

Tri-State Appraisals

Robert M. Daun
Certified General Appraiser

817 West Lexington #5
Marion, IL 62959
Phone: (618) 993-6824 Fax: (618) 993-2655
certifiedappraiser@mchsi.com

May 17, 2021

To: (Cindy Miklos) – Franklin County Supervisor of Assessments
901 Public Square
Benton, Illinois 62812

RE: (Subject) [Ad-Valorem Appraisal of “CVS Building” Benton, IL (Parcels #07-13-478-017 & 07-13-478-018)]

To Whom It May Concern:

This letter will serve as an “**engagement contract**” for Tri-State Appraisals to perform a real estate appraisal on the properties listed as the subject. The appraisal report will be addressed and sent to the client at the email address shown via email in PDF format. Payment will be within 30-days of report delivery. In the event that the appraisal assignment is cancelled prior to completion, the client shall be responsible for paying the entire amount of the original appraisal fee unless other arrangements with the appraisal company have been made in writing. Any questions pertaining to this assignment should be addressed with Robert Daun of Tri-State Appraisals.

In accepting, preparing, and submitting appraisal assignments, I will comply at a minimum with U.S.P.A.P. and all applicable State and Federal Laws (FIRREA TITLE XI) and regulations governing appraisers and appraisals including but not limited to Appraisal Guidelines published by FNMA, FHLMC, FDIC, OTS, OCC, NCUA & SBA. Additional guidelines will entail appraisal requirements for I.D.N.R., State of Illinois Land Acquisition Manual and Federal Highways, Yellow Book guidelines & the Illinois Division of Aeronautics.

I will not accept an appraisal assignment based on any required or expected value or one that is beyond the scope or limits of my state license/certification. I will, at a minimum, abide by and conform to USPAP regulations and all fair lending regulations of the Equal Credit Opportunity Act and the Illinois Licensure Act.

Subject: “CVS Building” Benton, IL (Parcels #07-13-478-017 & 07-13-478-018)

Instructions to appraiser: Develop an estimation of “Market Value” based on “Fee Simple” estate for ad-valorem.

Client: Franklin County Supervisor of Assessments (Cindy Miklos)

Fee: \$3,000 Total (Delivered via email in PDF format).

As confirmation of your acceptance of this assignment under the terms specified in this letter, please return a signed copy of this engagement letter to us.

Respectfully,

Acceptance:



Robert Daun
Certified General Appraiser



Representative (Print & Signature) Date