

From: Sirna Appraisal <sirnaappraisal@gmail.com>
Sent: Friday, February 14, 2025 3:56 PM
To: Laura Kuhn
Subject: Re: Jefferson County Appraisal Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

My fee for this appraisal assignment would be \$3,000 with a completion date of two weeks from notice to proceed.

On Fri, Feb 14, 2025 at 2:03 PM Laura Kuhn <lkuhn@jeffersoncountywv.org> wrote:

Jennifer,

To follow up on our call, I am requesting a quote for an appraisal of the property at 393 N. Lawrence Street. The County Commission intends to purchase this property. After speaking with you, I recalled that we have a packet that should contain the information that you will need. I have attached the packet. It contains the information on the two tracts with their legal descriptions.

If you need anything else to provide the quote, please let me know.

Thank you,

Laura

Laura L. Kuhn, FMP

Director

Department of Fleet & Facilities Management

Jefferson County Commission

[128 Industrial Blvd.](#)

[Kearneysville, WV 25430](#)

304-728-3355

LKuhn@jeffersoncountywv.org

Laura Kuhn

From: C. Michael Williams <mike@jackson-williams.com>
Sent: Friday, February 14, 2025 11:34 AM
To: Laura Kuhn
Subject: RE: Request for Quote - Property Appraisal at 393 North Lawrence Street
Sensitivity: Confidential

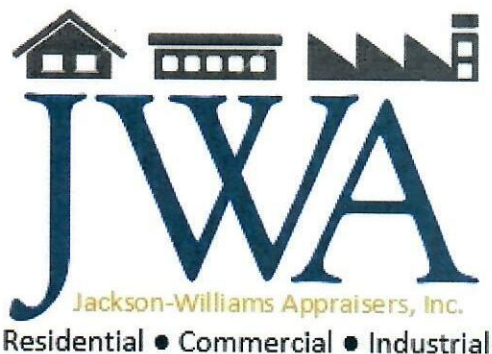
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

My fee to complete this appraisal and provide delivery of an appraisal report within 3 weeks of order would be \$4,500. I may be able to meet the two week time frame but can only guarantee three weeks from order.

Mike

C. Michael Williams
West Virginia Certified General
Real Estate Appraiser #CG335

AQB Certified USPAP Instructor #45560



From: Laura Kuhn <lkuhn@jeffersoncountywv.org>
Sent: Friday, February 14, 2025 8:16 AM
To: Laura Kuhn <lkuhn@jeffersoncountywv.org>
Subject: Request for Quote - Property Appraisal at 393 North Lawrence Street

The Jefferson County Commission is currently conducting due diligence for the potential purchase of a building located at 393 North Lawrence Street in Charles Town, WV. As part of this process, we need to obtain an appraisal of the property.

Given our tight timeline, we are seeking a quick turnaround. Could you provide a quote for this service and confirm whether you would be able to complete the appraisal within approximately 2-3 weeks?

We appreciate your prompt response and look forward to your proposal.

Best Regards,

From: Steve <steve@williamgboweninc.com>
Sent: Monday, February 17, 2025 10:22 AM
To: Laura Kuhn
Subject: 393 North Lawrence Street Bid

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Laura,

Good morning and hope you are somewhere warm. A third arctic plunge is enough for me. Anyway, I confirmed with APUS that we have no conflict of interest here and are free to bid.

To prepare and deliver a Complete Commercial Narrative Report, within three weeks, our fee is \$8,450. As mentioned previously, we are very busy and it will be tight but do-able. If you could live with 35 days, our fee would be \$5,350. Up to you but please let us know as I'm trying to juggling several quotes in addition to the active work at this time.

Thank you again for the opportunity to bid this assignment and be well.

Steve

Steven P. O'Farrell, MAI, President
William G. Bowen, Inc.
(301) 797-8770, ext. 205
(301) 416-7413, fax