REQUEST FOR PROPOSAL
FOR PROFESSIONAL SERVICES

TITLE: “RFP FOR REAL ESTATE SERVICES FOR RAPID CITY PROPERTY SALE”

1. INTRODUCTION
The City of Rapid City is seeking proposals from qualified firms to act as the City’s agent to facilitate the sale of city owned property in located in the vicinity of Rapid City, South Dakota. Minimum requirements of Firms and detailed description of required services are included in Attachment A-Scope of Services.

1.1. Questions.
Any questions by the Proposer regarding this RFP or the project must be put in writing and received by the City no later than 4:00 p.m. on June 30, 2022. Correspondence shall be addressed to:

Michelle Schuelke
Community Enrichment Division Manager
City of Rapid City
300 Sixth Street
Rapid City, SD 57701
605-394-4181
michelle.schuelke@rcgov.org

The City shall not be responsible for nor be bound by any oral instructions, interpretations or explanations issued by the City or its representatives.

Responses from the City to questions by any Proposer will be communicated in writing to all recipients of this RFP. Questions received after the date and time stated above will not be accepted, and will be returned to senders without response.

1.2. Addenda.
Any addenda issued by the City shall be in writing, shall become a part of this RFP, and shall be acknowledged and responded to by Proposer.

1.3. Submission of Proposals.
All proposals shall be submitted to:
Attn: Michelle Schuelke
Community Enrichment Division
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Please note that faxes, electronic submissions, or any media other than hard copies are not acceptable.
Proposals must be delivered no later than 4:00 p.m. on July 15, 2022. All proposals received after that time will be returned to the Proposer unopened.

The Proposer shall submit two (2) copies of its proposal in a sealed envelope, including one (1) original, clearly marked “Original”, addressed as noted above, bearing the Proposer’s name and address clearly marked, “RFP FOR REAL ESTATE SERVICES FOR RAPID CITY PROPERTY SALE.”

1.4. Withdrawal of Proposals.
A Proposer may withdraw its proposal at any time before the expiration of the time for submission of proposals as provided in the RFP by delivering a written request for withdrawal signed by, or on behalf of, the Proposer.

2. RIGHTS OF THE CITY OF RAPID CITY
This RFP does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in preparation and submission of proposals or in anticipation of a contract. The City reserves the right to:

- Make the selection based on its sole discretion;
- Reject any and all proposals;
- Issue subsequent Requests for Proposals;
- Postpone opening proposals for its own convenience;
- Remedy errors in the Request for Proposals process;
- Approve or disapprove the use of particular sub consultants;
- Negotiate with any, all or none of the Proposers;
- Accept other than the lowest offer;
- Waive informalities and irregularities in the Proposals; and/or
- Enter into an agreement with another Proposer in the event the originally selected Proposer defaults or fails to execute an agreement with the City.

An agreement shall not be binding or valid with the City unless and until it is approved by the City Council, if so required, and executed by authorized representatives of the City and of the Proposer.
ATTACHMENT A
Scope of Services

A. Project Description

The City of Rapid City is looking for a qualified firm or individual to provide services as a Real Estate Agent to facilitate the sale of Property owned by the City within the vicinity of Rapid City, South Dakota.

B. Background

Property Address: 627 Saint Cloud Street, Rapid City, SD 57701

Legal Description: W1/2 of Lot 14 & All of Lot 15, Block 17, Flormann Subdivision, Rapid City, SD 57701. The property consists of roughly 5,250 square feet of land located in Rapid City, South Dakota city limits. The property is currently vacant and the terrain is flat. The City wishes to sell the property “as is.”

C. Description of Required Services

Responders to this RFP should be capable of performing the following services necessary for the sale of the property.

1. Perform outreach and vet interested entities and acquire people who would like to bid on the property
2. Present bidders to city staff for acceptance.
3. Close the sale by following the procedure set out in the city charter.

D. Required Proposal Components

1. Description of firm’s experience as it relates to the listing and sale of government owned real estate properties of any size.

E. Experience

Proposer shall have at least three (3) years’ experience selling Real Estate having closed at least three (3) sales of similarly sized properties.

F. Licenses

Proposer must have a valid license issued by the South Dakota Real Estate Commission.
APPRAISAL OF REAL PROPERTY

LOCATED AT
627 Saint Cloud St
Rapid City, SD 57701
W1/2 of Lot 14 & All of Lot 15, Block 17, Flormann Subdivision, Rapid City, SD

FOR
Department of Community Development
300 6th St
Rapid City, SD 57701

OPINION OF VALUE
28,000

AS OF
04/14/2022

BY
Jarrett Mackey
Mackey Appraisals
959 Summerfield Dr
Rapid City, SD 57703-4829
(605) 791-1530
mackeyappraisals@gmail.com
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**MARKET DESCRIPTION**

- **Location:** Urban
- **Suburban**
- **Rural**
- **Built-up:** Over 75%
- **25-75%**
- **Under 25%**
- **Growth rate:** Rapid
- **Stable**
- **Slow**
- **Property values:** Increasing
- **Stable**
- **Declining**
- **Demand:** Supply
- **In-Balance**
- **Shortage**
- **Marketing time:** Under 3 Mos.
- **3-6 Mos.**
- **Over 6 Mos.**

**Summary of Highest & Best Use:** The subject property is located in a conforming residential area that includes primarily residential housing with similar sized lots of various sizes and styles. The subject meets the four tests being physically possible, legally permissible (per provisional use permit), financially feasible and most productive. Based on current use, zoning, and market area make-up, one would conclude the highest & best use as single family residential, vacant lot, 2 or more units would not be legally permissible.

**Site Comments:** Subject is not located in a flood zone per FEMA map above. The subject is a small lot adjacent to two other similar sized lots. The lot to the west is only 25’ wide and being fully utilized. The lot to the east is the same size. Properties in the area vary from average to fair condition and quality, most built in the 30’s and 40’s. Overall appeal to the market is below average and use is limited to a certain size home and a small yard.

**Zoning Classification:** MDR

**Description:** Medium Density Residential, single to multi family homes. 1-2 family buildings require a min. lot width of 50’ and single family has a min. size of 6,500 sf. 8’ sides and 25’ front/back setbacks.

**Utilities**

<table>
<thead>
<tr>
<th>Public</th>
<th>Other</th>
<th>Provider/Description</th>
<th>Off-site Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>Type</td>
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<tr>
<td></td>
<td></td>
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<td>Public</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Private</td>
</tr>
<tr>
<td>Street</td>
<td>Asphalt</td>
<td>Multiple</td>
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<tr>
<td></td>
<td>Adequate</td>
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</tbody>
</table>

**Electricity:**

- **Type:** Public

**Gas:**

- **Type:** Public

**Water:**

- **Type:** Public

**Sanitary Sewer:**

- **Type:** Public

**Storm Sewer:**

- **Type:** Public

**Telephone:**

- **Type:** Public

**Other site elements:**

- **Trade Lot**
- **Center Lot**
- **Cul de Sac**
- **Underground Utilities**

**FEMA Map:**

- **6/3/2013**

**Site Comments:** Subject is not located in a flood zone per FEMA map above. The subject is a small lot adjacent to two other similar sized lots. The lot to the west is only 25’ wide and being fully utilized. The lot to the east is the same size. Properties in the area vary from average to fair condition and quality, most built in the 30’s and 40’s. Overall appeal to the market is below average and use is limited to a certain size home and a small yard.
LEAR APPRAISAL REPORT

Analysis of sale/transfer history and/or any current agreement of selling/leasing.

No prior sales noted for the subject in the last 36 mo. Last sale was on 05/26/2018 for $21,000 to the current owner. Sale was not listed on the MLS/open market and was sold from individual to the city of Rapid City.

Address: 627 Saint Cloud St
Rapid City, SD 57701

Price: $28,000

Privacy to Subject:
1.23 miles SE

Proximity to Subject:
1.05 miles SE

Date of Sale/Time:
05/26/2018

Price:
20,000

Adjustment:
-17,825

Adjusted Sale Price (in $)
21,667

Summary of Sales Comparison Approach:
A thorough search in the subject's market area was performed to determine the most comparable properties to the subject within the 24 months prior to the effective date of the appraisal. Comps used sold within 24 mo. and 2 sold recently. Very limited similar comps and data was found.

Pair sales analysis indicated an adjustment of 38.06% adjustment being necessary for comps that had limited use per the size. Comp 1: much larger lot, however, it has a large utility easement making the buildable area much smaller, similar to the subjects. Comp suggests a lower value. Agent was non-responsive for reasoning and verification. Comp 2: recent sale and located nearby. It is similar in size, however, has a wider lot with more frontage and useable area. Comp 3 was used per size and sale date, though located further away in a newer subdivision and also has more useable area. Comp 4: located in N. Rapid, used as it's located in a similar neighborhood in between existing homes, however, was an older sale and had a wider lot. Time adjustments were made at 14% per market increase.

Final Reconciliation:
A weighted average was used for the final opinion of value with most weight given to sold comps with the least gross percentage adjustments (slightly less weight given to comp 1 per lack of verification).

This report is subject to other Hypothetical Conditions and/Extraordinary Assumptions as specified in the attached addenda.

A true and complete copy of this report contains 11 pages, including exhibits which are considered an integral part of this report. See attached addenda.

Contact:
Katie Lovett
Katie.Lovett@rcgov.org

Address:
300 6th St, Rapid City, SD 57701
### ADDITIONAL COMPARABLE SALES

#### File No.: 627StCloud

<table>
<thead>
<tr>
<th>Address</th>
<th>Subject Property</th>
<th>Comparable No. 4</th>
<th>Comparable No. 5</th>
<th>Comparable No. 6</th>
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</thead>
<tbody>
<tr>
<td>627 Saint Cloud St</td>
<td>130 E Van Buren St</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rapid City, SD 57701</td>
<td>Rapid City, SD 57701</td>
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<tr>
<td><strong>Proximity to Subject</strong></td>
<td><strong>1.80 miles NE</strong></td>
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<tr>
<td>Sale Price</td>
<td>$</td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$</td>
<td>30,000</td>
<td></td>
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<tr>
<td>Price</td>
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<tr>
<td>$</td>
<td>4,92</td>
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<td>Pennington Co, DOE#27550</td>
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<tr>
<th>Feature</th>
<th>Description</th>
<th>(+) $ Adjust</th>
<th>Description</th>
<th>(+) $ Adjust</th>
<th>Description</th>
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<tr>
<td><strong>Sales or Financing</strong></td>
<td>None</td>
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<tr>
<td><strong>Date of Sale/Time</strong></td>
<td>6/6/2020; DOM 11</td>
<td>+8,050</td>
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<tr>
<td><strong>Rights Appraised</strong></td>
<td>Fee Simple</td>
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<tr>
<td><strong>Location</strong></td>
<td>Residential</td>
<td></td>
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<tr>
<td><strong>Site Area</strong></td>
<td>5,250</td>
<td>-11,625</td>
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<tr>
<td><strong>Topography</strong></td>
<td>Generally Flat</td>
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<td><strong>Utilities</strong></td>
<td>All City</td>
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<tr>
<td><strong>View</strong></td>
<td>Residential</td>
<td></td>
<td></td>
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</tbody>
</table>

| Net Adjustment (Total, in $) | $            | -3,575       |             |              | $            | $            |
| Adjusted Sale Price (in $)   | $            | 26,425       |             |              | $            | $            |

**Summary of Sales Comparison Approach**

See main form for information on comp 4.

#### Comparables Summary & Estimated Indicated Value

<table>
<thead>
<tr>
<th>Comp #1</th>
<th>Comp #2</th>
<th>Comp #3</th>
<th>Comp #4</th>
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<tbody>
<tr>
<td>Sale Price</td>
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<td>$46,000</td>
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<tr>
<td>Net Adj. %</td>
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<td>38.80</td>
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<tr>
<td>Grs Adj. %</td>
<td>8.30</td>
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<tr>
<td>Ind Value</td>
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<td>Weight</td>
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ESTIMATED INDICATED VALUE OF THE SUBJECT: $26,000

APPRAISERS EST. VALUE OF THE SUBJECT: $28,000

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STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- The appraiser has noted in the appraisal report any conditions (including, but not limited to, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser’s client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser’s client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser’s written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work. Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.)

The scope of work consists of a visit by the appraiser(s) to view the exterior to catalog the salient attributes of the subject property. A casual inspection was completed with nothing more than an estimate of any deficiencies that may be hidden. Highest and best use was analyzed. Mapping and flood data were provided by proprietary sources using geo coding technology and are assumed to be accurate. The appraiser investigated appropriate market data for utilization in a sales comparison approach to value. Cost and income approaches were determined to be not applicable as lots are not typically rented nor have builders data. Appraiser’s research includes the use of public records through the use of the internet or by phone (last transfer recorded) and through the use of local multiple listing service (36 months sales history). Search parameters such as dates of sales, locations and distances from the subject will start with relatively narrow parameters and, if necessary, be expanded until the appraiser has either retrieved sufficient data (in the appraiser’s opinion) to estimate market value, or until appraiser has reasonable exhausted the available pool of sale data. Researched sales data will not be viewed from the street and appraiser will use available online resources to obtain street and aerial views. At appraiser’s discretion, some data will be used without personal verification if, in the appraiser’s opinion, the data appears to be correct. The appraiser will consider any appropriate listings of properties found through observation during appraiser’s data collection process. The appraiser will report only the data deemed to be pertinent to the valuation process. The appraiser researched the owner of public record using either the online database provided by that county’s director of equalization or contacted them by phone. The appraiser investigated and analyzed any pertinent easements or restriction, on the fee simple ownership of the subject property. It is of the clients responsibility to supply the appraiser with a title report, if a title report is not available, the appraiser will rely on a visual observation to identify any readily apparent easements or restrictions. Also, if a site survey was not supplied, the appraiser relied on visual observation to identify any apparent encroachments. None were readily observable but a survey was not provided. The appraiser completed the appraisal report in compliance with appraiser’s interpretation of the uniform standard of professional appraisal practice as promulgated by the appraisal foundation and the code of professional ethics. The appraiser will not be responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. Appraiser will report any indications of toxic waste or contaminates that may affect value if they are readily apparent during the appraiser’s inspection. The appraiser cautions the user of the report that the appraiser is not an expert in such matters and that the appraiser may overlook contamination that may be readily apparent to others. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the subject property that would make the subject property more or less valuable, and makes no guarantees or warranties, expressed or implied, regarding the condition of the subject property. Any outbuildings, if present, were inspected to determine if estimated value, if any. Any other pertinent data and analyses regarding the subject or comparable sales used in the report, that are not included in the appraisal report are obtained in the appraiser’s workdays.
**Certifications & Definitions**

<table>
<thead>
<tr>
<th>Certification or Definition</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DEFINITION OF MARKET VALUE</strong>:</td>
<td>Market value means 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 and 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:</td>
</tr>
<tr>
<td>1. Buyer and seller are typically motivated;</td>
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<tr>
<td>2. Both parties are well informed or well advised and acting in what they consider their own best interests;</td>
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<td>3. A reasonable time is allowed for exposure in the open market;</td>
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<tr>
<td>4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and</td>
<td></td>
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<tr>
<td>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.</td>
<td></td>
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<tr>
<td>* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.</td>
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**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions is limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
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**Client:** Department of Community Development  
**Address:** 300 6th St, Rapid City, SD 57701

**Appraiser:** Jarrett Mackey  
**Address:** 958 Summerfield Dr, Rapid City, SD 57703-4829

**Client Contact:** Katie Lovett  
**E-Mail:** Katie.Lovett@rcgov.org

**Date Report Signed:** 04/14/2022

**License or Certification #:** 1164CR  
**Expiration Date of License or Certification:** 09/30/2022

**Inspection of Subject:** Did Inspect  
**Date of Inspection:** 04/14/2022

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**DEFINITION OF MARKET VALUE**:  
Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.
**Subject Photo Page**

<table>
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<tr>
<th>Borrower</th>
<th>Property Address</th>
<th>City</th>
<th>County</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>627 Saint Cloud St</td>
<td>Rapid City</td>
<td>Pennington</td>
<td>SD</td>
<td>57701</td>
</tr>
</tbody>
</table>

**Subject Lot**

- **Location**: Residential
- **View**: 
- **Site**: 5,250
- **Quality**: 
- **Age**: 

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Form PIC3X5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
<table>
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</tr>
<tr>
<td>Lender/Client</td>
<td>Department of Community Development</td>
</tr>
</tbody>
</table>

**Subject Street**

627 Saint Cloud St  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

**View Across**

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Borrower: 627 Saint Cloud St
City: Rapid City
County: Pennington
State: SD
Zip Code: 57701

Lender/Client: Department of Community Development

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Appraisers License

South Dakota Department of Labor and Regulation

NO: 1164CR

This is to certify that JARRETT J MACKEY of RAPID CITY, SD is duly licensed to appraise property in the State of South Dakota as a

STATE CERTIFIED RESIDENTIAL APPRAISER

Highest Level of Residential

from the date hereof until September 30, 2022, unless terminated by the Department.

State-Certified Residential Appraiser classification applies to appraisal of any noncomplex nonresidential property with a transaction value of less than $400,000 and any one- to four-family residential property without regard to transaction value or complexity. The appraiser is bound by the Competency Rule of the Uniform Standards of Professional Appraisal Practice.

IN WITNESS WHEREOF,
this document was signed by the official in charge of licensing and certification on September 23, 2021

2022

[Signature]

Secretary
SOUTH DAKOTA
DEPARTMENT OF LABOR AND REGULATION