

National Valuation Services, Of Springfield, Inc.

REAL ESTATE
APPRAISERS

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801 NORTH FREMONT ROAD
5.86± ACRE VACANT LOT
OZARK, MISSOURI

PREPARED FOR:
CHRISTIAN COUNTY LIBRARY BOARD OF TRUSTEES
ATTN: GERI OLMSTEAD
1005 NORTH 4TH AVENUE
OZARK, MISSOURI

PREPARED BY:
DAVID MATHEWSON
State Certified General
Real Estate Appraiser

AND

CYNTHIA HYDE
State Certified General
Real Estate Appraiser

PROPERTY WAS INSPECTED ON:
OCTOBER 28, 2015

REPORT WAS COMPLETED ON:
OCTOBER 29, 2015

LETTER OF TRANSMITTAL

Date: October 29, 2015

Client: Christian County Library Board of Trustees
Attn: Geri Olmstead
1005 North 4th Avenue
Ozark, Missouri 65721

RE: 801 North Fremont Road; 5.86± acres of vacant land located on the south side of Fremont Road and along the north side of West Jackson Road (Highway 14) in Ozark, Christian County, Missouri.

Owner/Grantor: Christian County Library Board

As per your request, I have estimated the Market Value in a Fee Simple Estate to the above captioned property in an "as is" condition. The property was inspected on October 28, 2015. Based on the examination and study made, I have formed the opinion that the subject property has a market value of:

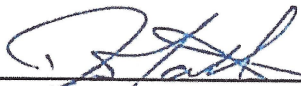
\$757,000.00

(SEVEN HUNDRED FIFTY-SEVEN THOUSAND DOLLARS)

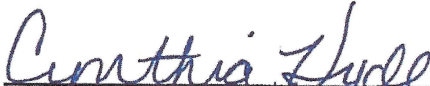
The market value determined applies as of October 28, 2015, the date of inspection. The value is subject to the assumptions and limiting conditions and definition of market value as recited in this report.

The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable data, the results of the investigation and analysis and the reasoning leading to the conclusions set forth.

If there are any questions, please do not hesitate to call my office.



David Mathewson #RA001340
State Certified General
Real Estate Appraiser



Cynthia Hyde #RA002992
State Certified General
Real Estate Appraiser