

# GSA

*Gary Sizemore Appraisals*  
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2200 W Harris Rd

Muskogee, Oklahoma 74401

November 19, 2008

Sampson Assets, LLC  
1720 Emporia St  
Muskogee, OK 74401

Attn.: Gerad Gibson  
Re: 1720 Emporia St  
Muskogee, OK 74401

Dear Gerad,

Per your request , I have performed a limited drive by appraisal on the property located at 1720 Emporia St. The legal description is E50 S120 Lot 8 Block 223 Muskogee OT. The property is a 1,334 square feet (per the assessor) house with vinyl siding on a 6,000 square foot lot. The property is reported to have space heat and window air. Per the assessor it has three bedrooms and two baths and was built in 1920. Based on sales of similar sized properties in this area I estimate the value of this property, in average condition, to be Thirty-Five Thousand Dollars (\$35,000).  
If you need any more information, please let me know.

Sincerely Yours,

*Gary Sizemore*

Gary Sizemore

