real Estate
AppraiserAssociate Broker and
Appraiser (1980-1982)

Reba B. Pepper, Independent Fee Appraiser

12-01-1982 through Present

Fee Panel Appraiser HUD, No. 0221

Veterans Administration Fee Appraiser
Federal National Mortgage Association
Resolution Trust Corporation
Federal Deposit Insurance Corporation
United States Department of Agriculture