

Public Works Department – Facilities Management Division – **REAL PROPERTY SECTION**  
115 S. Andrews Avenue, Room 326 • Fort Lauderdale, Florida 33301 • 954-357-6808 • FAX 954-357-6292

**MEMORANDUM**

April 22, 2019

TO: Dan West, Director  
Parks & Recreation

THRU: Purvi Bhogaita, Director   
Real Property Section

FROM: C. Kevin Bokoske, MAI, Due Diligence Officer   
Real Property Section

RE: **Appraisal of “Traci Lynn” Property**  
**4701 NW 33<sup>rd</sup> Avenue**  
**Folio: 4942 18 20 0513**  
**Oakland Park, Florida 33309**

Please see the attached the Review Appraisal Reports written for the two property appraisals done by (1) Ann Marie McCarthy, MAI, CCIM, of AMH Appraisal Consultants, Inc. and (2) Charles E. Minor, MAI, of Roe Minor Realty Consultants, Inc. Both are State-Certified General Appraisers.

Each appraisal of the Fee Simple interest was considered compliant with USPAP. The values arrived at by each appraiser are as follows:

Appraisers' Opinions of Value

|        | <u>McCarthy</u> | <u>Minor</u> | <u>Average</u> |
|--------|-----------------|--------------|----------------|
| Value: | \$4,150,000     | \$4,250,000  | \$4,200,000    |

The difference in the total values is 2.4%, which is statistically insignificant in this instance, so the mathematical average of \$4,200,000 can be considered representative of the property's market value.

Please call if there are any questions. Thank you.

CKB