

Appraisal Report

Robert Johnson Mitchell
3726 Roosevelt Street
Knoxville, Idaho

File# RJM-001

Prepared by:

April Cramer, C.A.G.A.
3840 Wiseman Street
Knoxville, Idaho

Member: Certified Appraisers Guild of America

Table of Contents

Title Page	1
Table of Contents	2
Summary	3
Analysis	4
Conditions of Appraisal	5
Certification	5
Purpose of Report	6
Method of Valuation	6
Definition of Value	6
Basis of Appraisal	6
Description	6
Appraiser Qualifications	7
Value Listings	Appendix A

Summary

On May 12, 2017, at the request of Robert Johnson Mitchell, I personally inspected the assets of Robert Johnson Mitchell, 3726 Roosevelt Street, Knoxville, Idaho.

Value

Fair Market Value

**The Fair Market Value for the property in total is:
\$12,611.00**

This is not the appraisal report. The appraisal report must be read in its entirety.

Analysis

Marketability

Because of the general economic outlook of the area, interest would be marginal as to the resale of certain pieces. This property appears to be in good condition.

Condition

The condition of the personal property is very good. Property appears to have been well cared for, except where mentioned in this report.

Analysis

This property is average in comparison to other personal property. Several of the pieces have been well cared for and their condition speaks for itself. This property is typical of many Estates containing furniture, silver, household, and Bric-a-Brac furnishings.

Conditions of Appraisal

The value stated in this Appraisal Report is based on the best judgment of the appraiser given the facts and conditions available at the date of the valuation.

The use of the report is limited to the purpose of determining the value of personal property for Estate purposes.

Any additional research or testimony required by the client or the court will be billed at the current rates.

Disclosure of the contents of the report is governed by the Standards and Practices of the Certified Appraisers Guild of America.

Certification of Report

Neither April Cramer and Cramer Auctioneers nor any of its employees have any present or future interest in the subject property. No prohibited fee was assessed for this report.

April Cramer of Cramer Auctioneers has successfully completed the personal property appraiser certification program with the Certified Appraisers Guild of America and is a member in good standing. This report was prepared in with the Standards and Practices of the Certified Appraisers Guild of America which has review authority of this report.

April Cramer has personally examined the subject property. The statements of fact contained in this report are true and correct to the best knowledge and belief of the appraiser.

Cramer Auctioneers was established 35 years ago. April Cramer has varied experience as an auctioneer for the past 35 years and an Appraiser for the past 33 years.

**By: April Cramer, C.A.G.A.
Cramer Auctioneers**

Purpose of the Report

The purpose of this report is to determine the value for Estate purposes for Robert Johnson Mitchell, Knoxville, Idaho.

Method of Valuation

The method of valuation used for this appraisal is the Fair Market Value.

Definition of Value

Fair Market Value

Under the United States Treasury regulation 1.170-1c Fair Market value is defined as:

The price at which the property would change hands between a willing buyer and a willing seller, neither being under compulsion to buy or compulsion to sell and both having reasonable knowledge.

Basis of Appraisal

Valuation Date

The date of valuation for determining the value estimation is May 12, 2017.

Date Appraisal Conducted

This appraisal was conducted on May 12, 2017.

Limitations of Property

There were no limitations on use or disposition of this property.

Description

An itemized list with descriptions is in Appendix A.

**April Cramer, C.A.G.A.
3840 Wiseman Street
Knoxville, Idaho 84106**

Education

Certified Appraisers Guild of America

Personal property appraiser certification program
July, 2011

Missouri Auction School

Graduate
June 1996

Work Experience

Auctioneer and Appraiser

Working as an Auctioneer selling a variety of antique, fine furniture, estates and equipment nationwide since 1996. Also selling for several national auction firms nationwide.

Thirty five years as an Auction Manager with emphasis on Estate Liquidations and Valuations working as an appraiser in personal property, bankruptcy, divorce, estate, insurance and business appraisals.

Publications

Smithsonian Magazine
Idaho Tribune Articles
Channel 5 Eyewitness News
NBC Nightly News

Appendix A

Fair Market Value

Dining Room

- 300.00 Round Victorian style dining table w/leaves
- 60.00 Chairs, dining, all matching - mahogany, yellow velour seats (6 at \$ 10.00 ea.)
- 20.00 Magnatone solid state M27 speaker approx. 46 J4"
- 20.00 Realistic, Stereo - AM/FM w/tape
- 75.00 Wood table, rectangular w/inlay, very detailed, approx. 24"
- 150.00 Magnatone solid state, M27 speaker approx. 38 1/4"
- 10.00 Glass cake plate - (on table)
- 300.00 Wood dining hutch, 3 drawer, 2 shelf, 66" tall, dark in color

Top Shelf

- 36.00 Crystal water goblets (set) (12 at \$3.00 ea.)
- 25.00 Lot misc. glassware - some cranberry style

Middle Shelf

- 15.00 Lot misc. glassware
- 20.00 Set Crystal, salt & pepper shakers, etched inlay on both
- 10.00 Ardalt porcelain Japan vases (2 at \$5.00 ea.)
- 25.00 Pair Crystal cream & sugar
- 30.00 Lot Matching Sterling Silver salt & pepper shakers (6 total)

Bottom Shelf

- 5.00 Hanson Model 2000 Scale
- 10.00 Glass pitcher, w/applied handle

150.00 Wood buffet, 5 drawer, 2 wood cabinet

50.00 Glass mirror, w/wood frame

Living Room

40.00 Sofa Green, 3 piece sectional

150.00 Porcelain lamp w/silk shade

35.00 Mahogany end table, 2 tier - lion head mounts on side

45.00 Metal clock, spelter style - battery operated, damaged clock face

25.00 Ceramic goose lamp, lighted

20.00 Clock lanshine (movement), ceramic

300.00 Painting, Oil on canvas signed Ervin Johnson 1975, - subject outdoor landscape, approx. 38" x 56"

60.00 Small half oval wood table, highlighted in gold paint - approx. 15" tall

150.00 Wood rocker w/8 spindle back slats, saddle seat

175.00 Wood rocker heavy w/hand painted stencil saddle seat

50.00 Hitachi TV, color

75.00 Sylvania TV, console-wood cabinet

75.00 JVC VCR, - 4 head HQ quality

75.00 JVCVCRHiFi, VHS

15.00 Octagonal, end table with cabinet below, brown in color

20.00 Occasional chair, green

20.00 End table, 2 tier, laminate top

100.00 Sterling Silver, pair of candlesticks, marked 393, weighted, approx. 10^x4 inches

Front Entryway

600.00 Antique mahogany entry piece, 3 shelf, mirrored back, 2-drawer, Cabriolet leg, Pierced sides - approx. 61" tall

30.0 Small music box, piano style Silverite, Brooklyn, New York

60.0 Porcelain figurine, occupied Japan, hand-painted, approx. 7 1/2", man w/instrument

Kitchen

50.00 Lot misc. dishes, bowls, bric-a-brac

350.00 Misc. Porcelain china set, Daphne, Japan, Wallace Heritage pattern

40.00 Antique porcelain set creamer & sugar hand painted marked MZ Austria, hand painted applied handle approx. 3 1/2"

25.00 Lot misc. glassware

30.00 Lot misc. hand tools

40.00 Lot misc. cameras

20.00 Smith Corona typewriter

50.00 Chrome kitchen table, yellow topped

15.00 Chairs, chrome legs, upholstered seats and back (3 at \$5.00 ea.)

20.00 Smith Corona classic typewriter

25.00 Kenmore microwave oven

25.00 Lot misc. pots and pans

20.00 Portable black & white TV Avanti

Downstairs

25.00 Green loveseat

20.00 Wood occasional table

600.00 Brass bed, full size, antique style, heavy

225.00 Wood dresser - 8 drawer w/mirror, blonde in color

50.00 Sylvania TV, color

Lower Downstairs Room

- 150.00 Wood twin beds, western style, 2x 75, headboard, footboard w/mattress
(2 at \$75.00 ea.)
- 40.00 Nightstand wood, matching
- 30.00 Emerson antique radio
- 20.00 Philco police scanner
- 10.00 Antique iron no 50 size

Bedroom Northwest Upstairs

- 45.00 Beleek porcelain vase green mark - approx. 7"
- 30.00 Lot misc. Glassware 500.00 Brass bed, fancy, full size - antique
style 550.00 Antique oak side board - 3 drawer, 2 cabinets below 125.00
- Antique pitcher w/applied handle, hand painted floral, approx. 8" tall
- 60.00 Pitcher & bowl marked "Homer Loughlin"
- 40.00 Antique plate, royal Vienna, Germany hand painted on ends
- 15.00 Sanyo exercise bike
- 25.00 Blue upholstered chair
- 75.00 Pier mirror - patterned w/canvased frame (some damage)
- 30.00 Floor lamp, brass base
- 40.00 Motorola TV w/stand
- 40.00 Table 4 leg - occasional
- 50.00 Lot misc. fountain pens
- 40.00 Round large mirror approx. 36", 1/4" bevel
- 40.00 Rifle Ruger 22 - w/cartridge model 1022 carbine .22 caliber

175.00 Winchester, model 9422 x TR .22 S.L.L.R. lever action
 175.00 Winchester model 94 nickelsted - 25 .35 1016684
 150.00 Lot misc. coins, silver halves, silver dollars
 200.00 Washburn guitar No. 291796 approx. 36" banded inlay - blonde wood
 200.00 US Remington model 03/A3 bolt action 3418624
 75.00 Rifle single shot 22

Office

15.00 Metal bookshelf
 20.00 Pair speakers
 25.00 Metal desk, double pedestal - 6 drawer, 2 pullout trays
 30.00 3-drawer file cabinet, Shaw Walker
 10.00 Metal type stand
 375.00 Antique Victrola table style model hand crank
 60.00 Pair Tables w/inlay also banded inlay approx. 20"
 10.00 Compact music center - 8 track w/turntable
 75.00 Seth Thomas Corriase Clock approx. *T* tall
 20.00 Typewriter Royal with case

Garage

1,500.00 1986 Toyota Cressida Station Wagon, Grey, 120,537 miles
 1,000.00 1973 Cadillac Brougham Fleetwood, copper color, 143,773 miles
 1,200.00 1983 Toyota Cressida/White, automatic station wagon, 222,334 miles
 100.00 Lot misc. Tools

_____ 25.00 Aluminum ladder
\$12,611.00 Totals