

PROFESSIONAL
APPRAISAL FIRM



P. O. Box 2610
Ridgeland, MS 39158
Phone: (601) 991-3912 Fax: (601) 991-0922

03/01/2018

Madison County Board of Supervisors
P.O. Box 608
Canton, MS 39046-0608

Re: Coventry Subdivision
Part 2
Yandell Road
Canton, MS 39046

Dear Board Members,

I am writing this letter concerning the above captioned single family residential development. My firm and I completed in excess of 1400 real estate appraisals in 2017, +/- 625 of the appraisals were properties located in Madison County. Mr. Weaver, developer, approached me many months ago regarding this development in hopes of planning and designing a development that would fulfill a missing need in the market. Upon extensive data gathering it is my belief this development will provide just that. A few key points to consider are lot size, the ability to have a site large enough for three car garages and size (square footage wise) of the dwellings (2200 sq ft minimums). As you are aware there have been numerous developments approved and developed with much less square foot minimums than 2200 sq ft leaving these home owners with limited options to grow in the immediate community where they have established friendships, school attendance and where they worship. Mr. Weaver has asked me to attend the meeting on the 5th of March and report to the board some statistical findings for the immediate market area.

Should you have any specific request please do not hesitate to call me at (601) 991-3912. I have also attached my resume for your review.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Randy L. Knouse'. The signature is stylized and cursive.

Randy L. Knouse / MS Crt. RA-740



P. O. Box 2610 or 244 Stephens Street
 Ridgeland, MS 39158
 (601) 991-3912

Randy L. Knouse

EDUCATION:

University of Mississippi
 Hinds Community College
 Clinton High School

PROFESSIONAL MEMBERSHIPS AND POSITIONS:

Member, Realtor Association of Miami Dade	2000-2002
Member, National Association of Realtors	2003-Present
Member, Mississippi Association of Realtors	2003-Present
Member, Jackson Board of Realtors	2005-Present
Licensed Salesperson, the State of Florida License #0693954	2000-2002
Registered Real Property Appraiser Permit Holder Permit #RP-0239	2002-2004
Mississippi Licensed Real Estate Appraiser's License #LA-1374	2004-2006
Mississippi Certified Real Estate Appraiser's License #RA-740	2006-Present
FHA Certified Appraiser	2004-Present
Realtors Political Action Committee Sterling "R" Contributor	2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015
Director, Multiple Listing Service Board Board of Directors	2010-2012
President Elect, Multiple Listing Service Board Board of Directors	2011-2012
Appraisal Institute Associate Member	2010-2013
President, Multiple Listing Service Board Board of Directors	2013
MLS President, Jackson Association of Realtors Board of Directors	2013
Professional Development Committee, Mississippi Association of Realtor, Committee Member	2013-2015
Past President, Multiple Listing Service Board	

Board of Directors	2014
City of Ridgeland Architectural Review Board Ward 6 Appointee	2014
Central Mississippi Realtors, Realtor of the year Treasure, Jackson Association of Realtors	2014
Board of Directors	2015

REAL ESTATE COURSEWORK:

Real Estate Principles, Practices & Law	Gold Coast School of Real Estate
Real Estate Appraisal	Gold Coast School of Real Estate

SPECIALIZED COURSEWORK:

Uniform Standards of Professional Appraisal Practice	2000, 2002, 2004, 2008, 2010, 2012, 2014
FHA Appraiser & Underwriting Training	2004
FHA Single Family Appraisal (HUD)	2006
Farm & Land Appraisal	2006
Scope of Work & Appraiser Due Diligence (The Columbia Institute)	2008
Survey of the Cost Approach (The Columbia Institute)	2008
FHA, the URAR & the 1025 form (The Columbia Institute)	2008
Appraising FHA Today (McKissock)	2010
Mortgage Fraud /Protect Yourself (McKissock)	2010
Current Issues in Appraising (McKissock)	2010
Changes & Updates for FHA Single Family Appraisals (HUD)	2010
Understanding the New Interagency Appraisal and Evaluation G (AI)	2011
The Uniform Appraisal Dataset from Fannine Mae And Freddie Mac (AI)	2011
The Impact of Dodd-Frank on Appraisers & Their Bank Clients (AI)	2012
Business Practices and Ethics (AI)	2012

WORK EXPERIENCE:

Real Estate Salesperson Century 21 Shiver Realty, Homestead, Florida	Sept. 2000-May 2002
Real Estate Appraiser	

Praytor Appraisal Services	May 2002-Feb. 2005
Real Estate Appraiser and Co-Owner	
The Professional Appraisal Firm, Inc.	Feb. 2005-2009
Real Estate Appraiser and Owner	
The Professional Appraisal Firm, Inc.	2009-Present

REFERENCES:

BankPlus
 Attention: Doug McKinnon (Senior Vice President Chief Appraiser)
 1068 Highland Colony Parkway, 400 Concourse
 Ridgeland, MS 39157
 (601) 898-4999

Trustmark National Bank.
 Attention: Dan Loflin (Vice President, Appraisal Review)
 (601) 208-7803

APPROVED APPRAISAL LIST:

Affordable Lending
 American Southwest Funding Corp.
 BancorpSouth
 BankPlus
 Bank of America
 Bank of Commerce
 Bank of Forest
 Bank of Franklin
 Bank First
 Bridges Mortgage
 Capitalmark
 Cendant Mortgage Corporation
 Community Bank
 Community Trust
 Cornerstone Home Lending
 Executive Mortgage
 First Commercial Bank
 Federal Housing Administration Appraiser
 Heritage Bank
 Homefirst Mortgage
 Hope Community Credit Union
 Landsafe Appraisal Services
 Magnolia Federal Credit Union
 Members Exchange Credit Union

Merchants & Planters Bank
Merrill Lynch
Metropolitan Bank
M & F Bank
New Penn Financial
Omni Bank
Ouachita
Peoples Bank
PHH Mortgage Services
PriorityOne Bank
Renasant Bank
Riverhills Bank
Southern Bancorp
STARS Appraisal Services
State Bank & Trust
State Farm
T Graham
The First AMBA
The Mortgage Connection
The Home Lending Group
Trustmark National Bank
Wells Fargo Bank

