

**INTRODUCTION AND SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Client and Intended User(s) of Report:**

[REDACTED]

**Report Format:**

[REDACTED]

**Subject Property:**

Current Use or Proposed Use	Event Center/Single Family Residence/Excess Land
Location	4950 S County Road 20
MSA	Ozark, Dale County, Alabama 36830
Assessor's Parcel Number(s)	10-04-19-0-001-001.003 (SFR) 10-04-19-0-001-001.004 (Event Center) 10-04-19-0-001-001.005 (Excess Land)
Community Number	010060
Census Tract Number	0203.00
Legal Description	See Legal Description Section

**Property History:**

William J. Sanders & Caroline Griffin

**Intended Use of Appraisal:**

Loan Underwriting or Credit Decisions

**Value Appraised:**

Market Value

**Appraisal Premise:**

'As Is'

**Property Rights Appraised:**

Fee Simple

**Dates:**

Date of Inspection	December 22, 2025
Date of Report	December 28, 2025

**Date of Appraisal:**

As Is	December 22, 2025
-------	-------------------

**Estimate of Marketing Time:**

12 months

**Estimated Exposure:**

12 months

**Zoning:**

Not Zoned

**Highest and Best Use:**

As Though Vacant	Rural Residential/Agriculture
As Proposed	Event Center/Single-Family Residential/Agriculture