

McGinnis Real Estate Appraisal Group, LLC

Appraisal Report 905 & 911 South Reserve Street Missoula, Montana 59801

Jennifer L. McGinnis, MAI

Two contiguous vacant B2-2 zoned city lots in the Design Excellence Overlay Typology #4 corridor. The lots are divided by the Missoula Irrigation ditch, with 466.88' of South Reserve Street frontage:

Parcel A 82,764 SF
Parcel B 39,640 SF
Total 122,404 SF

Date of Valuation

January 19, 2019

FOR

**State of Montana
Montana Board of Land Commissioners
Department of Natural Resources & Conservation
PO Box 201601
Helena, Montana 59620-1601**

Contract No. 195062
Fund No. 02938

Our File No. 1902

McGinnis Real Estate Appraisal Group, LLC

February 13, 2019

Mike Atwood
Bureau Chief
Department of Natural Resources & Conservation
Trust Land Management Division
PO Box 201601
1539 11th Avenue
Helena, Montana 59620-1601

RE: 905 & 911 South Reserve Street
Missoula, MT 59801

File No. 1902

Dear Mr. Atwood,

In accordance with the appraisal contract dated January 14, 2019 for an Appraisal report setting forth market value of the parcels legally described on page 22 of this report, I hereby submit the following appraisal report containing 69 pages and Addenda.

The parcels involved are two contiguous vacant city lots zoned B2-2 Community Business, in the Design Excellence Overlay Typology #4 corridor, divided by the Missoula Irrigation Ditch with shared undeveloped access and frontage on South Reserve Street. Parcel A totals 1.90 acres or 82,764 square feet with 261.91 feet of South Reserve Street frontage, located on the corner of South 7th Street West with additional access and 262.31 feet of frontage. Parcel B is 0.91 acre or 39,640 square feet with 204.96 feet of South Reserve Street frontage. The total size of both lots together is 2.81 acres or 122,404 square feet with 466.88 feet of South Reserve Street frontage. City sewer runs along the east boundary at South Reserve Street and the City water line is located near the north boundary on South 7th Street West, however would need to be replaced with a larger 10" line for commercial use according to the KLJ Engineering report. Public power is available along the west boundary. The

topography of Parcel A is mostly level, sloping downwards at the NW corner towards South 7th Street West. Parcel B is level with vegetation consisting of a few trees and brush along the irrigation ditch.

I have appraised the property in fee simple subject to the easements and restrictions of record. I assume no responsibility for the marketability of the title to the property.

A Phase I Environmental Site Assessment was not provided to me; however, a visual inspection of the property revealed no on-site contamination nor did it reveal any materials stored on site which would constitute hazardous wastes. Your appraiser is not an expert in this field and if some questions exist a qualified professional should be contacted. This appraisal is made with the **Extraordinary Assumption and Limiting Condition** that there are no hidden or unapparent conditions that would affect the buildability of the site. The use of an Extraordinary Assumption and Limiting Condition effects the value indication.

I have complied with the Competency Provision as required in the Uniform Standards of Professional Appraisal Practice, based on my education and experience in appraising similar properties throughout Western Montana.

As a result of my investigations, studies and analyses, I have formed the opinion that the market value indications of the subject parcels, with consideration to a cash sale, and the extraordinary assumption and limiting conditions herein, as of January 19, 2019 are as follows:

Market Value Indications			
	Parcel A	Parcel B	Parcels A & B
Address	905 S. Reserve St.	911 S. Reserve St.	
Parcel Size/SF	82,764	39,640	122,404
Reserve Street Frontage	261.92	204.96	466.88
Parcel Depth	262.31	262.36	
Market Value \$/SF	\$11.00	\$11.00	\$11.00
Total Market Value Indication	\$910,404	\$436,040	\$1,346,444
Market Value (Rounded)	\$910,000	\$435,000	\$1,345,000

I direct your attention to the data, discussions and conclusions which follow. Thank you for the opportunity to be of service.

Respectfully submitted,

A handwritten signature in black ink that reads "J McGinnis". The signature is written in a cursive style with a large, stylized "J" and "M".

Jennifer L. McGinnis, MAI
MT Certified General Appraiser
REA-RAG-LIC-714