

APPLICATION FOR REZONING

Name and Address of Applicant:
LFP, LLC
P.O. BOX 986 RIDGEWOOD MS 39158

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
12-21-2020	R1	See (Exhibit A)	SEE BELOW	X	See (Exhibit B)

Other Comments: As per Article VIII Section 806 of the Madison County Zoning Ordinance.

Comments **NORTH PARCEL: 082D-19-014/00.00**
PORTION OF SOUTH PARCEL: 082D-19-011/00.00

Respectfully Submitted

LFP, LLC

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 19
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER: LFP, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now LFP, LLC, with permission of owners Edward Trussell Lewis Jr., Peggy B. Lewis, and Casandra Jackson Gilliam of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 19 Township 8 N, Range 2 East, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of R-1 District to a R-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 34.27 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT G

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect R-2 zoning and reclassifying this property from its present R-1 District classification to a R-2 District.

Respectfully submitted, this the 21 day of December, 2020.

LFP, LLC, Petitioner

**BEFORE THE BOARD OF SUPERVISORS
OF MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN:
WEST ½ SECTION 19, T8N-R2E, MADISON COUNTY, MISSISSIPPI**

PETITIONER: LFP LLC

**PETITION TO REZONE AND RECLASSIFY REAL PROPERTY
AND AMEND THE LAND USE PLAN**

COMES NOW, LFP LLC, by written permission of Edward Trussell Lewis, Jr., Peggy B. Lewis and Casandra Jackson Gilliam, owners of the hereinafter described land and property, and files this Petition with the Board of Supervisors of Madison County, Mississippi to rezone and reclassify tracts or parcels of land situated in West ½ Section 19, T8N-R2E, Madison County, Mississippi, and to amend the Land Use Plan, and shows as follows:

1. LFP LLC, Petitioners, has written permission to file this Petition from the Owners of the following described parcels to, wit:

Attachment A—Legal Description

Attachment B—Warranty Deeds of Properties

Attachment C—Written Permission from Landowners


2. Petitioner request that the parcels be rezoned from its present Zoning District Classification of Single Family Residential Estate District (R1) to a Medium Density Residential District (R2.)
3. A list of changes of conditions that support the rezoning are as follows:
 - a. The subject property is 34.27 acres more or less and is best suited for residential development.
 - b. Several subdivisions located in the area (Catlett Road) are currently zoned as a R2.
Attachment D (Map)
 - c. There has been a change in the character of the neighborhood *since* the Comprehensive Plan for Madison County was adopted in November of 2019. Specifically three parcels of property have been re-zoned to R-2.
Attachment D and E (Map and Key)
Attachment F (Minutes of the Board of Supervisor's Approval)
 - d. There is a great public need because of the lack of available inventory of homes in this area. This can be illustrated in the "*Public Need and State of the Market Report.*" **Attachment G.**

4. The Land Use and Transportation Map of Madison County, Mississippi, will need to be amended to reflect the property as "Medium Density Residential District (R2) It's presently designated "Single Family Residential Estate District."
5. The map showing the location of the property **Attachment H.**
6. The Petitioner is notifying the surrounding landowners owning property within 160 feet of the property described herein, of the hearing date for this Petition by certified mail return receipt requested. A list of landowners and their location is attached as **Attachment I.**
7. *Notice of Hearing* to the surrounding land owners is attached as **Attachment J.**
8. Tax map of the property **Attachment K.**
9. Bear Creek Water Association certification of coverage letter. **Attachment L.**
10. Preliminary community layout **Attachment M.**

WHEREFORE PREMISES CONSIDERED, Petitioner respectfully request that this Petition be received, and after do considerations, the Board of Supervisors of Madison County will amend the Land Use Plan to reflect the subject property as a Medium Density Residential District (R2) and reclassify this property from its present Single Family Residential District (R1) to a Medium Density Residential District (R2.)

RESPECTFULLY SUBMITTED, this the 21st day of December, 2020.

LFP LLC

By: 
Member/ Manager

ATTACHMENT A

DESCRIPTION-TRACT 1 (Deed Book 151 Page 731)

Being situated in the West ½ of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

COMMENCE at a concrete monument marking the NW corner of Section 19, T8N-R2E, and run East, 2612.8 feet; run thence South, 2224.9 feet to an iron bar marking the NE corner of and the **POINT OF BEGINNING** for the property herein described; run thence South 1 degree 50 minutes West along the West R.O.W. line of a county gravel road; 342.1 feet to an iron bar; run thence North 89 degrees 41 minutes West, 2514.7 feet to an iron bar in a fence line; run thence North 00 degrees 23 minutes 30 seconds East along a fence line, 341.9 feet to a fence corner; run thence South 89 degrees 41 minutes East, along an old fence line, 2523.3 feet to the **POINT OF BEGINNING**, containing 19.77 acres, more or less.

DESCRIPTION-TRACT 2

A parcel or tract of land, containing **15.50 acres**, more or less, lying and being situated in the West ½ of Section 19, T8N-R2E, Madison County, Mississippi, being a part of the Cassandra Jackson Gilliam, Monica Jackson, Roslyn Jackson Shelton, Adriane S. Jackson and Kevin A. Jackson property as described in Deed Book 458 at Page 467 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a concrete monument lying at the NW corner of said Section 19, T8N-R2E, Madison County, Mississippi; run thence

East for a distance of 2,612.80 feet; thence
South for a distance of 2,224.90 feet; thence

South 01 degrees 50 minutes 00 seconds West for a distance of 342.10 feet to an iron pin lying at the SE corner of the Edward T. Lewis, Jr. property as described in Deed Book 151 at Page 731 of the Records of said Madison County, Mississippi, said point also lying on the Westerly Right-Of-Way of Catlett Road, as it existed in October, 2020, said point also being and lying at the NE corner of the above referenced Cassandra Jackson Gilliam et al property and **POINT OF BEGINNING** of the herein described property; thence

Along the Westerly Right-Of-Way of said Catlett Road and the Easterly boundary of said Cassandra Jackson Gilliam et al property to points at each of the following calls;

South 01 degrees 50 minutes 00 seconds West for a distance of 226.20 feet; thence
South 00 degrees 19 minutes 18 seconds West for a distance of 36.80 feet; thence

Leaving the Westerly Right-Of-Way of said Catlett Road and the Easterly boundary of said Cassandra Jackson Gilliam et al property, run North 89 degrees 41 minutes 00 seconds West for a distance of 2,605.89 feet to the Westerly boundary of said Cassandra Jackson Gilliam et al property; thence

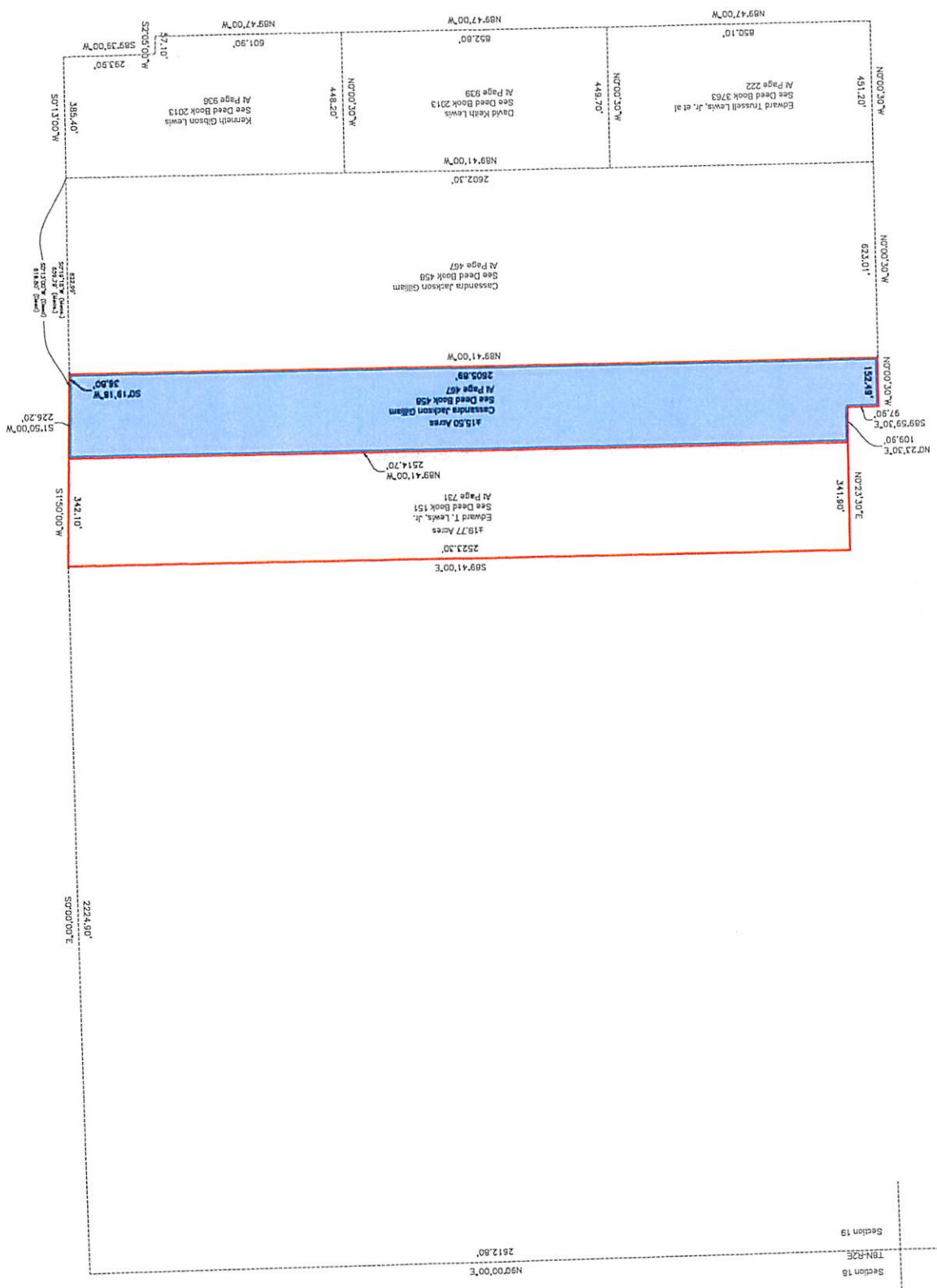
ATTACHMENT A

Along the Westerly boundary of said Cassandra Jackson Gilliam et al property to points at each of the following calls;

North 00 degrees 00 minutes 30 seconds West for a distance of 152.49 feet; thence
South 89 degrees 59 minutes 30 seconds East for a distance of 97.90 feet; thence

North 00 degrees 23 minutes 30 seconds East for a distance of 109.90 feet to the NW corner of said Cassandra Jackson Gilliam et al property, said point also being and lying at the SW corner of the above referenced Edward T. Lewis, Jr. property; thence

South 89 degrees 41 minutes 00 seconds East along the Southerly boundary of said Edward T. Lewis, Jr. property and the Northerly boundary of said Cassandra Jackson Gilliam et al property, for a distance of 2,514.70 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.



ATTACHMENT A

D

151 MC 731

AUG 15 1977

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, SOPHIE GIBSON JACKSON and DOROTHEA GIBSON LEWIS, do hereby convey and quitclaim unto EDWARD T. LEWIS, JR. all of our undivided interest in the following described property lying and being situated in Madison County, Mississippi, to wit:

Being situated in the W¹/₂ of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the NW corner of Section 19, T8N-R2E, and run East, 2612.8 feet; run thence South, 2224.9 feet to an iron bar marking the NE corner of and the Point of Beginning for the property herein described; run thence S 10° 50' W, along the West R.O.W. line of a county gravel road, 342.1 feet to an iron bar; run thence N 89° 41' W, 2514.7 feet to an iron bar in a fence line; run thence N 00° 23' 30" E, along a fence line, 341.9 feet to a fence corner; run thence S 89° 41' E, along an old fence line, 2523.3 feet to the Point of Beginning. Containing 19.77 acres, more or less.

WITNESS our signatures this the 5th day of Aug 1977

1977

Sophie Gibson Jackson
Sophie Gibson Jackson

Dorothea Gibson Lewis
Dorothea Gibson Lewis

Book 151 Page 732

STATE OF MISSISSIPPI
County of Hinds ss

Personally appeared before me, the undersigned authority in and for the jurisdiction above mentioned SOPHIE GIBSON JACKSON, who acknowledged that she did sign and deliver the foregoing instrument on the date and for the purpose therein stated.

Sophie Gibson Jackson
Sophie Gibson Jackson

Given under my hand and official seal, this the 5th

day of July, 1977.

Ann M. Egan
Notary Public



STATE OF MISSISSIPPI
County of Hinds ss

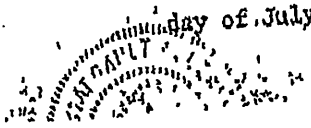
Personally appeared before me, the undersigned authority in and for the jurisdiction above mentioned DOROTHEA GIBSON LEWIS, who acknowledged that she did sign and deliver the foregoing instrument on the date and for the purpose therein stated.

Dorothea Gibson Lewis
Dorothea Gibson Lewis

Given under my hand and official seal, this the 23

day of July, 1977.

Margaret A. Lewis
Notary Public



302-
12^{ad}

Prepared by and Return to: BRUNINI, GRANTHAM, GROWER & HEWES, PLLC Attorneys at Law 190 East Capitol Street Suite 100 Jackson, MS 39201 601-948-3101 Attn: Ken Harmon MS Bar No. 3091	Grantor: Edward Trussell Lewis, Jr. 1204 Colvin Meadows Lane Great Falls, VA 22066 703-438-1924	Grantee: Edward Trussell Lewis, Jr. and Peggy B. Lewis, Co-Trustees of The Ed & Peggy Lewis Trust 1204 Colvin Meadows Lane Great Falls, VA 22066 703-438-1924
Indexing Instructions: NW ¼ and SW ¼ of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Edward Trussell Lewis, Jr. ("Grantor"), does hereby convey, transfer and quitclaim unto Edward Trussell Lewis, Jr. and Peggy B. Lewis, Co-Trustees of The Ed & Peggy Lewis Trust, dated June 25, 2019 ("Grantee") all of Grantor's right, title, and interest in and to the following described property lying and being situated in Madison County, Mississippi:

See Attached Exhibit "A"

Grantor and Grantee have waived examination of title for the above-described property, and the preparer is released from all liability in connection therewith.

WITNESS MY SIGNATURE on the date contained in the acknowledgment below to be effective as of the 28 day of AUGUST, 2019.

GRANTOR:

Edward Trussell Lewis, Jr.
Edward Trussell Lewis, Jr.

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of August, 2019, within my jurisdiction, the within named Edward Trussell Lewis, Jr., who acknowledged that he executed the above and foregoing instrument.

[Signature]
Notary Public

My Commission Expires: 3/31/22

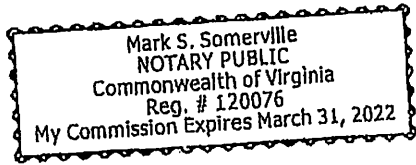


Exhibit AParcel One

Being situated in the West $\frac{1}{2}$ of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the northwest corner of Section 19, Township 8 North, Range 2 East, and run East 2591.0 feet; Run thence South 3452.8 feet to an iron bar marking the northeast corner of certain 26.37-acre tract; Thence North 89 degrees 41 minutes West along the North line of said 26.37-acre tract 899.4 feet; Thence continue North 89 degrees 41 minutes West along the North line of said 26.37-acre tract 852.8 feet to the point of beginning of the herein described property; Thence South 00 degrees 00 minutes 30 seconds East 449.7 feet; Thence North 89 degrees 47 minutes West along the South line of said 26.37-acre tract 850.1 feet; Thence North 00 degrees 00 minutes 30 seconds West along the West line of said 26.37-acre tract 451.2 feet; Thence South 89 degrees 41 minutes East along the North line of said 26.37-acre tract 850.1 feet to the point of beginning and containing 8.79 acres, more or less.

And together with a 30-foot ingress/egress easement along the North side of said 26.37-acre tract.

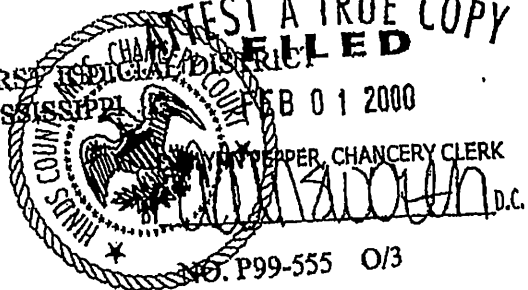
Parcel Two

Being situated in the W $\frac{1}{2}$ of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows: Commence at a concrete monument marking the NW corner of Section 19, T8N-R2E, and run East, 2612.8 feet; run thence South, 2224.9 feet to an iron bar marking the NE corner of and the Point of Beginning for the property herein described; run thence S 1° 50' W, along the West R.O.W. line of a county gravel road, 342.1 feet to an iron bar; run thence N 89° 41' W, 2514.7 feet to an iron bar in a fence line; run thence N 0° 23' 30" E, along a fence line, 341.9 feet to a fence corner; run thence S 89° 41' E, along an old fence line, 2523.3 feet to the Point of Beginning. Containing 19.77 acres, more or less.

Lula on down
Pd 7.00 (E)

TEST A TRUE COPY
FILED
IN THE CHANCERY COURT OF THE FIRST JUDICIAL DISTRICT
OF HINDS COUNTY, MISSISSIPPI
FEB 01 2000

302878



IN THE MATTER OF THE ESTATE OF
SOPHIE GIBSON JACKSON, DECEASED

BOOK 0458 PAGE 467

JUDGMENT DISCHARGING EXECUTRIX AND CLOSING ESTATE

THIS DAY THIS CAUSE came to be heard on the sworn Petition of Casandra Jackson Gilliam, Executrix of the Last Will and Testament of Sophie Gibson Jackson, and the Court having considered said Petition, finds that the Estate of Sophie Gibson Jackson should be closed and further finds as follows:

I.

That Sophie Gibson Jackson died testate on August 16, 1999. At the time of her death, said Decedent maintained a fixed place of residence in and was an adult resident citizen of the First Judicial District of Hinds County, Mississippi.

II.

That on the 12th day of December, 1995, the Decedent made, published and declared an instrument in writing purporting to be her Last Will and Testament, and was at that time of sound and disposing mind and memory and of legal age to devise. Said instrument is in conformity with the requirements of law and constitutes the true and lawful Last Will and Testament of Sophie Gibson Jackson.

III.

That said Last Will and Testament was duly admitted to probate and Casandra Jackson Gilliam was appointed to serve as Executrix without bond by Order of this Court dated September 1, 1999, Letters Testamentary having been issued by the Clerk of this Court on September 1, 1999.

IV.

That the said Executrix made reasonably diligent efforts to identify all persons having claims against the Estate of said Decedent and notified any such persons, by U. S. Mail, postage prepaid, informing them that a failure to have their claims probated and registered by the Clerk of this Court within ninety (90) days after the first publication of said Executrix's Notice to Creditors would bar their claim; and said Executrix has complied with Section 91-7-145 of the *Mississippi Code of 1972 Annotated (Rev. 1994)* and filed herein said Executrix's Affidavit of such compliance. Said Executrix thereafter caused to be published a Notice to Creditors to probate and register their claims in accordance with law in The Clarion-Ledger, a newspaper published in the City of Jackson, in the County of Hinds and State of Mississippi, and having a general circulation therein, on September 8, September 15, and September 22, 1999; and said Notice, together with Proof of Publication thereof, has been duly filed in this Court. No claims have been probated against the Estate and the time for probating claims has expired.

V.

That Walter C. Jackson, Jr., Monica Jackson, Kevin A. Jackson, Roslyn Jackson Shelton, Adriane S. Jackson, Matilda Washington Jackson, and Casandra Jackson Gilliam have received the specific and demonstrative personal property bequests to them.

VI.

That at the time of the Decedent's death, she owned a 1991 Plymouth Acclaim, VIN No. 1P3XA46K5MF659416. Pursuant to the terms of the Decedent's Last Will and Testament, said automobile was bequeathed to Casandra Jackson Gilliam and she should be adjudged to be the owner thereof.

BOOK 0458 PAGE 469
VII.

That the Decedent died seised pursuant to a Quitclaim Deed (Book 1010, Page 523) of her home located at 403 West County Line Road, Tougaloo, Mississippi, situated in the First Judicial District of Hinds County, Mississippi, and more particularly described as follows:

A certain parcel of land situated in Lot Four (4) of Schroeder's Third Subdivision, a map or plat of which subdivision is on file and of record in the Office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, in Plat Book 4, at page 43 thereof, said parcel of land being described by metes and bounds as follows:

Commencing at the northeast corner of said Lot 4, Schroeder's Third Subdivision, run thence along the north line of said Lot 4 in a northwesterly direction a distance of 290.7 feet to the point of beginning; from said point of beginning continue thence along the said north line of Lot 4 a distance of 56 feet to the northeast corner of a parcel of land heretofore conveyed to Walter C. Jackson, Sr., by deed recorded in Deed Book 387, at page 322 thereof, in the office of the aforesaid Chancery Clerk; thence run south along the east line of the said property heretofore conveyed to the said Walter C. Jackson, Sr., a distance of 281.45 feet to a point; thence run south 81 degrees 45 minutes east a distance of 34 feet to a stake; thence run north a distance of 248 feet, more or less, to the point of beginning.

Pursuant to the terms of the Decedent's Last Will and Testament, Walter C. Jackson, Jr. and Casandra Jackson Gilliam should be adjudged to be the owners of the aforesaid property, as joint tenants, with full right of survivorship.

VIII.

That the Decedent died seised pursuant to a Quitclaim Deed (Book No. 151, Page 733) of approximately fifty-three (53) acres on Catlett Road in Madison, County, Mississippi, known as the Dave Gibson Estate, and more particularly described as follows:

Being situated in the W1/2 of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the NW corner of Section 19, T8N-R2E, and run East, 2601.8 feet; run thence South, 2567.0 feet to an iron bar

marking the NE corner of and the Point of Beginning for the property herein described; run thence S 1° 50' W, along the West R.O.W. line of a county gravel road, 226.2 feet to an iron bar; run thence S 0° 13' W, along the West R.O.W. line of said county road, 619.8 feet to an iron bar; run thence N 89° 41' W, 2602.3 feet to an iron bar in a fence line; run thence N 0° 00' 30" W, along an old fence line, 775.5 feet to a fence corner; run thence S 89° 59' 30" E, along an old fence line, 97.9 feet to a fence corner; run thence N 0° 23' 30" E, along an old fence line, 109.9 feet to an iron bar; run thence S 89° 41' E, 2514.7 feet to the Point of Beginning. Containing 52.73 acres, more or less.

Pursuant to the terms of the Decedent's Last Will and Testament, the aforesaid property was devised as follows: one-half (1/2) interest to Casandra Jackson Gilliam; one-eighth (1/8) interest to Monica Jackson; one-eighth (1/8) interest to Roslyn Jackson Shelton; one-eighth (1/8) interest to Adriane S. Jackson; and, one-eighth (1/8) interest to Kevin A. Jackson; and they should be adjudged to be the owners thereof.

IX.

That there are no outstanding unpaid debts or claims against the Estate. The fee of the Executrix has been waived and there are no attorney's fees to be paid out of the Estate. There is no further business to be conducted in the Estate and the Estate owes no federal or state taxes.

X.

That inventory, appraisal, and accounting having been waived by Order of this Court dated September 1, 1999, Petitioner has completed the administration of the Estate. The Estate should now be closed with final distribution of the assets hereof to be made to the legatees and devisees of Sophie Gibson Jackson, deceased.

IT IS THEREFORE ORDERED AND ADJUDGED:

- (a) That Casandra Jackson Gilliam is the owner of the 1991 Plymouth Acclaim, VIN No. 1P3XA46K5MF659416, and all persons, entities and corporations be and are hereby ordered to deliver possession and transfer title, where appropriate to Casandra Jackson Gilliam;

(b) That Casandra Jackson Gilliam and Walter C. Jackson, Jr. are joint owners, with full right of survivorship of 403 West County Line Road, Tougaloo, Mississippi, as fully described in paragraph VII hereof, and all persons, entities and corporations be and are hereby ordered to deliver possession and transfer title, where appropriate into the names of Casandra Jackson Gilliam and Walter C. Jackson, Jr.;

(c) That Casandra Jackson Gilliam owns one-half (1/2) interest and Monica Jackson, Roslyn Jackson Shelton, Adriane S. Jackson, and Kevin A. Jackson each own one-eighth (1/8) interest in the approximately fifty-three (53) acres on Catlett Road in Madison, County, Mississippi, as fully described in paragraph VIII hereof, and all persons, entities and corporations be and are hereby ordered to deliver possession and transfer title, where appropriate into their names;

(d) That the Executrix, Casandra Jackson Gilliam, is hereby discharged from the responsibilities imposed upon her by the office of Executrix; and

(e) That the Estate of Sophie Gibson Jackson be and is hereby closed without further order of this Court.

SO ORDERED AND ADJUDGED this the 18th day of February, 2000.

Signed DENISE S. OWENS
CHANCELLOR

PRESENTED BY:



Lula M. Anderson (MSB #1583)
Post Office Box 31147
Jackson, MS 39286
(601) 362-2587
ATTORNEY FOR EXECUTRIX

LAST WILL AND TESTAMENT

OF

SOPHIE G. JACKSON

I, Sophie G. Jackson, residing at 403 West County Line Road, Tougaloo, Mississippi 39174, being over the age of eighteen (18) years of age and of sound and disposing mind, declare this to be my Last Will and Testament and revoke any other Wills and Codicils I may have heretofore made.

I.

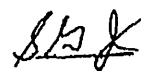
I hereby nominate, constitute and appoint my daughter, Mrs. Casandra Jackson Gilliam to be the Executrix of my Last Will and Testament, and that no bond be required of her. My Executrix shall have full power in her discretion to do any and all things necessary for the complete administration of my estate, including the power to sell without order from the Court, any real or personal property belonging to the estate, to compound, compromise or otherwise settle or adjust any and all claims, changes, debts and demands whatsoever against or in favor of my estate as fully as I could if living.

II.

If Casandra J. Gilliam is unable or unwilling to serve as the Executrix, I appoint my granddaughter Monica Jackson of 960 Maple Court, Mount Pleasant, South Carolina 29464 to serve as the Executrix.

III.

I direct my Executrix to pay the expenses of my last illness and funeral as soon after



my death as may be practicable.

IV.

I bequeath and devise to my daughter, Casandra Jackson Gilliam of 7803 Hana Road, Edison, New Jersey 08817, my set of Pradciscan China, the striking antique clock, and my automobile. To my son, Walter C. Jackson, Jr of 403 West County Line Road, Tougaloo, Mississippi, I bequeath and devise my father's gold Elgin pocket watch. To my granddaughter, Monica Jackson of 403 West County Line Road, Tougaloo, Mississippi, I bequeath and devise my Noritake China (Natalie) set. To my grandson, Kevin A. Jackson, I bequeath and devise the three (3) piece Bassett bedroom furniture. To my granddaughter, Roslyn Jackson Shelton, 518 Matthew Road, Ridgeland, Mississippi 39157, I bequeath and devise my antique bookcase. To my granddaughter, Adriane S. Jackson, I bequeath and devise my set of French Provential silver. All monies in Deposit Guaranty National Bank and Trustmark National Bank will be divided as follows: one half (1/2) of all, I bequeath and devise to my daughter, Casandra Jackson Gilliam; the other one half (1/2) to be divided equally between my son, Walter C. Jackson, Jr. and his wife, Matilda Washington Jackson of 403 West County Line Road, Tougaloo, Mississippi; my granddaughters, Monica Jackson, Roslyn Jackson Shelton and Adriane S. Jackson of 403 West County Line Road, Tougaloo, Mississippi; and my grandson, Kevin A. Jackson. It is my desire that my daughter and son look after the interest and health of my sister, Mrs. Katie Gibson-Douglas, if and when she needs it.

V.

It is my desire that I leave my home located at 403 West County Line Road, Tougaloo, Mississippi to my son, Walter C. Jackson, Jr., and my daughter, Casandra J.

SKJ

Gilliam to share and share alike (as joint tenants with full rights of survivorship). The fifty-three (53) acres on Catlett Road in Madison County, Mississippi known as the Dave Gibson Estate, be divided as follows: one half (1/2) to my daughter, Casandra J. Gilliam; the other one half (1/2) be divided equally between my three (3) granddaughters, Monica Jackson, Roslyn Jackson Shelton and Adriane S. Jackson; and my grandson, Kevin A. Jackson.

ATTESTATION

We, the undersigned, hereby certify that the above and foregoing document was signed by Mrs. Sophie Gibson Jackson in our presence who is personally known to us as here Last Will and Testament, and that we hope to attach our signatures as witnesses at the request of Mrs. Sophie Gibson Jackson and in the presence of the said Mrs. Sophie Gibson Jackson and in the presence of each other on this the 12th day of December, 1995.

Sophie Gibson Jackson
SOPHIE GIBSON JACKSON

Ernest S. Matthews
Ernest S. Matthews

OF

6036 1/2 State Street Jackson, MS 39213

Joyce Smith
Joyce Smith

OF

415 Fredrica Ave, Jackson MS 39209

STATE OF MISSISSIPPI, COUNTY OF MADISON:



I certify that the within instrument was filed for record in my office this 2 day of Feb, 192000 at 9 o'clock a M., and was duly recorded on the FEB 07 2000, Book No. 456, Page 467.

STEVE DUNCAN, CHANCERY CLERK

BY: J Cole D.C.

Madison County Legal

ATTACHMENT c

December 17, 2020

Scott Weeks
Zoning Administrator
PO Box 608
Canton, MS 39046

Dear Scott,

This letter is intended to serve as permission for LFP, LLC to apply for re-zoning of property we currently own, from Single Family Residential Estate District (R1) to a Medium Density Residential District (R2.) Attached to this letter is a map showing the parcels for reference.

The parcel numbers and legal descriptions for the properties are:

DESCRIPTION-TRACT 1 (Deed Book 151 Page 731)

Being situated in the West ½ of Section 19, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

COMMENCE at a concrete monument marking the NW corner of Section 19, T8N-R2E, and run East, 2612.8 feet; run thence South, 2224.9 feet to an iron bar marking the NE corner of and the **POINT OF BEGINNING** for the property herein described; run thence South 1 degree 50 minutes West along the West R.O.W. line of a county gravel road; 342.1 feet to an iron bar; run thence North 89 degrees 41 minutes West, 2514.7 feet to an iron bar in a fence line; run thence North 00 degrees 23 minutes 30 seconds East along a fence line, 341.9 feet to a fence corner; run thence South 89 degrees 41 minutes East, along an old fence line, 2523.3 feet to the **POINT OF BEGINNING**, containing 19.77 acres, more or less.

DESCRIPTION-TRACT 2

A parcel or tract of land, containing 15.50 acres, more or less, lying and being situated in the West ½ of Section 19, T8N-R2E, Madison County, Mississippi, being a part of the Cassandra Jackson Gilliam, Monica Jackson, Roslyn Jackson Shelton, Adriane S. Jackson and Kevin A. Jackson property as described in Deed Book 458 at Page 467 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a concrete monument lying at the NW corner of said Section 19, T8N-R2E, Madison County, Mississippi; run thence

*East for a distance of 2,612.80 feet; thence
South for a distance of 2,224.90 feet; thence*

South 01 degrees 50 minutes 00 seconds West for a distance of 342.10 feet to an iron pin lying at the SE corner of the Edward T. Lewis, Jr. property as described in Deed Book 151 at Page 731 of the Records of said Madison County, Mississippi, said point also lying on the Westerly Right-Of-Way of Catlett Road, as it

ATTACHMENT C

existed in October, 2020, said point also being and lying at the NE corner of the above referenced Cassandra Jackson Gilliam et al property and **POINT OF BEGINNING** of the herein described property; thence

Along the Westerly Right-Of-Way of said Catlett Road and the Easterly boundary of said Cassandra Jackson Gilliam et al property to points at each of the following calls;

South 01 degrees 50 minutes 00 seconds West for a distance of 226.20 feet; thence
South 00 degrees 19 minutes 18 seconds West for a distance of 36.80 feet; thence

Leaving the Westerly Right-Of-Way of said Catlett Road and the Easterly boundary of said Cassandra Jackson Gilliam et al property, run North 89 degrees 41 minutes 00 seconds West for a distance of 2,605.89 feet to the Westerly boundary of said Cassandra Jackson Gilliam et al property; thence

Along the Westerly boundary of said Cassandra Jackson Gilliam et al property to points at each of the following calls;

North 00 degrees 00 minutes 30 seconds West for a distance of 152.49 feet; thence
South 89 degrees 59 minutes 30 seconds East for a distance of 97.90 feet; thence

North 00 degrees 23 minutes 30 seconds East for a distance of 109.90 feet to the NW corner of said Cassandra Jackson Gilliam et al property, said point also being and lying at the SW corner of the above referenced Edward T. Lewis, Jr. property; thence


South 89 degrees 41 minutes 00 seconds East along the Southerly boundary of said Edward T. Lewis, Jr. property and the Northerly boundary of said Cassandra Jackson Gilliam et al property, for a distance of 2,514.70 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

This property is located on the west of side of Catlett Road and is currently zoned R1. In order to begin the re-zoning process we understand that permission by the present owner must be granted. We understand that this process is necessary in order to facilitate the proposed residential development that LFP, LLC plans to construct. Therefore, we authorized and approve for LFP, LLC to apply for re-zoning of our property.

Sincerely,

Edward Trussell Lewis Jr.

(Tract 1 Owner)
DocuSigned by:




04C37B572CA0488...
Peggy B. Lewis
(Tract 1 Owner)

Casandra Jackson Gilliam


(Tract 2 Owner)

DocuSigned by:



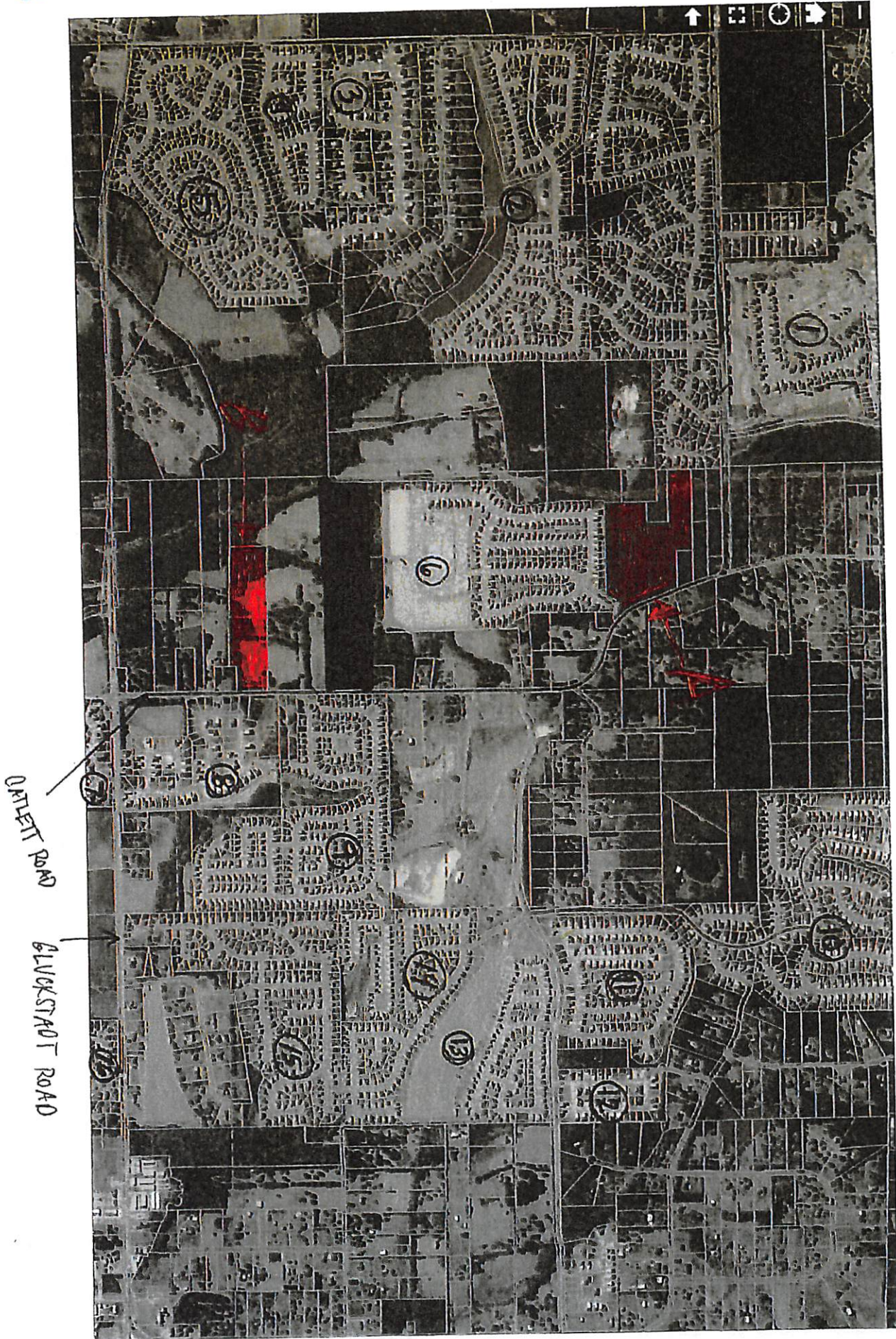
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DocuSigned by:



04C37B572CA0488...

ATTACHMENT D



ATTACHMENT E

Attached is a map of the communities that surround the subject property. The numbers on the map correspond with the numbers on this map key identifying communities and their zoning.

1. Lake Caroline (PUD)
2. Ashbrooke (PUD)
3. Saddle Brook (R2)
4. Fieldstone (R2)
5. Providence (R2)
6. Falls Crossing (R2)
7. Belle Terre (R2)
8. First Colony (R2)
9. Still House Creek (PUD)
10. Grayhawk (R2)
11. Timber Ridge (PUD)
12. Stone Creek (R2)
13. Northwind of Wellington (PUD)
14. Wellington (PUD)
15. Ridgefield (R2)
16. Red Oak Plantation (R2)

"A" in red, Property rezoned to an R2 on approximately December 3, 2019.

"B" in red, Property recently rezoned to an R2 but currently under appeal.

The subject property is shaded in black

ATTACHMENT F

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said variance was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Petition to Rezone - Sartain Associates

At the request and recommendation of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Steen did second a motion to approve that certain petition to rezone A-1 Agricultural to R-2 Residential property located at the N/W corner of Luebirdia Lane and Catlett Road containing 28.27 acres. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried by a vote of four (4) in favor, and one (1) against, the same being Mr. Trey Baxter, and said petition was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: In re: Approval of Amended Final Plat Woodscape of Oakfield, Phase 2

At the request and recommendation of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve the amended final plat of Woodscape of Oakfield, Phase 2, with changes to the elevation of the fire hydrants. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said amended plat was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

ATTACHMENT F

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the assessment of the parcel(s) reflected thereon were and are hereby approved and adopted.

SO ORDERED this the 17th day of August, 2020.

In re: Appeal Hearing on Application for Rezoning Rands, LLC

Mr. Griffin did offer and Mr. Baxter did second a motion to open the public hearing for consideration of the Application to Rezone submitted by Rands, LLC from R-1 Residential to R-2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. Scott Shoemaker requested the Board's consideration to rezone approximately 17.58 acres situated in Section 19, T8N, R2E from an R1 Residential District to a R2 Residential District, and

WHEREAS, a true and correct copy of said Application may be found in the Miscellaneous Appendix to these Minutes, and

WHEREAS, Mr. Shoemaker reported there is an public need and there has been a significant change in the character of the neighborhood, and

WHEREAS, Mr. Shoemaker reported that Planning & Zoning Board had unanimously approved the application to rezone on June 11, 2020, and

WHEREAS, Mr. Shoemaker reported the R2 zoning request will consist of a 10,600 square foot minimum, and

WHEREAS, Mr. Shoemaker reported that there had been a substantial change in the character of their neighborhood as shown by: (1) there already exists other R2 districts in the area, (2) the R1 community has faded away, (3) non existence of public sewer capability is no longer there for R1 districts, (4) high land prices for the R1 districts have led to an outrageous costs, (5) not enough lots to offset the cost of sewer for these lots, (6) no room for a walking trail, no room for a lake, no room for a clubhouse, and (7) on November 19, 2019, the Board of Supervisors adopted the Comprehensive Plan for Madison County, two weeks later the Board of Supervisors approved rezoning a 28 tract of property, located one mile north of the proposed property, from an R1 district to and R2 district, and

WHEREAS, Ms. Allison Pollis, Pollis Properties, appeared in favor of the application to

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 4 of 24 (8/17/20)

ATTACHMENT F

rezone as an expert in real estate to provide evidence of the public need, stating that demand is up and supply is down, potential real estate crisis in not having enough R2 development in the county, people will not move to Madison County if there is no place for them,

WHEREAS, Mr. Shoemaker did present certain items into the record for acknowledgment,

Thereafter, Ms. Mimi Speyerer, did file the appeal with Planning & Zoning, stating the petitioner has not met their burden of proof as to a change in character of the neighborhood and public need for this piece of property,

WHEREAS, Ms. Speyerer, who appealed the decision of the Planning & Zoning Commission, stated (1) that Rands, LLC has not proven by clear and convincing evidence that the character of the neighborhood has changed since the 2019 adoption of the Madison County Comprehensive Plan and Madison County Land Use Plan, (2) Rands, LLC did not appear in opposition when the Board of Supervisors voted to adopt the 2019 Comprehensive Plan, (3) comparing the other neighborhoods is not a standard to approve a rezoning, nor is the cost of development, (4) this may be a private need of the developer but it is not a public need, (5) no proof there is a need of this size development or housing for this piece of property, (6) significant traffic congestion up along Bozeman Road,

WHEREAS, Ms. Speyerer did present certain items into the record for acknowledgment,

Mr. Banks did offer and Ms. Jones did second a motion to acknowledge the exhibit(s) presented by Ms. Speyerer, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said exhibit(s) were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Baxter did offer and Mr. Banks did second a motion to acknowledge those certain exhibits presented by Mr. Shoemaker and Ms. Pollis, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said exhibit(s) were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Zoning Administrator Scott Weeks stated that the reason this property had been rezoned from Agricultural to Residential was due to a change in the law in Mississippi for agricultural property. He explained that they changed this property's zoning as part of the comprehensive update, taking it to the least restrictive residential zoning because the area is predominantly residential. He further explained it would be up to the owner of the property to

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 5 of 24 (8/17/20)

ATTACHMENT F

then seek to rezone it to the type Residential zoning they wanted.

Thereafter, Ms. Jones did offer and Mr. Griffin did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Following discussion and after hearing the evidence presented by the petitioner and the opposition and (1) determining that there has been a substantial change in the character of the neighborhood and a public need, (2) other subdivisions in the area are zoned R2 Residential and (3) the Board is working to widen Gluckstadt Road, Bozeman Road and building a new Interchange, Mr. Banks did offer and Mr. Steen did second a motion to approve and grant the rezoning application submitted by Rands, LLC from R1 Residential to R2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote (4-1) of the Board and said rezoning was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

In re: OBJECTIONS TO, FINAL EQUALIZATION OF, AND ADOPTION OF THE 2020 MADISON COUNTY TAX ROLLS – Public Hearings on Protests Received for 2020 Preliminary Real and Personal Property Assessment Rolls

Mr. Baxter did offer and Mr. Griffin did second a motion to open the public hearing for purposes of equalization of the 2020 tax rolls as to protests timely received on August 3, 2020. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. John Grant appeared before the Board and stated they are withdrawing their appeals on five parcels and two out parcels for The Forum, a copy of which may be found in

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 6 of 24 (8/17/20)

ATTACHMENT 6

Public Need and State of the Market

The following attached reports are from the Central Mississippi MLS Market Data Report from October 2019- October 2020 in regards to Madison County, Mississippi. They are represented and broken down into 3 categories:

1. \$200,000-\$300,000.
2. \$300,000-\$500,000.
3. \$500,000 and Up.

The areas that are highlighted within each report are to aid identifying the current market and the market over the last 12 months. Each report highlights the same characteristics in each category for comparison purposes.

These reports will illustrate a **massive decline of home availability** in the market and consequently a **great public need** for additional housing.

To summarize the report for the \$200,000-\$300,000 home market the last 12 months:

- The active listing count is **down** 57%, which can be detailed on page 2 and 4.
- Months of Inventory is **down** 70%, to *1.2 months*, which can be detailed on page 2 and 5.

To summarize the report for the \$300,000-\$500,000 home market the last 12 months:

- The active listing count is **down** 52%, which can be detailed on page 2 and 4.
- Months of Inventory is **down** 80% to *1.7 months*, which can be detailed on page 2 and 5.

To summarize the report for the \$500,000-Up home market the last 12 months:

- The active listing count is **down** 39%, which can be detailed on page 2 and 4.
- Months of Inventory is **down** 69% to *4.1 months*, which can be detailed on page 2 and 5.

Along with this information attached is the September edition of the *Market Heartbeat* from the Central Mississippi MLS. Within this report there are a few statements to highlight:

"With stronger buyer activity in the market this year and the continued constrained supply of homes for sale, speedy sales and multiple offers are likely to remain a common occurrence and will keep the housing market hot even when the weather is cooling." **"Inventory levels fell 47.8 percent to 1,311 units. Prices continued to gain traction. The Median Sales Price increased 19.6 percent to \$215,000. Days on Market was down 14.6 percent to 51 days. Sellers were encouraged as Months' Supply of Inventory was down 53.6 percent to 2.3 months."**

Please note the additional highlighted items within the Market Heartbeat:

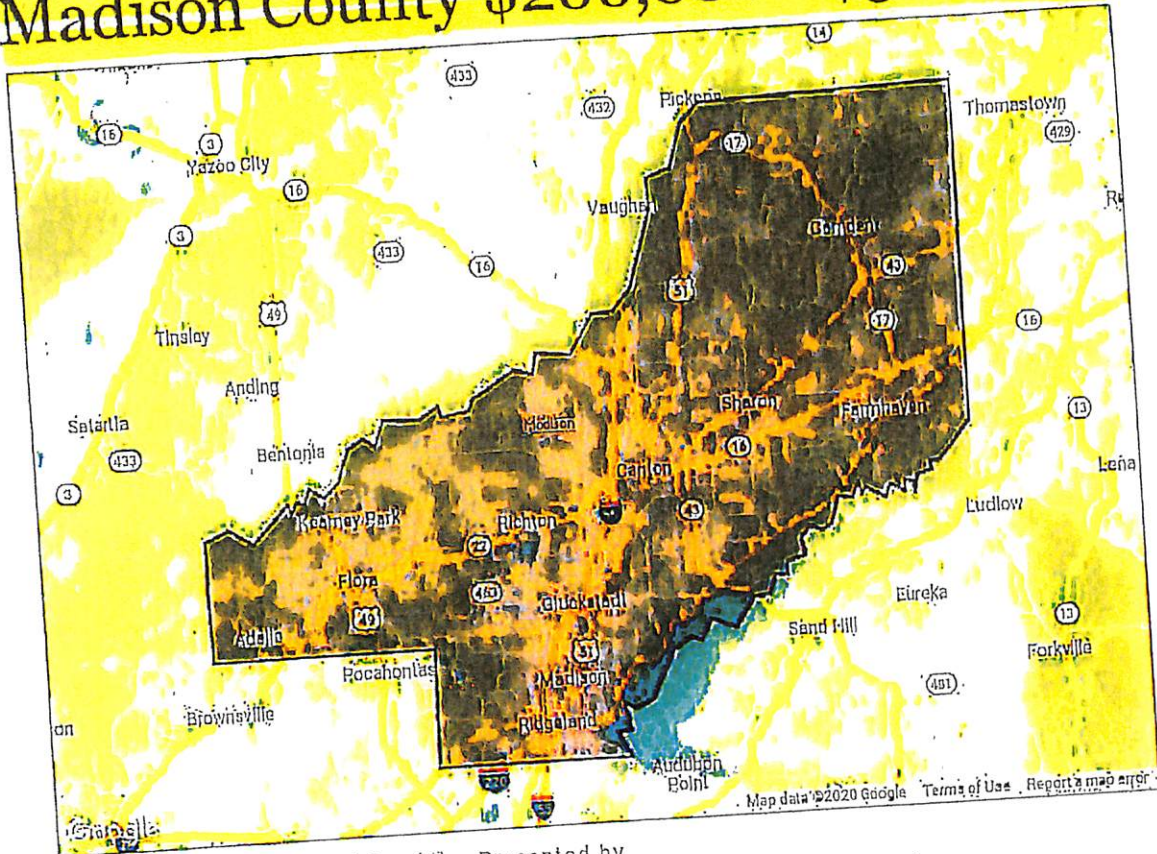
Days on the Market until Sale, **- 14.6%**
Average Sales Price, **+ 20.2%**
Inventory of Homes for Sale, **- 47.8%**
Months' Supply of Inventory **- 53.6%.**

The last page of this report highlights Madison County. Please note the increase in sales price (+ 9%) and decrease in inventory (-46%) and months' supply of homes (-55%).

This clearly illustrates the economic principles of supply and demand.

MARKET DATA REPORT

Madison County \$200,000 - \$300,000



Report Characteristics

Report Name:
Madison County \$200,000 - \$300,000

Report Date Range:
10/2019 - 10/2020

Filters Used:
Property Type, Price Range, Location

Avg/Med: Med Only

Include Metrics By: County, ZIP Code

Run Date: 11/10/2020

Scheduled: No

Presented by

Central Mississippi MLS, Inc.

(601) 948-1332

Other: <https://cmr.realtor/>

620 N State Street
Jackson, MS 39202

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	65	66	-1.5%	736	664	+10.8%
New Listing Volume	\$16,605,719	\$16,408,842	+1.2%	\$183,143,959	\$164,216,380	+11.5%
Active Listing Count	81	188	-56.9%	N/A	N/A	
Active Listing Volume	\$20,673,588	\$47,574,986	-56.5%	N/A	N/A	
Median Listing Price	\$254,997	\$250,000	+2%	\$257,167	\$249,597	+3%
Months of Inventory	1.2	3.9	-70%	2	3.7	-45.2%
Absorption Rate	85.19%	25.53%	+59.7%	49.06%	26.9%	+22.2%
Sales Activity Charts Metrics						
New Pending Sales Count	77	58	+32.8%	806	652	+23.6%
New Pending Sales Volume	\$19,402,560	\$13,969,627	+38.9%	\$200,494,216	\$159,509,601	+25.7%
Pending Sales Count	125	56	+123.2%	N/A	N/A	
Pending Sales Volume	\$31,082,515	\$13,317,327	+133.4%	N/A	N/A	
Closed Sales Count	60	56	+7.1%	615	548	+12.2%
Closed Sales Volume	\$14,515,458	\$13,485,800	+7.6%	\$150,583,366	\$132,200,492	+13.9%
Median Sales Price	\$239,950	\$236,750	+1.4%	\$243,964	\$240,488	+1.4%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

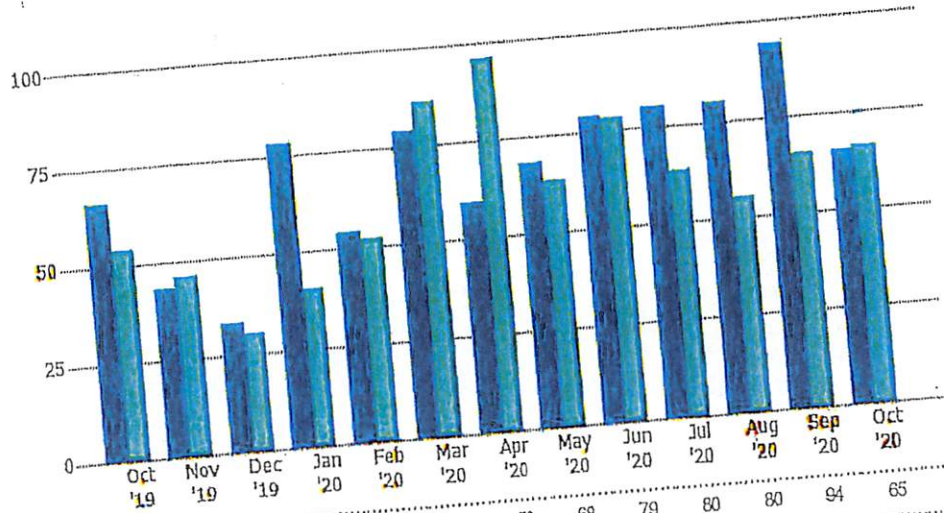
New Listings

The number of new residential listings that were added each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$200,000 - \$300,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Oct '20	65	-1.5%
Oct '19	66	22.2%
Oct '18	54	-29.6%



Year	Count	% Chg.
Current Year	65	-1.5%
Prior Year	66	22.2%
Percent Change from Prior Year		-1.5%

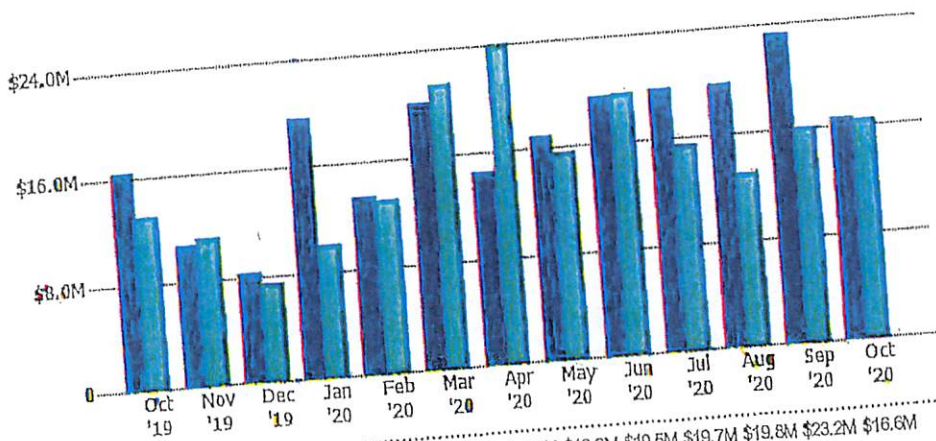
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$200,000 - \$300,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Oct '20	\$16.6M	1.2%
Oct '19	\$16.4M	26.3%
Oct '18	\$13M	-29%



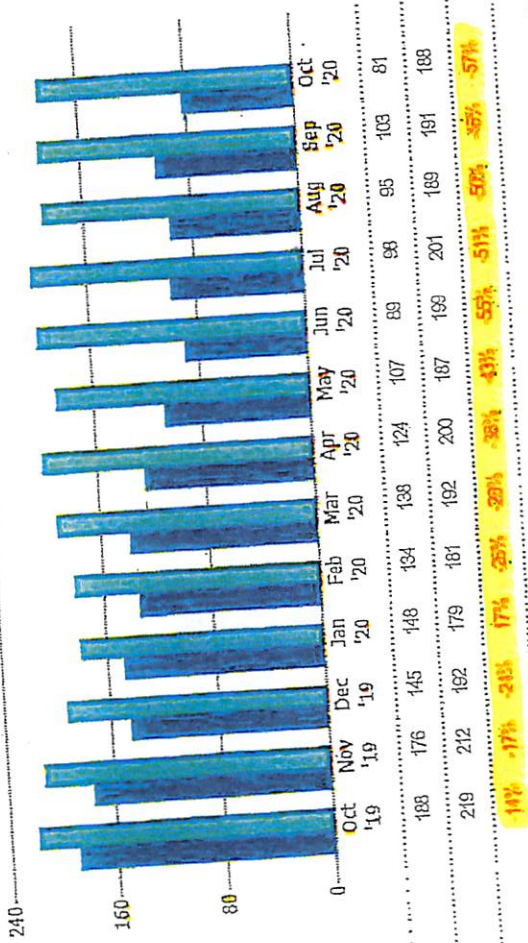
Year	Volume	% Chg.
Current Year	\$16.6M	1.2%
Prior Year	\$16.4M	26.3%
Percent Change from Prior Year		1.2%

Active Listings

The number of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$200,000 - \$300,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Count	% Chg.
Oct '20	81	-56.9%
Oct '19	188	-14.2%
Oct '18	219	-16.4%

Month	Count	% Chg.
Oct '19	188	17%
Nov '19	176	-17%
Dec '19	145	-21%
Jan '20	148	17%
Feb '20	134	-25%
Mar '20	138	22%
Apr '20	124	-32%
May '20	107	-43%
Jun '20	89	-55%
Jul '20	98	-51%
Aug '20	95	-50%
Sep '20	103	-47%
Oct '20	188	-57%

Current Year: 219

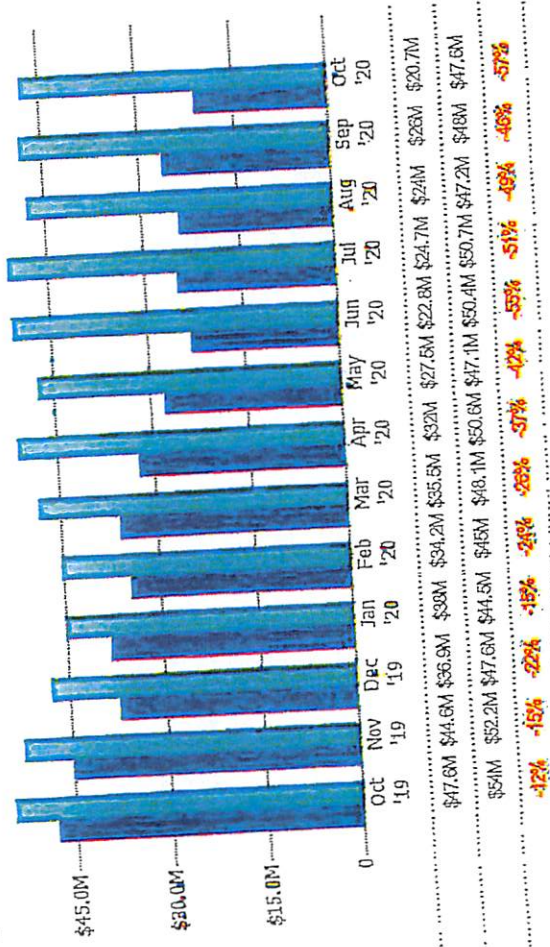
Prior Year: 187

Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$200,000 - \$300,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Volume	% Chg.
Oct '20	\$20.7M	-56.6%
Oct '19	\$47.6M	-12%
Oct '18	\$54M	-13.9%

Month	Volume	% Chg.
Oct '19	\$47.6M	15%
Nov '19	\$44.6M	-15%
Dec '19	\$47.6M	22%
Jan '20	\$44.5M	-15%
Feb '20	\$44.5M	24%
Mar '20	\$35.6M	-24%
Apr '20	\$32M	-37%
May '20	\$27.8M	-47%
Jun '20	\$22.8M	-55%
Jul '20	\$24.7M	-51%
Aug '20	\$24M	-48%
Sep '20	\$28M	-40%
Oct '20	\$47.6M	-57%

Current Year: \$54M

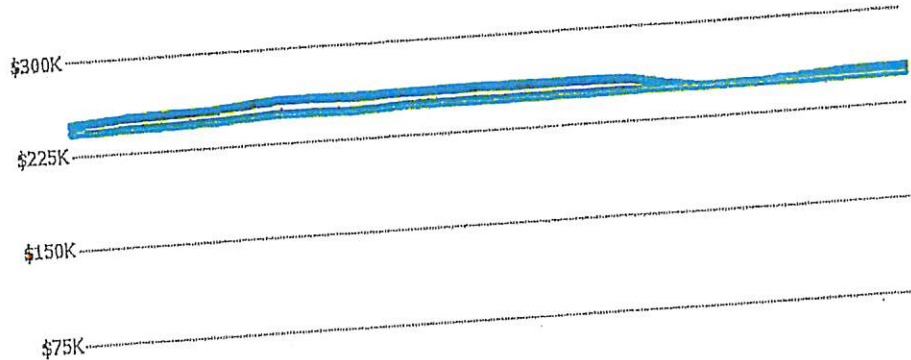
Prior Year: \$47.6M

Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$200,000 - \$300,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Oct '20	\$255K	2%
Oct '19	\$250K	2.5%
Oct '18	\$244K	4.1%

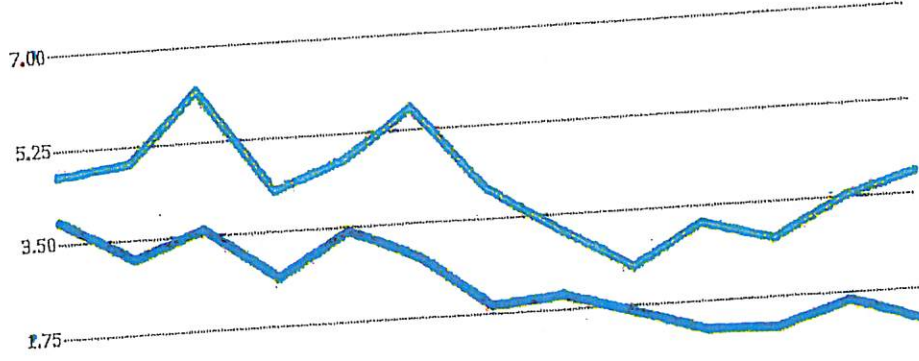
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Price	\$250K	\$254K	\$255K	\$260K	\$259K	\$260K	\$261K	\$260K	\$259K	\$250K	\$250K	\$254K	\$255K
Prior Year	\$244K	\$245K	\$246K	\$249K	\$248K	\$250K	\$250K	\$250K	\$250K	\$250K	\$250K	\$250K	\$250K
Percent Change from Prior Year	3%	4%	4%	4%	4%	4%	4%	4%	4%	4%	0%	0%	2%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

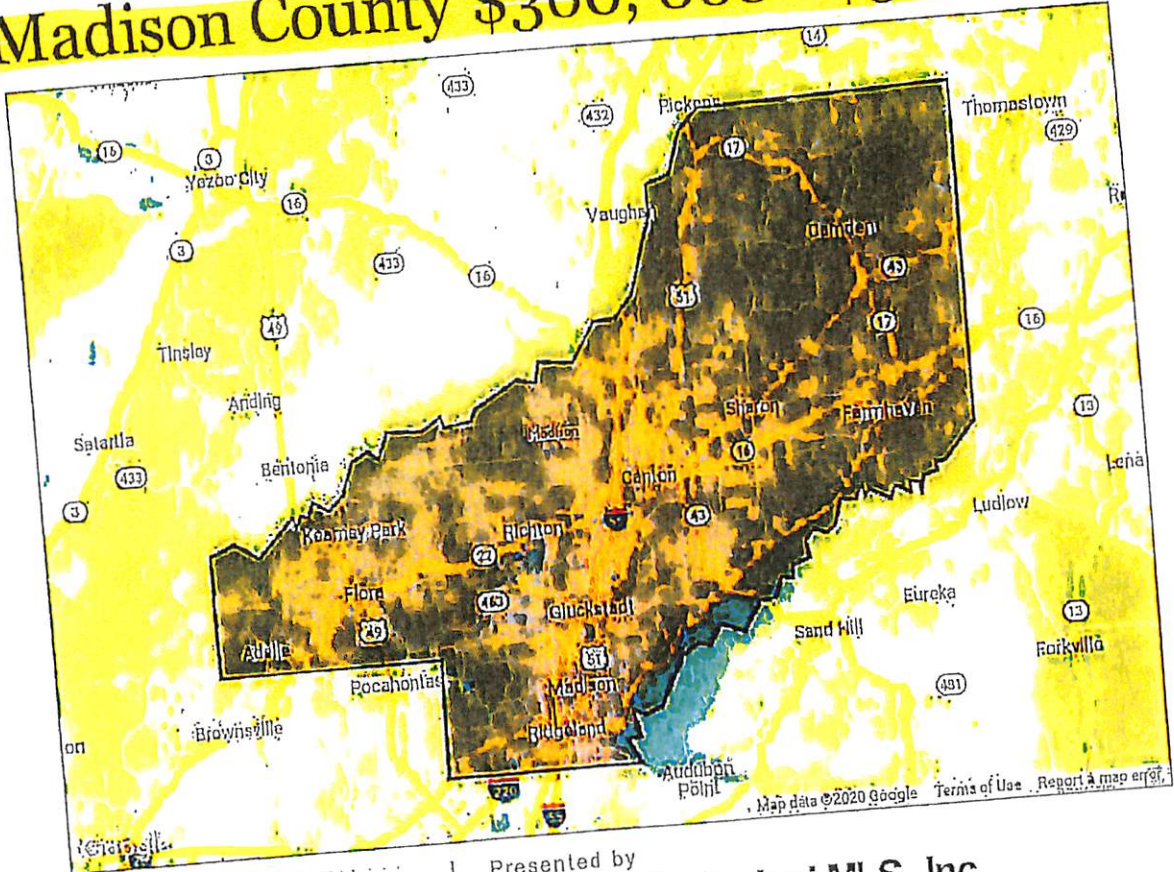
MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$200,000 - \$300,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Months	% Chg.
Oct '20	1.17	-70%
Oct '19	3.92	-17.7%
Oct '18	4.76	-37%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	3.92	3.14	3.63	2.64	3.44	2.88	1.91	2.02	1.62	1.21	1.17	1.61	1.17
Prior Year	4.76	4.93	6.19	4.26	4.76	5.65	4.08	3.22	2.46	3.19	2.82	3.54	3.92
Percent Change from Prior Year	-18%	-36%	-41%	-38%	-28%	-49%	-53%	-37%	-34%	-62%	-58%	-55%	-70%

Madison County \$300,000 - \$500,000



Report Characteristics

Report Name:
Madison County \$300,000 - \$500,000

Report Date Range:
10/2019 - 10/2020

Filters Used:
Property Type, Price Range, Location

Avg/Med: Med Only

Include Metrics By: County, ZIP Code

Run Date: 11/10/2020

Scheduled: No

Presented by

Central Mississippi MLS, Inc.

(601) 948-1332

Other: <https://cmr.realtor/>

620 N State Street
Jackson, MS 39202

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	54	47	+14.9%	546	553	-1.3%
New Listing Volume	\$21,572,227	\$18,502,100	+16.6%	\$212,308,097	\$216,953,334	-2.1%
Active Listing Count	116	243	-52.3%	N/A	N/A	
Active Listing Volume	\$45,676,952	\$98,823,561	-52.8%	N/A	N/A	
Median Listing Price	\$386,950	\$394,900	-2%	\$394,922	\$391,034	+1%
Months of Inventory	1.7	8.4	-79.9%	4.7	5.9	-20.3%
Absorption Rate	59.48%	11.93%	+47.5%	21.34%	17%	+4.3%
Sales Activity Charts Metrics						
New Pending Sales Count	53	32	+65.6%	605	458	+32.1%
New Pending Sales Volume	\$20,873,923	\$12,093,396	+72.6%	\$235,464,802	\$178,554,557	+31.9%
Pending Sales Count	82	42	+95.2%	N/A	N/A	
Pending Sales Volume	\$32,135,122	\$16,250,845	+97.7%	N/A	N/A	
Closed Sales Count	51	32	+59.4%	483	372	+29.8%
Closed Sales Volume	\$20,162,635	\$12,045,618	+67.4%	\$184,218,513	\$141,164,344	+30.5%
Median Sales Price	\$402,000	\$368,500	+9.1%	\$377,502	\$371,699	+1.6%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

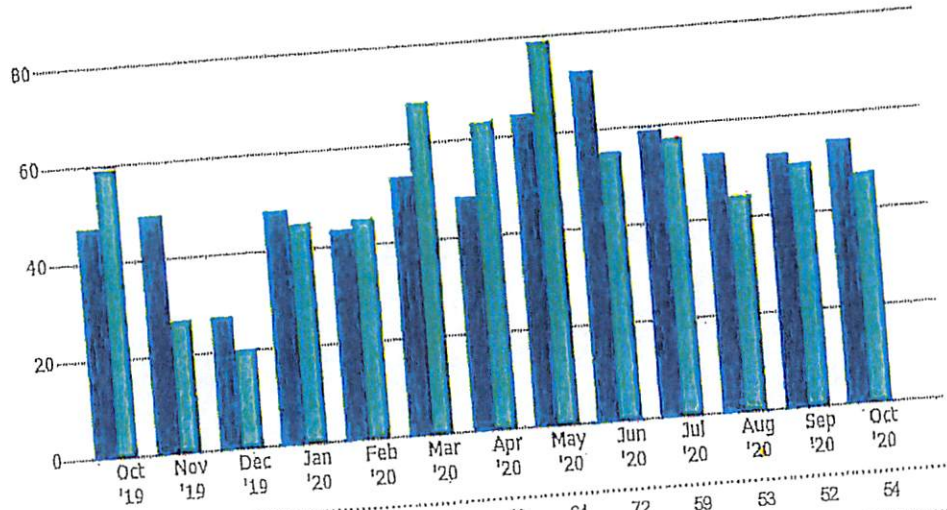
New Listings

The number of new residential listings that were added each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$300,000 - \$500,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Oct '20	54	14.9%
Oct '19	47	-20.3%
Oct '18	59	-22%



Legend	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	47	49	27	48	43	53	48	64	72	59	53	52	54
Prior Year	59	27	20	45	45	68	63	79	55	57	44	50	47
Percent Change from Prior Year	-20%	81%	35%	7%	-4%	-22%	-24%	-19%	31%	4%	20%	4%	15%

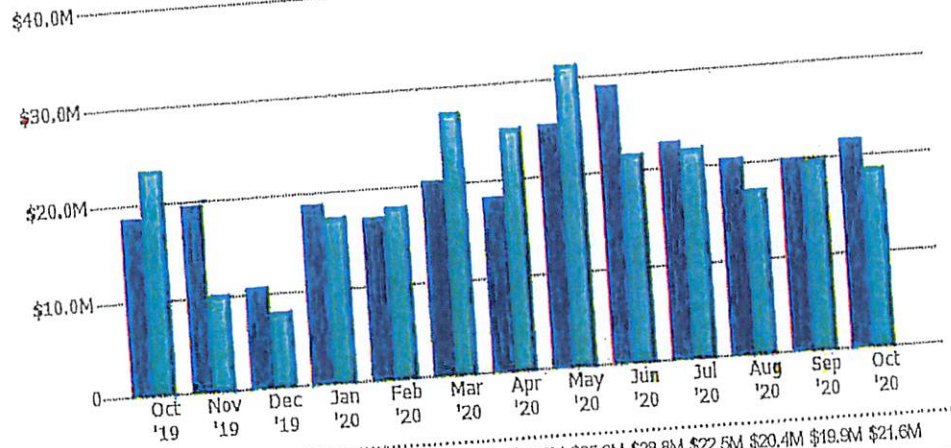
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$300,000 - \$500,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Oct '20	\$21.6M	16.6%
Oct '19	\$18.5M	-20.6%
Oct '18	\$23.3M	-22.5%



Legend	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$18.5M	\$19.5M	\$10.7M	\$18.6M	\$16.9M	\$20.3M	\$18.2M	\$25.2M	\$28.8M	\$22.5M	\$20.4M	\$19.9M	\$21.6M
Prior Year	\$23.3M	\$10.2M	\$7.8M	\$17.2M	\$17.8M	\$27.2M	\$26M	\$31.3M	\$21.6M	\$21.8M	\$17M	\$19.6M	\$18.5M
Percent Change from Prior Year	-21%	92%	37%	8%	-5%	-25%	-27%	-19%	33%	3%	20%	2%	17%

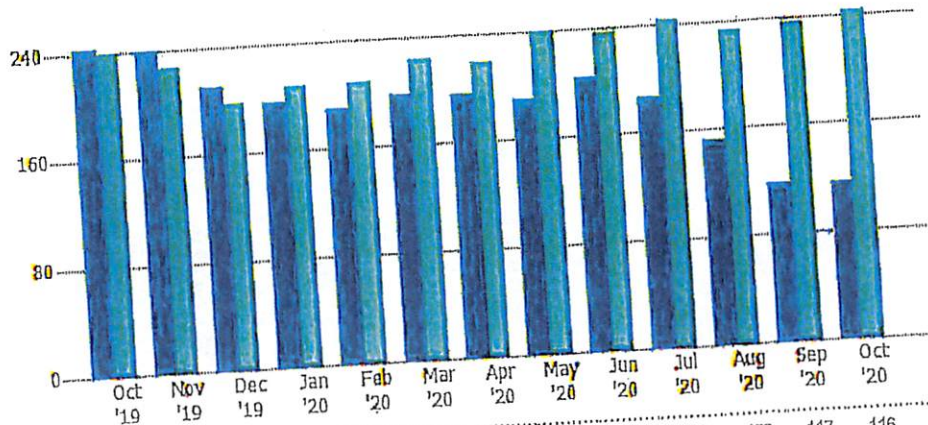
Active Listings

The number of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$300,000 - \$500,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Oct '20	116	-52.3%
Oct '19	243	1.3%
Oct '18	240	20.4%



Month	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	243	240	1%
Nov '19	240	227	6%
Dec '19	210	198	6%
Jan '20	197	208	5%
Feb '20	190	208	9%
Mar '20	188	223	11%
Apr '20	195	219	11%
May '20	189	239	21%
Jun '20	203	236	14%
Jul '20	186	243	23%
Aug '20	152	233	-35%
Sep '20	117	236	-50%
Oct '20	116	243	-52%

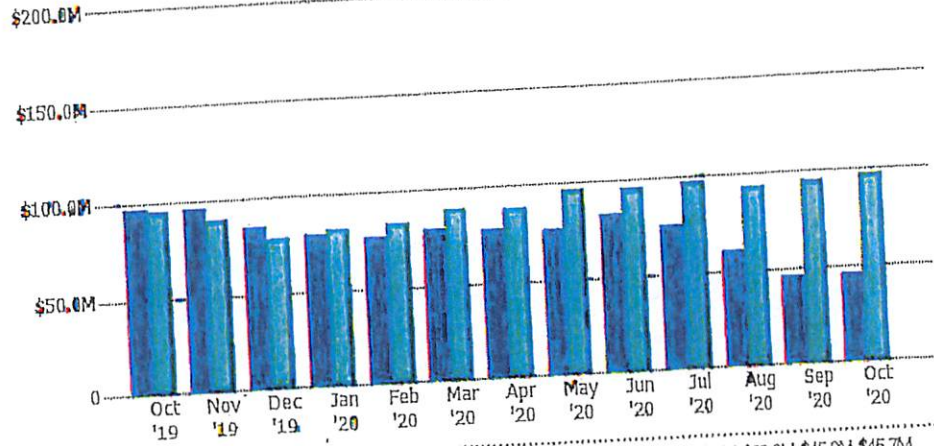
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$300,000 - \$500,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Oct '20	\$45.7M	-52.8%
Oct '19	\$96.8M	2.2%
Oct '18	\$94.7M	22.4%



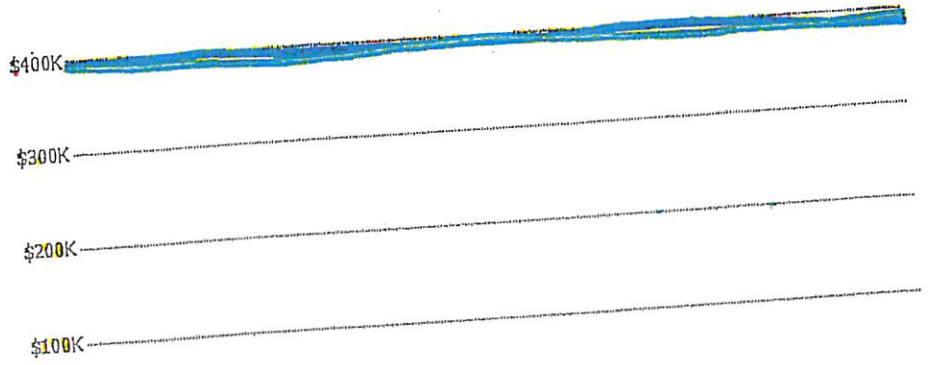
Month	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	\$96.8M	\$94.7M	2%
Nov '19	\$95.7M	\$89.1M	7%
Dec '19	\$84.4M	\$78.3M	8%
Jan '20	\$79M	\$81.5M	-3%
Feb '20	\$76.1M	\$82.4M	5%
Mar '20	\$78.8M	\$88.7M	-11%
Apr '20	\$77.6M	\$87.8M	-12%
May '20	\$75.2M	\$95.6M	-21%
Jun '20	\$81.9M	\$94.5M	-13%
Jul '20	\$74.8M	\$96.7M	-23%
Aug '20	\$60.3M	\$92.8M	-35%
Sep '20	\$45.9M	\$93.7M	-51%
Oct '20	\$45.7M	\$96.8M	-53%

Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$300,000 - \$500,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Oct '20	\$387K	-2%
Oct '19	\$395K	0.4%
Oct '18	\$393K	1.4%

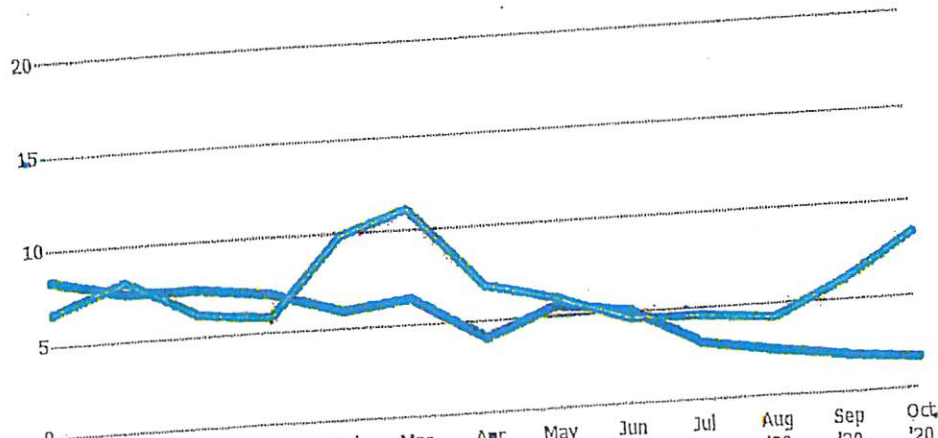
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$395K	\$396K	\$399K	\$395K	\$395K	\$393K	\$395K	\$395K	\$400K	\$400K	\$396K	\$389K	\$387K
Prior Year	\$393K	\$389K	\$389K	\$385K	\$388K	\$394K	\$398K	\$393K	\$390K	\$387K	\$390K	\$390K	\$395K
Percent Change from Prior Year	0%	2%	3%	3%	2%	0%	-1%	1%	3%	3%	1%	0%	-2%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

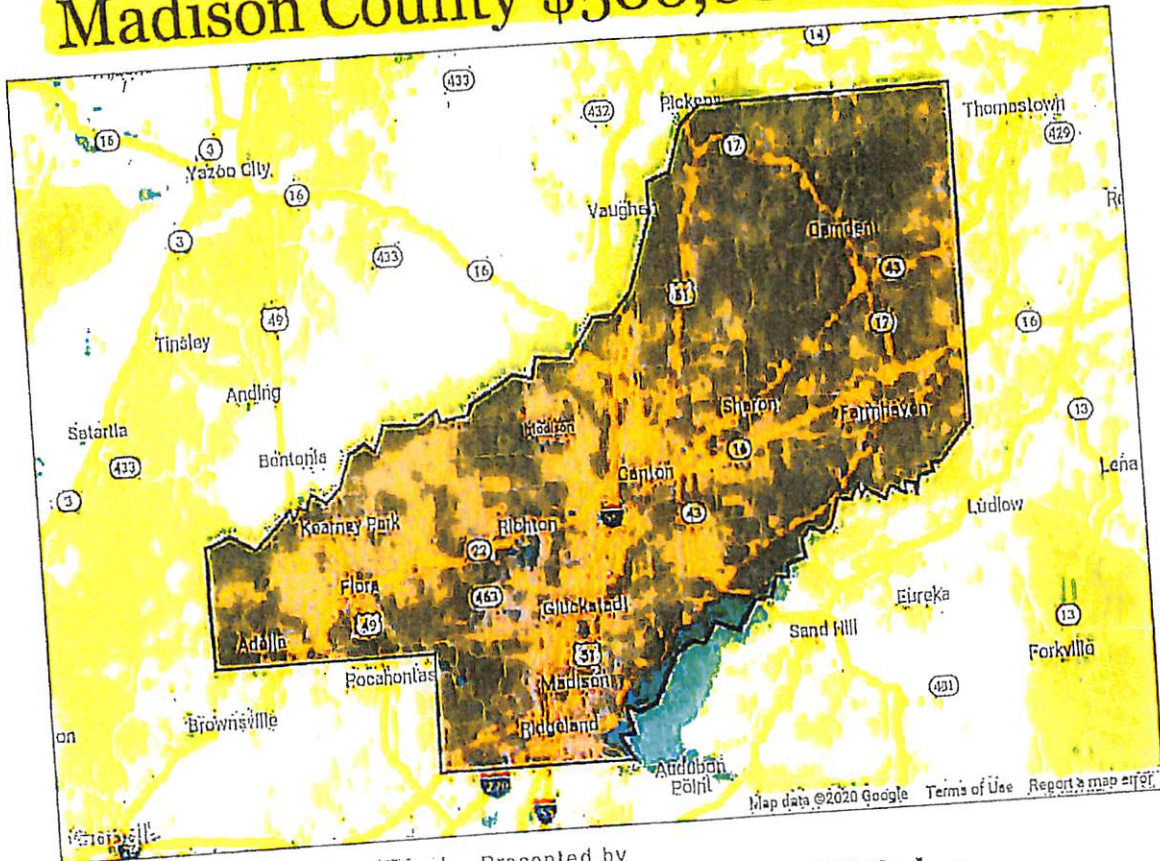
MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$300,000 - \$500,000
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Months	% Chg.
Oct '20	1.68	-79.5%
Oct '19	8.38	25.7%
Oct '18	6.67	27.5%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	8.38	7.5	7.5	7.04	5.94	6.89	4.06	5.56	5.08	3.1	2.49	2.05	1.68
Prior Year	6.67	8.11	6.19	5.78	9.9	11.2	6.84	5.98	4.63	4.58	4.24	6.05	8.38
Percent Change from Prior Year	26%	-7%	21%	22%	-40%	-43%	-41%	-7%	10%	-32%	-41%	-65%	-80%

Madison County \$500,000 and Up



Report Characteristics

Report Name:
Madison County \$500,000 and Up

Report Date Range:
10/2019 - 10/2020

Filters Used:
Property Type, Price Range, Location

Avg/Med: Med Only

Include Metrics By: County, ZIP Code

Run Date: 11/10/2020

Scheduled: No

Presented by
Central Mississippi MLS, Inc.

(601) 948-1332

Other: <https://cmr.realtor/>

620 N State Street
Jackson, MS 39202

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	30	20	+50%	287	268	+7.1%
New Listing Volume	\$24,424,287	\$13,242,500	+84.4%	\$221,960,455	\$195,593,635	+13.5%
Active Listing Count	116	191	-39.3%	N/A	N/A	
Active Listing Volume	\$103,821,024	\$162,107,430	-36%	N/A	N/A	
Median Listing Price	\$749,445	\$695,000	+7.8%	\$697,949	\$693,468	+0.6%
Months of Inventory	4.1	13.6	-69.6%	11.8	14.2	-18.8%
Absorption Rate	24.14%	7.33%	+16.8%	8.49%	7.06%	+1.4%
Sales Activity Charts Metrics						
New Pending Sales Count	34	10	+240%	271	172	+57.6%
New Pending Sales Volume	\$26,951,199	\$6,979,900	+286.1%	\$192,891,730	\$117,554,504	+64.1%
Pending Sales Count	55	15	+266.7%	N/A	N/A	
Pending Sales Volume	\$43,377,798	\$11,593,600	+274.2%	N/A	N/A	
Closed Sales Count	26	8	+225%	199	130	+53.1%
Closed Sales Volume	\$18,503,750	\$4,306,500	+329.7%	\$130,994,192	\$84,172,386	+55.6%
Median Sales Price	\$604,500	\$544,500	+11%	\$603,442	\$589,356	+2.4%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

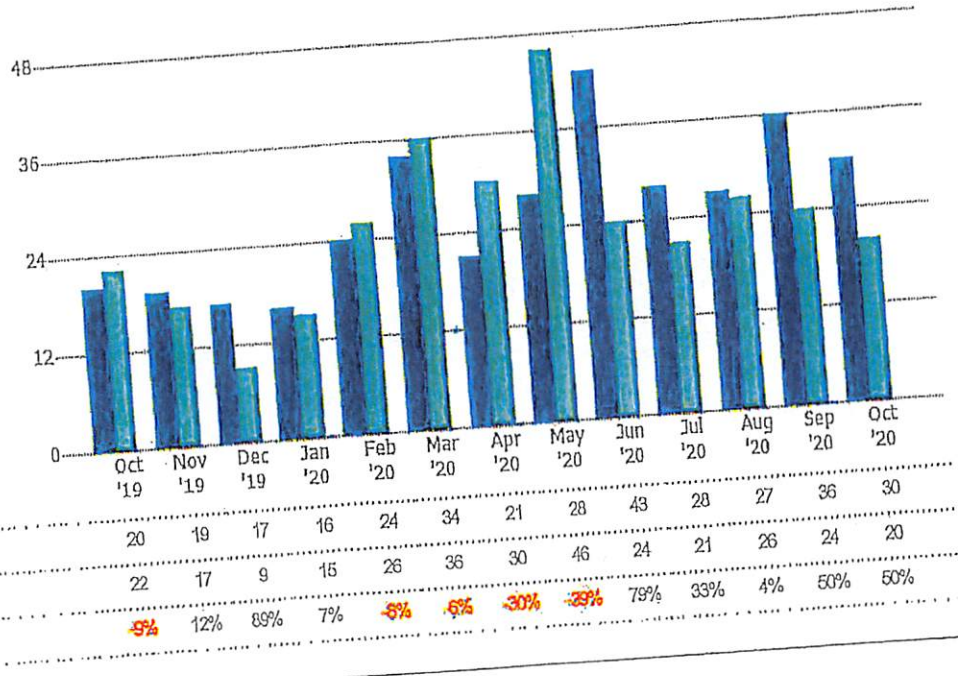
New Listings

The number of new residential listings that were added each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$500,000 - No Max
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Oct '20	30	50%
Oct '19	20	-9.1%
Oct '18	22	18.2%



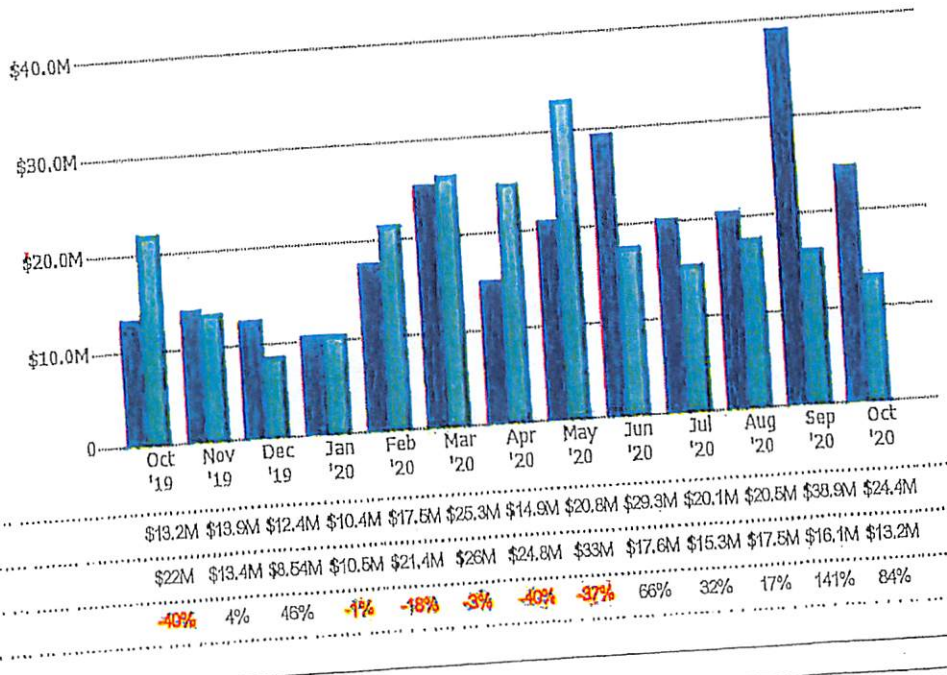
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$500,000 - No Max
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Oct '20	\$24.4M	84.4%
Oct '19	\$13.2M	-39.7%
Oct '18	\$22M	-2.3%



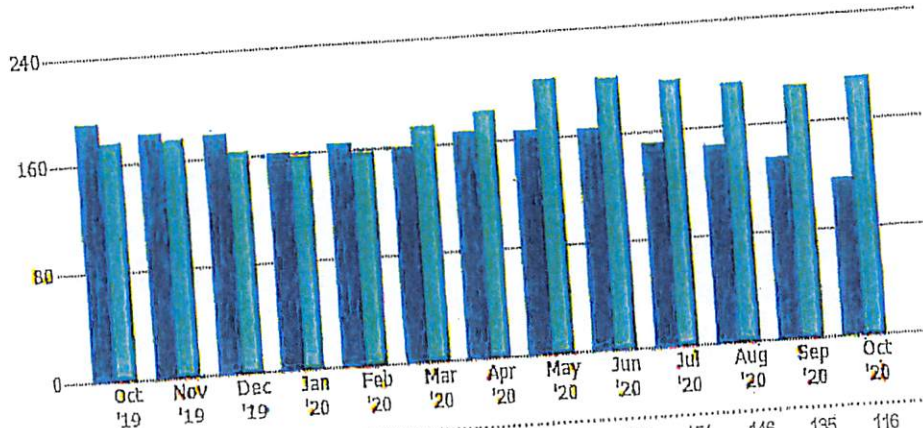
Active Listings

The number of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$500,000 - No Max
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Oct '20	116	-39.3%
Oct '19	191	9.1%
Oct '18	175	-4%



Month	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	191	175	9%
Nov '19	181	175	3%
Dec '19	178	164	9%
Jan '20	161	158	2%
Feb '20	165	158	4%
Mar '20	159	174	-8%
Apr '20	168	182	-6%
May '20	166	203	-18%
Jun '20	165	201	-18%
Jul '20	151	196	-23%
Aug '20	146	192	-24%
Sep '20	135	187	-28%
Oct '20	116	191	-39%

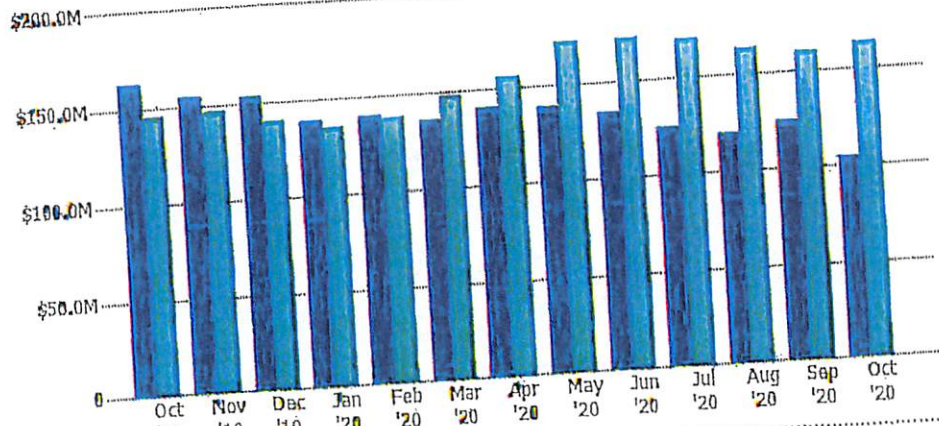
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$500,000 - No Max
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Oct '20	\$104M	-36%
Oct '19	\$162M	11.7%
Oct '18	\$145M	-5.7%



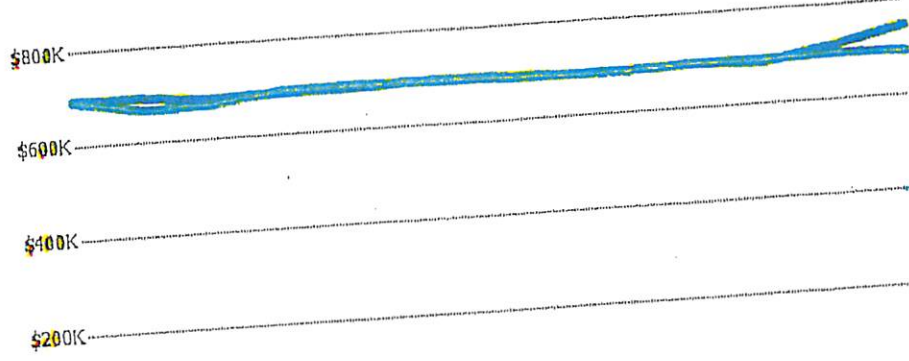
Month	Current Year	Prior Year	Percent Change from Prior Year
Oct '19	\$162M	\$145M	12%
Nov '19	\$155M	\$146M	6%
Dec '19	\$153M	\$139M	10%
Jan '20	\$138M	\$134M	3%
Feb '20	\$139M	\$137M	1%
Mar '20	\$135M	\$148M	-8%
Apr '20	\$140M	\$155M	-10%
May '20	\$138M	\$171M	-19%
Jun '20	\$133M	\$172M	-22%
Jul '20	\$124M	\$169M	-27%
Aug '20	\$119M	\$162M	-27%
Sep '20	\$124M	\$159M	-22%
Oct '20	\$104M	\$162M	-36%

Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
 Price Range: \$500,000 - No Max
 Property Type:
 Condo/Townhouse/Apt,
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 Residence



Month/Year	Price	% Chg.
Oct '20	\$749K	7.8%
Oct '19	\$695K	0.3%
Oct '18	\$693K	-2%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$695K	\$694K	\$685K	\$690K	\$688K	\$695K	\$695K	\$689K	\$690K	\$694K	\$689K	\$716K	\$749K
Prior Year	\$693K	\$670K	\$674K	\$694K	\$695K	\$694K	\$691K	\$688K	\$688K	\$696K	\$695K	\$699K	\$695K
Percent Change from Prior Year	0%	4%	2%	-1%	-1%	0%	0%	0%	0%	0%	-1%	2%	8%

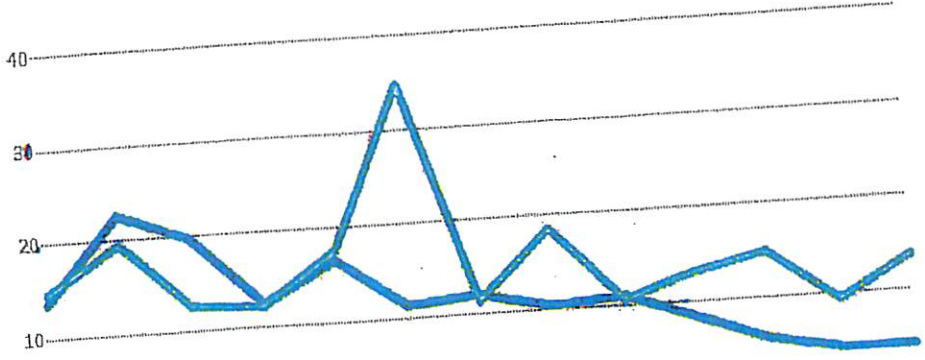
■ Current Year
 ■ Prior Year
 Percent Change from Prior Year

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

MLS: Central Mississippi MLS, Inc.
 State: MS
 County: Madison County, Mississippi
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 Residence



Month/Year	Months	% Chg.
Oct '20	4.14	-39.6%
Oct '19	13.6	-6.4%
Oct '18	14.6	4.7%

	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	13.6	22.6	19.8	12.4	16.5	11.4	12	10.4	11	8.39	5.62	4.22	4.14
Prior Year	14.6	19.4	12.6	12.2	17.6	34.8	11.4	18.5	10.6	13.1	14.8	9.35	13.6
Percent Change from Prior Year	-6%	16%	57%	2%	-5%	-57%	5%	-44%	4%	-36%	-62%	-55%	-78%

■ Current Year
 ■ Prior Year
 Percent Change from Prior Year

Market Heartbeat

FOR RESIDENTIAL ACTIVITY IN THE 10-COUNTY AREA



September 2020

Strong buyer activity has continued into the fall, which is normally the start of the seasonal slowing of the housing market. With stronger buyer activity in the market this year and the continued constrained supply of homes for sale, speedy sales and multiple offers are likely to remain a common occurrence and will keep the housing market hot even when the weather is cooling.

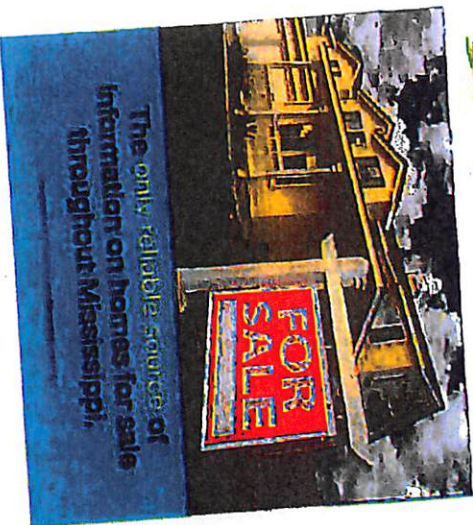
New Listings in the Central Mississippi area increased 9.1 percent to 694. Pending Sales were up 55.3 percent to 708. Inventory levels fell 47.8 percent to 1,311 units.

Prices continued to gain traction. The Median Sales Price increased 19.6 percent to \$215,000. Days on Market was down 14.6 percent to 51 days. Sellers were encouraged as Months Supply of Inventory was down 53.6 percent to 2.3 months.

While mortgage rates remain near record lows, The Mortgage Bankers Association reports that lending standards are tightening, which makes it a bit more difficult for some buyers to qualify. At the same time, unemployment remains substantially higher than a year ago due to COVID-19. Despite all this, buyers are out in full force this fall, showing amazing resilience in the middle of a pandemic.

Quick Facts

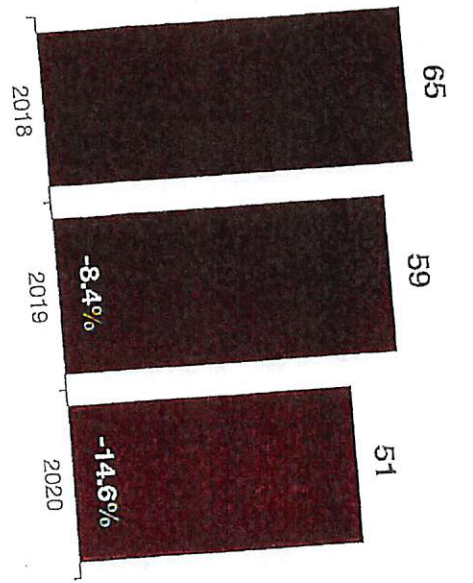
	+ 37.3%	+ 19.6%	- 47.8%
	Change in Closed Sales	Change in Median Sales Price	Change in Inventory
Market Overview			
New Listings			
Pending Sales			
Closed Sales			
Days On Market Until Sale			
Median Sales Price			
Average Sales Price			
Percent of List Price Received			
Housing Affordability Index			
Inventory of Homes for Sale			
Months Supply of Inventory			
Area Overview By County			



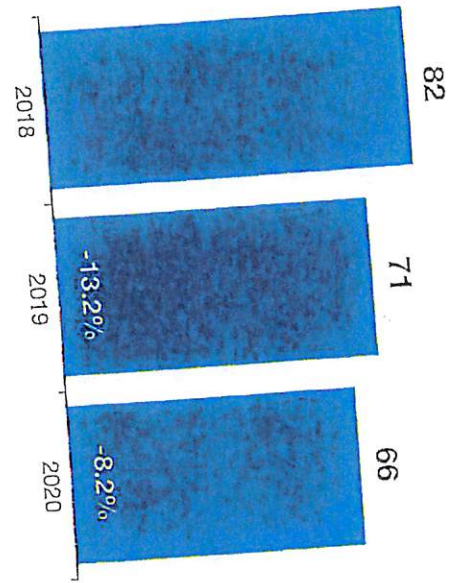
Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted in a given month.

September

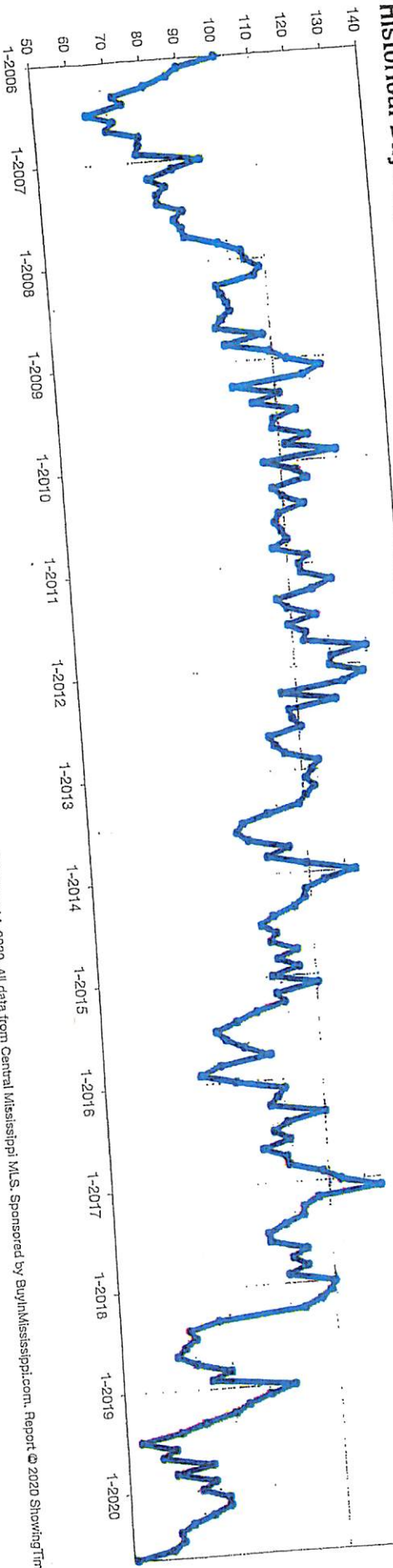


Year To Date



Days on Market Until Sale	Prior Year	Percent Change	
October 2019	73	70	+3.9%
November 2019	63	79	-20.3%
December 2019	73	74	-1.2%
January 2020	70	97	-27.6%
February 2020	77	90	-14.7%
March 2020	77	84	-8.1%
April 2020	72	80	-9.3%
May 2020	67	72	-6.7%
June 2020	63	65	-2.2%
July 2020	64	54	+19.0%
August 2020	61	63	-2.9%
September 2020	51	59	-14.6%
12-Month Avg	67	72	-7.7%

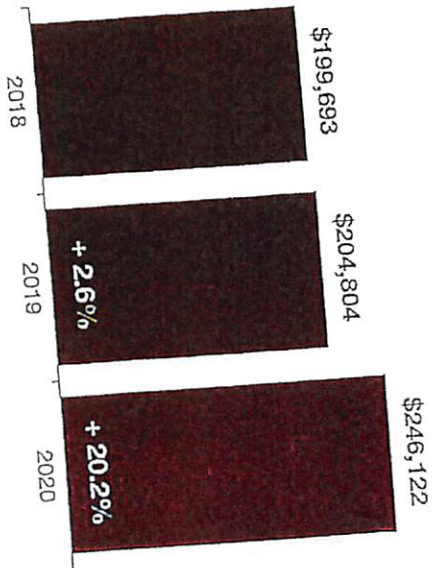
Historical Days on Market Until Sale



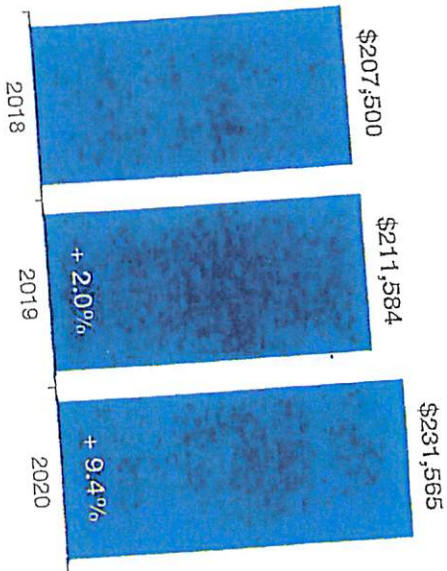
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

September

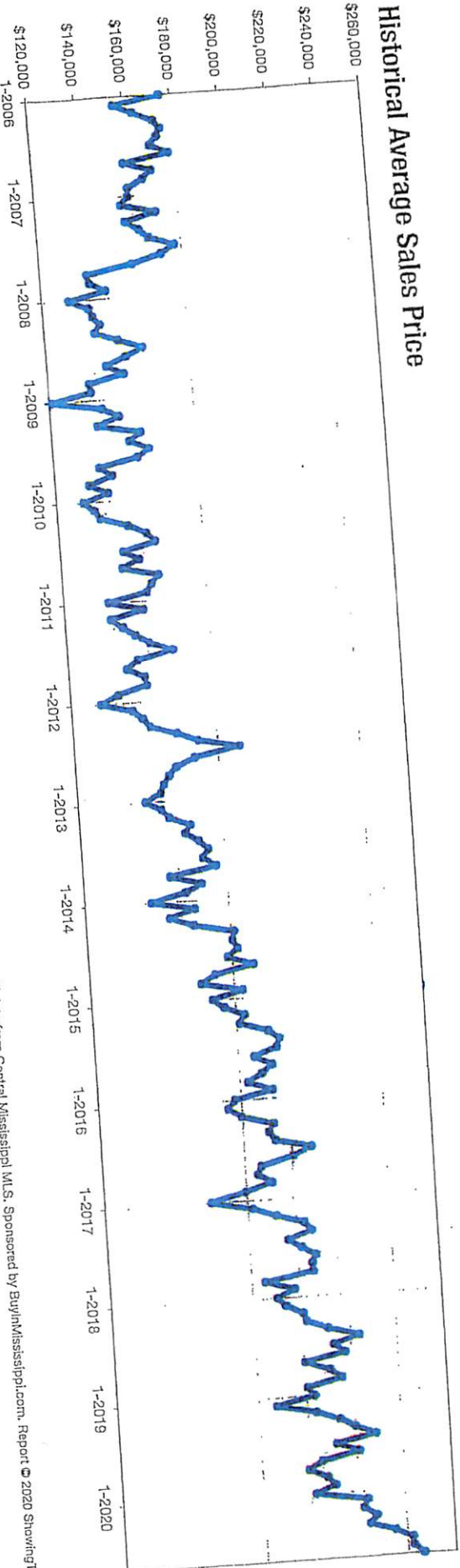


Year To Date



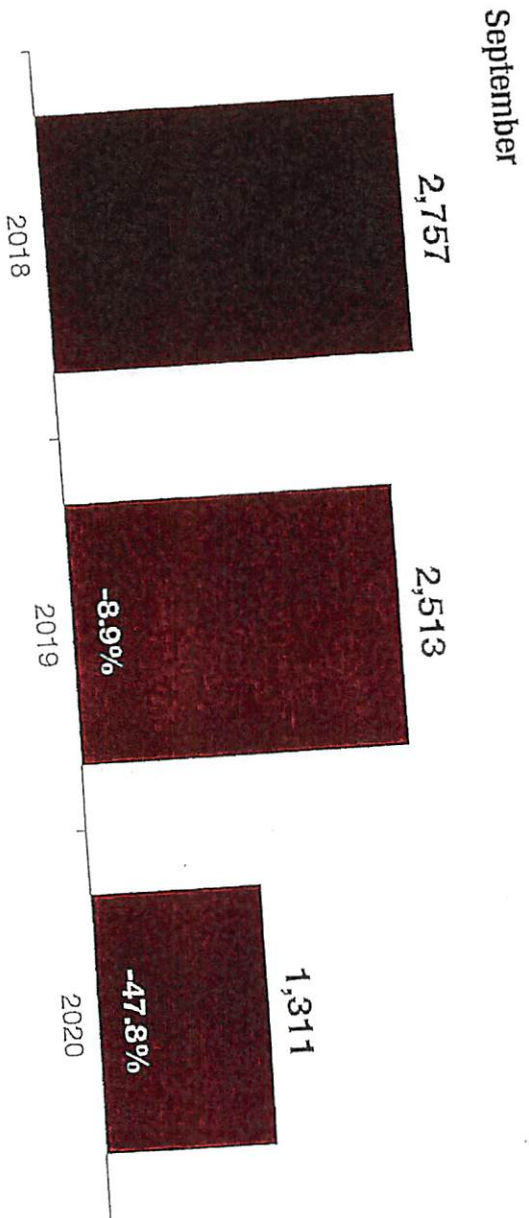
Average Sales Price	Prior Year	Percent Change
October 2019	\$199,075	-5.2%
November 2019	\$206,571	-3.8%
December 2019	\$209,711	+4.7%
January 2020	\$201,479	-0.7%
February 2020	\$223,017	+19.4%
March 2020	\$221,406	+8.9%
April 2020	\$226,718	+2.0%
May 2020	\$223,876	+2.7%
June 2020	\$234,295	+14.5%
July 2020	\$241,758	+9.8%
August 2020	\$242,112	
September 2020	\$246,122	+20.2%
12-Month Avg	\$201,000	+8.4%

Historical Average Sales Price



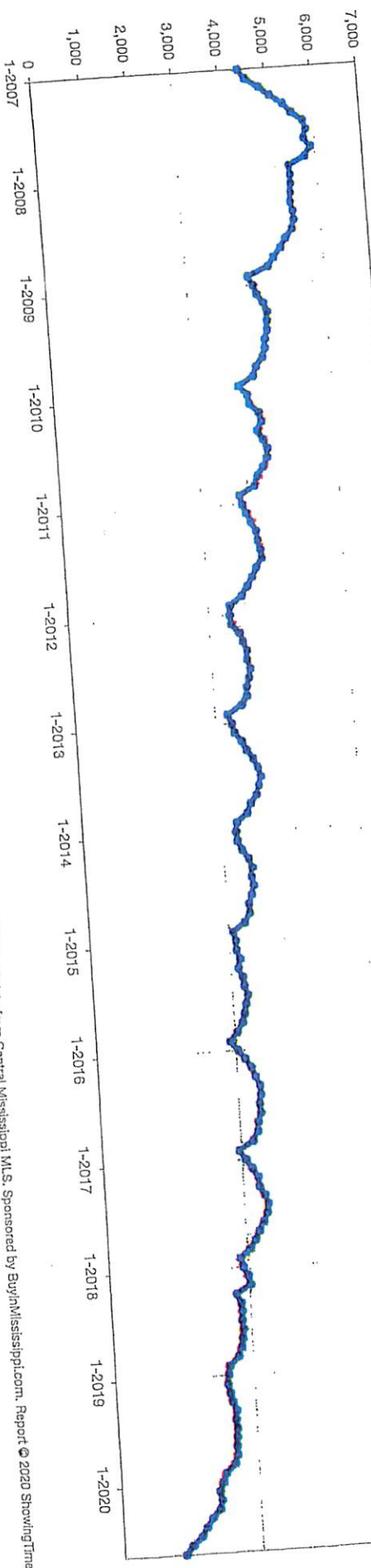
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



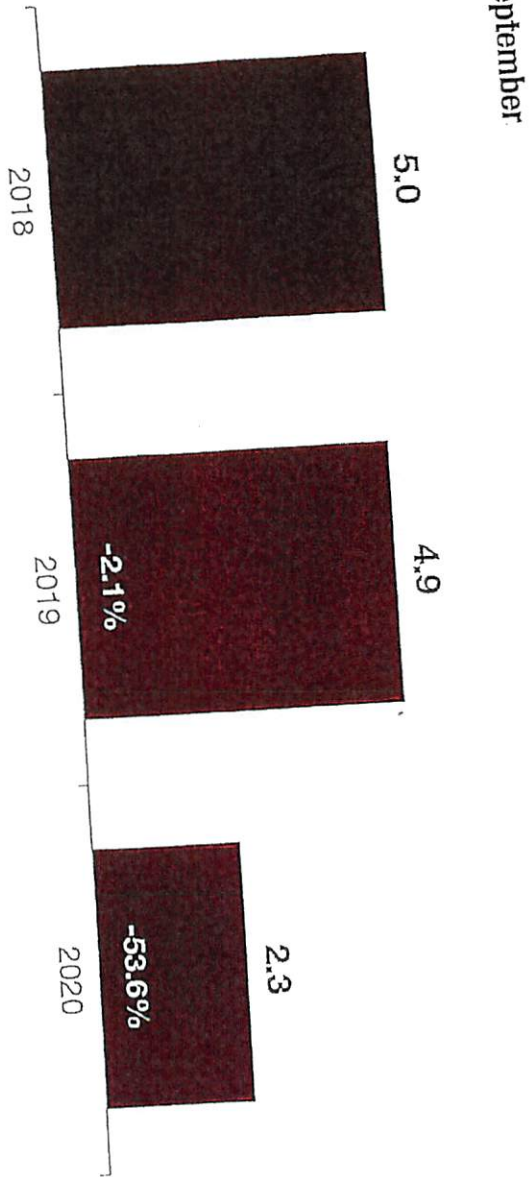
Inventory of Homes for Sale	Prior Year	Percent Change	
October 2019	2,516	2,721	-7.5%
November 2019	2,455	2,646	-7.2%
December 2019	2,251	2,446	-8.0%
January 2020	2,178	2,407	-9.5%
February 2020	2,088	2,381	-12.3%
March 2020	2,128	2,428	-12.4%
April 2020	2,075	2,468	-15.9%
May 2020	1,902	2,545	-25.3%
June 2020	1,778	2,518	-29.4%
July 2020	1,661	2,544	-34.7%
August 2020	1,458	2,526	-42.3%
September 2020	1,311	2,513	-47.8%
12-Month Avg	1,983	2,512	-21.0%

Historical Inventory of Homes for Sale



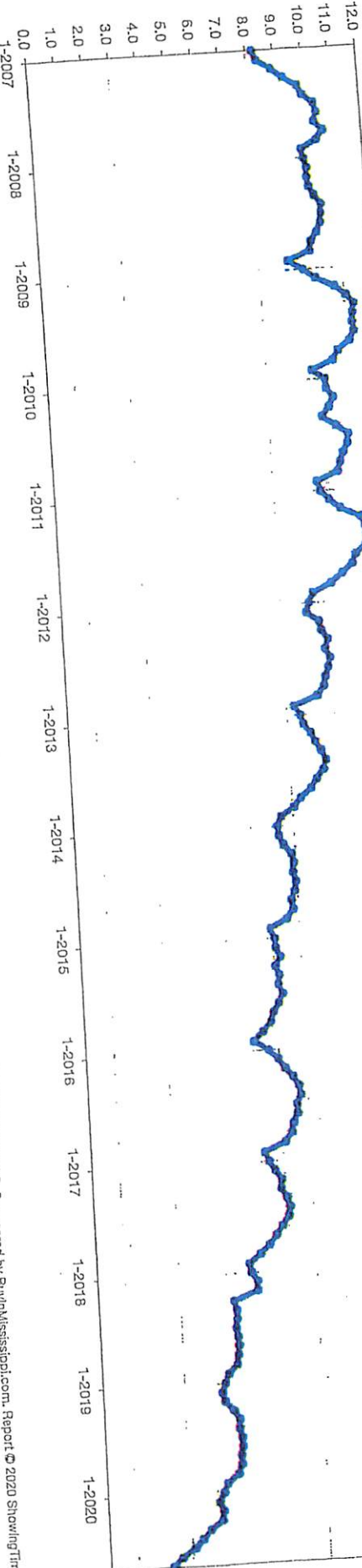
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



Months Supply of Inventory	Prior Year	Percent Change
October 2019	4.9	-1.2%
November 2019	4.8	-2.7%
December 2019	4.3	-4.7%
January 2020	4.2	-5.1%
February 2020	4.0	-6.3%
March 2020	4.2	-4.6%
April 2020	4.1	-12.3%
May 2020	3.7	-24.9%
June 2020	3.4	-30.9%
July 2020	3.1	-37.9%
August 2020	2.6	-47.3%
September 2020	2.3	-53.6%
12-Month Avg	3.8	-19.8%

Historical Months Supply of Inventory



Area Overview by County

New Listings, Closed Sales and Median Sales Price are based on year-to-date figures. Inventory and Months Supply are based on monthly figures.

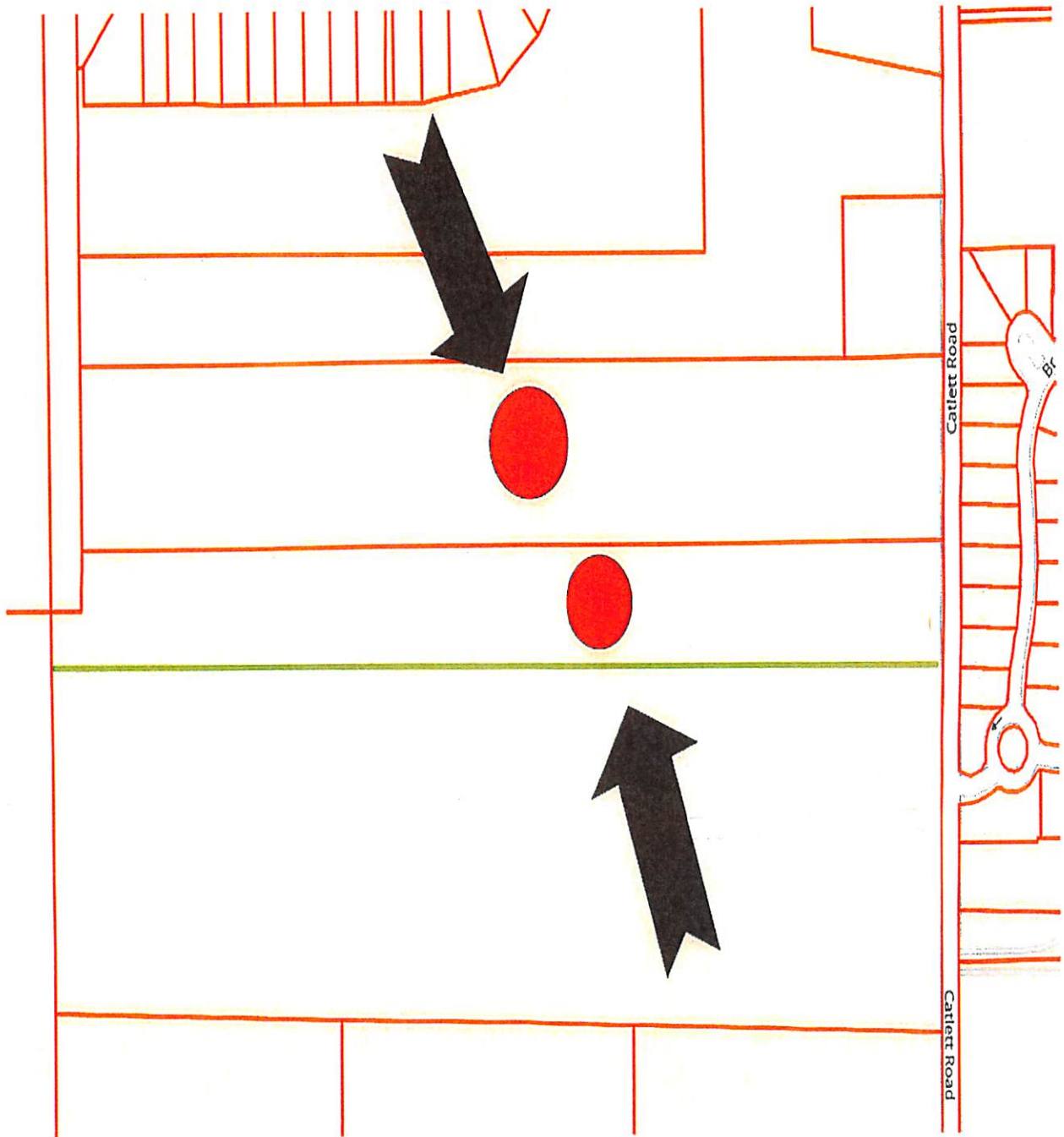
	New Listings			Closed Sales			Median Sales Price			Inventory			Months Supply		
	YTD 2019	YTD 2020	+/-	YTD 2019	YTD 2020	+/-	YTD 2019	YTD 2020	+/-	9-2019	9-2020	+/-	9-2019	9-2020	+/-
Hinds County	2,127	1,701	-20.0%	1,434	1,421	-0.9%	\$142,900	\$152,000	+6.4%	888	397	-55.3%	5.7	2.4	-57.7%
Madison County	1,772	1,774	+0.1%	1,304	1,488	+14.1%	\$249,000	\$271,375	+9.0%	753	405	-46.2%	5.4	2.4	-54.8%
Rankin County	2,143	2,204	+2.8%	1,814	1,867	+2.9%	\$188,900	\$208,900	+10.6%	564	347	-38.5%	2.9	1.6	-44.5%
Simpson County	115	97	-15.7%	54	86	+59.3%	\$131,000	\$139,950	+6.8%	82	48	-41.5%	12.9	5.0	-61.6%
Scott County	76	41	-46.1%	34	41	+20.6%	\$73,750	\$88,000	+19.3%	36	18	-50.0%	9.6	3.9	-59.8%
Yazoo County	92	84	-8.7%	52	62	+19.2%	\$109,500	\$90,000	-17.8%	43	24	-44.2%	7.9	3.2	-59.7%
Copiah County	104	76	-26.9%	47	56	+19.1%	\$92,000	\$133,950	+45.6%	63	26	-58.7%	12.0	3.7	-69.4%
Leake County	85	61	-28.2%	50	52	+4.0%	\$104,000	\$112,500	+8.2%	51	24	-52.9%	9.1	4.2	-54.3%
Attala County	11	11	0.0%	9	7	-22.2%	\$47,500	\$33,500	-29.5%	9	6	-33.3%	6.5	3.6	-45.0%
Holmes County	35	22	-37.1%	14	14	0.0%	\$24,000	\$26,250	+9.4%	24	16	-33.3%	11.4	9.4	-17.2%
3-County Area*	6,042	5,679	-6.0%	4,552	4,776	+4.9%	\$190,000	\$214,000	+12.6%	2,205	1,149	-47.9%	4.5	2.1	-53.3%
10-County Area**	6,560	6,071	-7.5%	4,812	5,094	+5.9%	\$187,000	\$207,500	+11.0%	2,513	1,311	-47.8%	4.9	2.3	-53.6%

* 3-County Area includes activity for Hinds, Madison and Rankin Counties combined.

** 10-County Area includes activity for Hinds, Madison, Rankin, Simpson, Scott, Yazoo, Copiah, Leake, Attala and Holmes Counties combined.

ATTACHMENT H

Location of Property. The location of the property is apporxately ½ mile north of the intersection of Catlett Road / Bozeman Road and Gluckstadt Road. The property fronts Catlett Road.



ATTACHMENT I

1. STILL HOUSE CREEK Homeowners Association
Parcel 082D-19-087/00.00
100 Still House Creek Drive
2. Latoya D. Stinson & Gerald William Stinson, Jr
Parcel 082D-19-043/00.00
101 Bremen Way
Madison, MS 39110
3. Roberta T. Lovelace
Parcel 082D-19-044/00.00
103 Bremen Way
Madison, MS 39110
4. Karlee & Colby Carpenter
Parcel 082D-19-045/00.00
105 Bremen Way
Madison, MS 39110
5. Robert & Jennifer Groves
Parcel 082D-19-046/00.00
107 Bremen Way
Madison, MS 39110
6. Eric & Jessica R. Forrest
Parcel 082D-19-047/00.00
109 Bremen Way
Madison, MS 39110
7. Marques & Lakim Johnson
Parcel 082D-19-048/00.00
111 Bremen Way
Madison, MS 39110
8. John Christopher Lashley & Katherine M. Lashley
Parcel 082D-19-049/00.00
113 Bremen Way
Madison, MS 39110
9. Scott & Lauren Basden
Parcel 082D-19-091/00.00
115 Bremen Way
Madison, MS 39110
10. Sheri Walker & Kenneth Keel
Parcel 082D-19-092/00.00
101 Bremen Court
Madison, MS 39110
11. Kempton D. & Melony Horton
Parcel 082D-19-093/00.00
103 Bremen Court
Madison, MS 39110
12. Harrison & Aurica Nash
Parcel 082D-19-016/05.00
816 W Dinkins Street or 227 Catlett Road
Canton, MS 39046 Madison, MS 39110
13. Rannie Dykes
Parcel 082D-19-016/01.00
289 Catlett Road
Madison, MS 39110
14. Deloris Spencer & Ortharee Spencer
Parcel 082D-19-015/00.00
Parcel 081F-24-005/00.00
509 Canal Street
Canton, MS 39046
15. Cherry Hill Plantation L.P.
Parcel 081F-24-001/02.00
637 Gluckstadt Road
Madison, MS 39110

ATTACHMENT J

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN : WEST ½ SECTION 19 T8N-R2E,
MADISON COUNTY, MISSISSIPPI

PETITIONER: LFP LLC

NOTICE OF HEARING

This Notice of Hearing is given to you on behalf of LFP LLC, which has filed a Petition to Rezone and Reclassify a 34.27 acre parcel of property currently owned by Edward Trussell Lewis Jr., Peggy B. Lewis and Casandra Jackson Gilliam situated on Catlett Road in Madison County, Mississippi.

LFP LLC is seeking to rezone the property from the present zoning of Single Family Residential Estate District (R1) to a Medium Density Residential District (R2.)

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 W North Street, Canton, Mississippi at **9:00 AM on February 11, 2021** or on a subsequent date to which the matter may be continued.

As the Owner of property located with 160 feet of the Subject property (excluding right of ways for streets and highways), you have the right and may appear at the hearing to offer any objection to or support of the Petition. However, you are not required to be present

This the 26th day of January 2021, you are given notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019.

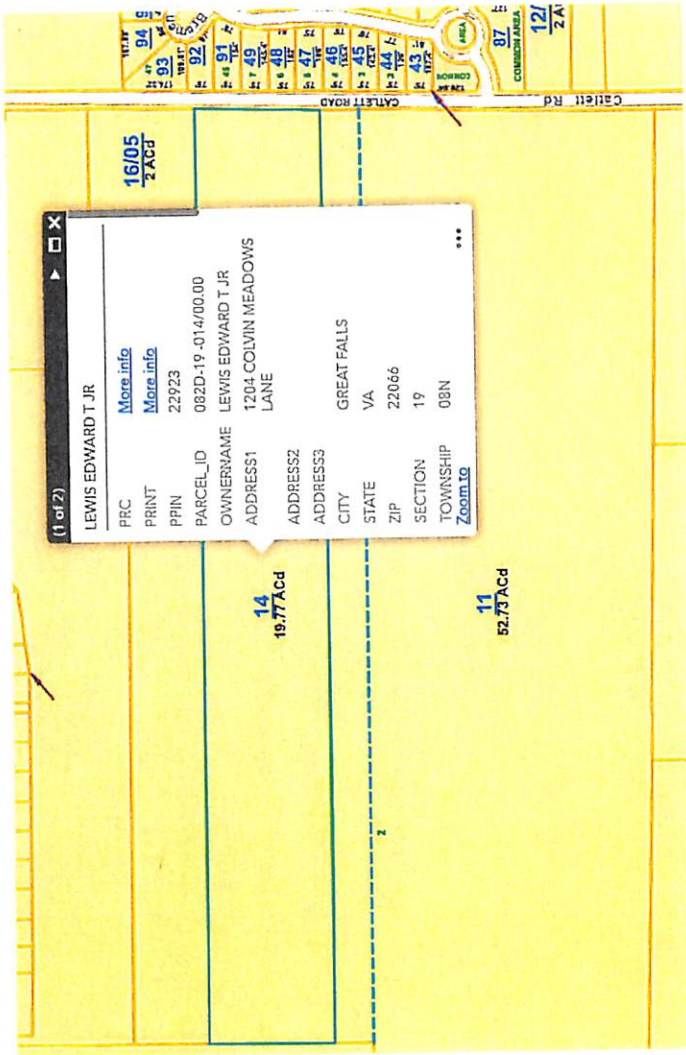
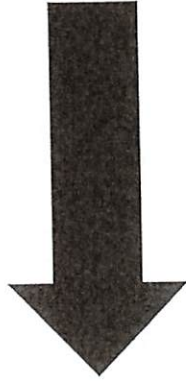
Sincerely,



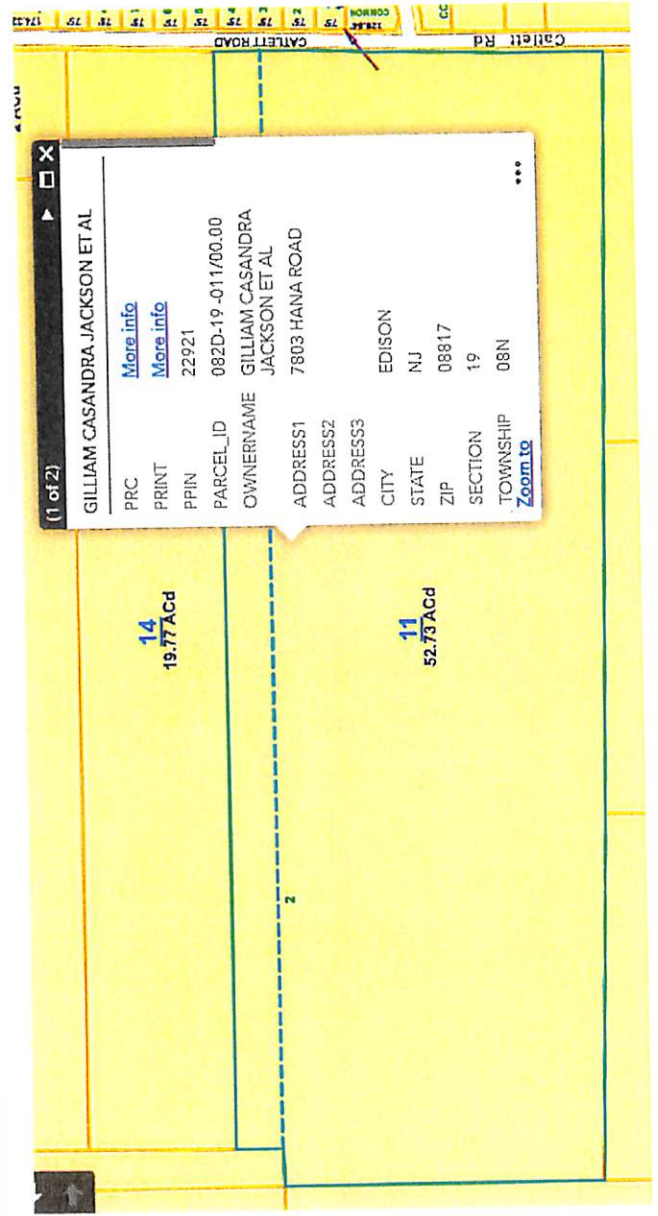
Member / Manager
LFP LLC

ATTACHMENT K

Northern Piece:
19.77 +/- acres



Southern Piece:
14.5 +/- acres



ATTACHMENT L



P. O. Box 107
Canton, MS 39046

Phone: (601) 856-5969
Fax: (601) 856-8936

October 22, 2020

RE: Properties on West side of Catlett Road
West 1/2 of Section 19, T8N, R2E
Madison County, Mississippi

To Whom it May Concern:

Please be advised that all properties located in the West 1/2 of Section 19, Township 8 North, Range 2 East, and lying on the westerly side of Catlett Road, do lie within Bear Creek Water Association's water and sewer certificated area. The association will provide those properties with such services in accordance with its standard water and sewer extension policies and procedures.

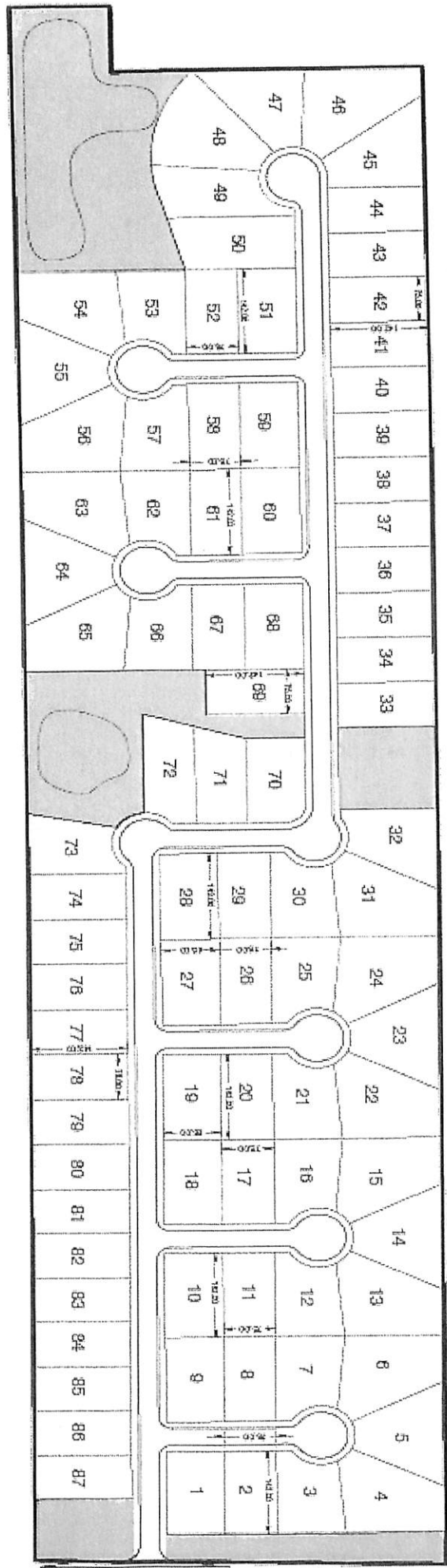
Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nolan P. Williamson".

Nolan P. Williamson, P.E.
General Manager

ATTACHMENT M



Cattlet Road

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HARRISON & ADURICA NASH
 227 CATLETT RD.
 MADISON, MS 39110



9590 9402 6162 0220 8732 61

2. Article Number (transfer from service label)

7019 2970 0002 0354 1417

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 COVID-19
- B. Received by (Printed Name)
 RT# 27
- C. Date of Delivery
 01/29/21
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
4. Priority Mail Express®
- Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

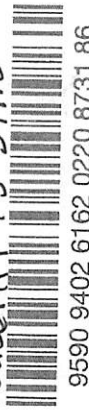
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 4.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KARLEE & COLBY
 CARPENTER
 105 BREMENWAY
 MADISON, MS 39110



9590 9402 6162 0220 8731 86

2. Article Number (transfer from service label)

7019 2970 0002 0354 1332

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 KARLEE & COLBY
- B. Received by (Printed Name)
 KARLEE & COLBY
- C. Date of Delivery
 01/29/21
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
4. Priority Mail Express®
- Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

01/27/2021

Sent to
 HARRISON & ADURICA NASH
 Street and Apt. No., or PO Box No.
 227 CATLETT RD.
 City, State, ZIP+4®
 MADISON, MS 39110

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

01/27/2021

Sent to
 KARLEE & COLBY CARPENTER
 Street and Apt. No., or PO Box No.
 105 BREMENWAY
 City, State, ZIP+4®
 MADISON, MS 39110

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

PS Form 3811, July 2020 PSN 7530-02-000-9053

Article Number (Transfer from service label)
7019 2970 0002 0354 1318

9590 9402 6162 0220 8731 62

1. Article Addressed to:
 Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number (Transfer from service label)
7019 2970 0002 0354 1318

3. Service Type
 Adult Signature Restricted Delivery
 Registered Mail™
 Priority Mail Express®
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail (over \$500)
 Insured Mail Restricted Delivery

4. Is delivery address different from item 1? Yes No

A. Signature
 B. Received by (Printed Name)
 C. Date of Delivery
 D. Is delivery address different from item 1? Yes No

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, July 2020 PSN 7530-02-000-9053

Article Number (Transfer from service label)
7019 2970 0002 0354 1356

9590 9402 6162 0220 8732 09

1. Article Addressed to:
 Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number (Transfer from service label)
7019 2970 0002 0354 1356

3. Service Type
 Adult Signature Restricted Delivery
 Registered Mail™
 Priority Mail Express®
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail (over \$500)
 Insured Mail Restricted Delivery

4. Is delivery address different from item 1? Yes No

A. Signature
 B. Received by (Printed Name)
 C. Date of Delivery
 D. Is delivery address different from item 1? Yes No

COMPLETE THIS SECTION ON DELIVERY

PS Form 3800, April 2015 PSN 7530-02-000-9047

City, State, ZIP+4®
Madison, MS 39110

Street and Apt. No., PO Box No.
101 Bremen Way

Sent To
LARRY & GERALD STINSON, JR.

01/27/2021

Postage
\$0.55

Total Postage and Fees
\$7.00

Postmark Here 06 0157

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Certified Mail Fee
\$3.60

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City, State, ZIP+4®
Madison, MS 39110

Street and Apt. No., PO Box No.
109 Bremen Way

Sent To
ERIC & JESSICA FOREST

01/27/2021

Postage
\$0.55

Total Postage and Fees
\$7.00

Postmark Here 06 0157

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Certified Mail Fee
\$3.60

For delivery information, visit our website at www.usps.com®

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Roberta Lovelace
103 Bremen Way
Madison, MS 39110



9590 9402 6162 0220 8731 79

2. Article Number (Transfer from service label)

7019 2970 0002 0354 1325

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Madison, MS 39110
OFFICIAL USE

Certified Mail Fee	\$3.60	0157
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	

Postmark Here

01/27/2021

Sent To
Roberta Lovelace
Street and Apt. No., or PO Box No.
103 Bremen Way
City, State, ZIP+4®
Madison, MS 39110
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARQUEST LAKIM JOHNSON
111 Bremen Way
Madison, MS 39110



9590 9402 6162 0220 8732 16

2. Article Number (Transfer from service label)

7019 2970 0002 0354 1363

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Madison, MS 39110
OFFICIAL USE

Certified Mail Fee	\$3.60	0157
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	

Postmark Here

01/27/2021

Sent To
MARQUEST LAKIM JOHNSON
Street and Apt. No., or PO Box No.
111 Bremen Way
City, State, ZIP+4®
Madison, MS 39110
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John & Katherine Lashley
 113 Bremen Way
 Madison, MS 39110



2. Article Number (Transfer from service label)

7019 2970 0002 0354 1431

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery 3/26
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

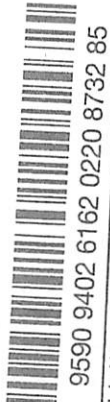
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Delores & Otharee Spencer
 509 Canal St.
 Canton, MS 39046



2. Article Number (Transfer from service label)

7019 2970 0002 0354 1431

PS Form 3811, July 2020 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.60 0157 06
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$7.00

Postmark Here

01/27/2021

Sent to John & Katherine Lashley
 Street and Apt. No., PO Box No. 113 Bremen Way
 City, State, ZIP+4® Madison, MS 39110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0002 0354 1431

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.60 0157 06
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$7.00

Postmark Here

01/27/2021

Sent to Delores & Otharee Spencer
 Street and Apt. No., PO Box No. 509 Canal St.
 City, State, ZIP+4® Canton, MS 39046

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

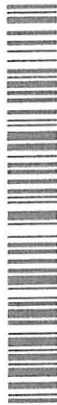
7019 2970 0002 0354 1431

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kempton & Melony Norton
 103 Bremen Court
 Madison, MS 39110



9590 9402 6162 0220 8732 54

2. Article Number (Transfer from service label)

7019 2970 0002 0354 1400

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Madison MS 39110

Certified Mail Fee \$3.60 0137 06

Extra Services & Fees (check box, add fee \$0.00/line)
 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.55 01/27/2021

Total Postage and Fees \$7.00

Sent To
 Kempton & Melony Norton
 103 Bremen Court
 Madison, MS 39110
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0002 0354 1400