

APPRAISAL OF REAL PROPERTY

LOCATED AT:

2504 Mary Jane Dr Lot 16 Block E Fairview Acres East City of Jonesboro AR Jonesboro, AR 72401

FOR:

City of Jonesboro 300 S Church St Jonesboro, AR 72401

AS OF:

11/09/2018

BY:

Preston King

Bob Gibson and Associates Inc. P O Box 3071 420 W Jefferson, Suite A Jonesboro, AR 72401

November 20, 2018

City of Jonesboro 300 S Church St Jonesboro, AR 72401

Re: Property:

2504 Mary Jane Dr

Jonesboro, AR 72401

Client:

City of Jonesboro

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)).

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person signing this report has the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of our staff if we can be of additional service to you.



SUMMARY OF SALIENT FEATURES

	Subject Address	2504 Mary Jane Dr
	Legal Description	Lot 16 Block E Fairview Acres East City of Jonesboro AR
NO	City	Jonesboro
ORMATI	County	Craighead
SUBJECT INFORMATION	State	AR
SUBJ	Zip Code	72401
	Census Tract	0004.01
	Map Reference	27860
RICE	Sale Price	\$ O
SALES PRICE	Date of Sale	N/A
	0	
CLIENT	Owner	BRC Holdings LLC
	Client	City of Jonesboro
	Size (Square Feet)	1,220
		\$
DESCRIPTION OF IMPROVEMENTS	Location	Residential
IPROVE	Age	47
N OF IN	Condition	Fair
CRIPTIO	Total Rooms	6
DES	Bedrooms	4
	Baths	1.0
APPRAISER	Appraiser	Preston King
APP	Date of Appraised Value	11/09/2018
VALUE	Final Estimate of Value	\$ 63,000

RESIDENTIAL APPRAISAL REPORT

2000	ESIDENTIAL APP		POR	10.70			No.:
	Property Address: 2504 Mary Jane			City: Jor		State:	
15	County: Craighead	Legal Des	scription:	Lot 16 Block	E Fairview Acr	es East City of Jone	
SUBJECT	Tay Voor 2017 D.F. Tayaa A.11	0		15	Assessor's Parc		
leé	Tax Year: 2017 R.E. Taxes: \$ 41		sments: \$		Borrower (if app		
S	Current Owner of Record: BRC Hole	dings LLC		Occupa	ınt: Owner		acant Manufactured Housing
		ominium Cooperative	Oth	ner (describe)		H0A: \$ 0	per year per month
	Market Area Name: Fairview Acres			Map	Reference: 2786		Census Tract: 0004.01
	The purpose of this appraisal is to develop	an opinion of: Mark		as defined), or [other type of v		
L	This report reflects the following value (if n				ection Date is the E		Retrospective Prospective
Z	Approaches developed for this appraisal:	Sales Comparison App			h 🛛 Income A	pproach (See Reconcili	iation Comments and Scope of Work)
SSIGNMEN	Property Rights Appraised: Fee Sir		Leased		r (describe)		
5	Intended Use: The intended use is for	or the client's use to de	etermine	market value	as of the effe	ctive date. No other	use is permitted.
SS							
1	intended oser(s) (by harne of type). Cr	ty of Jonesboro					
	Client: City of Jonesboro		Addres			boro, AR 72401	
	Appraiser: Preston King		Addres	s: 420 W. Je		A, Jonesboro, AR 7	
	I	Suburban Rural	Pre	dominant cupancy	One-Unit Housi		
1	1	25-75% Under 25%			11222	AGE One-Unit	80 % Not Likely
0	Growth rate: Rapid S					yrs) 2-4 Unit	5 % Likely * In Process *
	Property values: Increasing S			enant 25%	10 Low	O Multi-Unit	5 % * To:
DESCRIPTION	#	n Balance Over Supply		acant (0-5%)		60+ Comm'l	10 %
ES	Marketing time: Under 3 Mos. 3			cant (>5%)	75 Pred	25	%
	Market Area Boundaries, Description, and I	viarket Conditions (including	support fo	or the above chara	acteristics and trer	ids): <u>Propert</u>	y values are stable in subject's
E	market area. Employment appea	ars stable. Typical mar	rketing ti	<u>me is 3-6 mo</u>	nths based on	this appraiser's rese	earch as well as discussions
AR	with other real estate professiona	is in the area. Demand	a/supply	is in balance.	. Available fina	ancing consists of FF	HA, VA, and Conventional. The
山	subject is located in a single famil	y residential subdivisio	n. It is io	cated in close	proximity to k	x-12 public school sy	stems as well as businesses,
꽃	restaurants, medical facilities and	retail outlets. The subj	ject is no	oted to be in a	i flood prone a	rea with consistent,	yearly, flooding issues.
MARKET AREA							
-							
	Dimensions: No survey provided				Site Area:	12,197 sf	
	Zoning Classification: R-3					n: Multi Family Res	sidential
	1	Zo	ning Comp	oliance: 🛛 Le		nonconforming (grandfati	
	Are CC&Rs applicable? Yes No			ents been reviewe		No Ground Rent (if	
	Highest & Best Use as improved: Pr		se (explair				,
			12.10	10 0			
	Lancacca and the second	Family Residential		Use a	as appraised in this	report: Single Fam	nily Improved Residence
Z	Summary of Highest & Best Use: <u>The</u>	subject is a single fam	rily resid	ential property	y which is dete	rmined to be the hig	hest and best use.
Ĕ							
SITE DESCRIPTION	Utilities Public Other Provider/	Description Off-site Imp			5.1."	B: . I+ .	
SC	Electricity Public Ployldel/	Description Off-site Imp Street			Public	' ' ' ' -	Flat
DE	Gas Public	Curb/Gutter	Aspha Curb/C		⊠		12,197 sf
世	Water Dublic	Sidewalk	None	butter	—— P	= I. : -	Rectangular Fair
S	Sanitary Sewer 🛛 🔲 Public	Street Lights			— 🛮	= -	Residential
	Storm Sewer Public	Alley	None		— ñ	H I -	rtoolaeritiar
	Other site elements: 🔀 Inside Lot	Comer Lot Cul de Sa	ac 🗌 Ur	nderground Utilitie	es Other (de	scribe)	
	FEMA Spec'l Flood Hazard Area 🛛 Yes				Map # 05031C		FEMA Map Date 09/27/1991
	Site Comments: I have not checked	the land records for re	ecorded	easements &	did not note a	any apparent advers	e easements or
	encroachments. Any easements,	encroachments, restric	ctions, co	ovenants, etc	uncovered thr	ough a title search, l	egal opinion, or property survey
	should be submitted to appraiser	for consideration. The	appraise	er reserves the	e right to analy	ze all such informati	on and amend the appraised
	value, if necessary. General Description	Futorior Documentor		le			
	# of Units 1 Acc.Unit	Exterior Description Foundation Concr	rete Bloo	Foundation ck Slab		Basement Area Sq. Ft.	None Heating
	# of Stories 1	Exterior Walls Vinyl S	SW110 W/	Crawl Space	Yes	% Finished	Type <u>Central</u> Fuel Gas
	Type Det. Att.		Shingle		None	Ceiling	Fuel Gas
	Design (Style) Ranch	Gutters & Dwnspts. None		Sump Pump		Walls	Cooling
		Window Type Vinyl		Dampness	None	Floor	Central Electric
S	Actual Age (Yrs.) 47	Storm/Screens Metal		Settlement	None Visible		Other None
Z	Effective Age (Yrs.) 20			Infestation	None Visible	The state of the s	
M	Interior Description	Appliances Attic	None	Amenities			Car Storage None
S	Floors Concrete, Tile	Refrigerator Stairs		Fireplace(s) # _	O V	Voodstove(s) #O	Garage # of cars (1 Tot.)
PR(Walls Sheetrock	Range/Oven Drop		Patio None			Attach.
Σ	Trim/Finish Wood,Paint	_ Disposal ⊠ Scuttl		Deck Wood	b	-	Detach
뿌	Bath Floor <u>Tile</u>	Dishwasher Doorv	,	Porch None			BltIn
F	Bath Wainscot Fiberglass	Fan/Hood Floor		Fence None			Carport
Q	Doors Wood Panel	Microwave Heate	700 L	Pool None			Driveway1
S	Finished area above grade contains:	Washer/Dryer Finish 6 Rooms		drooms	1.0 Path/al	4 000 000	Surface Concrete
E					1.0 Bath(s)		Feet of Gross Living Area Above Grade type properties in it's market
DESCRIPTION OF THE IMPROVEMENTS	area.	zatures were noteu. St	abject Wa	as louilu to De	s typical and co	omparable to similar	type properties in its market
SC	Describe the condition of the property (inclu	uding physical, functional and	d external	obsolescence):	Upon insper	ction it was noted the	at the subject property was in
ם	fair condition. Recent updates incl						
	pump was also installed in the rea						
	create an additional bedroom with						
	permitted. This report is made bas	sed on an extraordinary	y assum	ption that this	portion of the	home is permitted a	and up to the city's code.
	Noticeable depreciation was noted	d during inspection to w	vhat was	attributed to	normal day to	day activity. The inte	erior and exterior featured
	depreciation that was considered	curable and minimal. S					sumptions.

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1010	My research ☐ did 🔀	The state of the s	• /	ales or transfers of th	ne subject propert	y for t	he three years	prior to the	effective date of	his appraisal.		
IRANSFER HISTORY	Data Source(s): www.a 1st Prior Subject Sa			sis of sale/transfer h	istory and/or any	currer	nt agreement o	of sale/listing): The subi	ect has not tra	nsferre	d within the
IST	Date:	,	1 .	three years. It is), 보기 없는 모스 				
S H	Price:							-				
FE	Source(s): www.arcoun											
NS	2nd Prior Subject S	ale/Transfer										
R	Date: Price:			w								
	Source(s):	***************************************	1									
	SALES COMPARISON AF	PROACH TO VAL	UE (if o			pariso			loped for this app			
	FEATURE	SUBJECT			BLE SALE # 1			PARABLE S	ALE # 2	COMPAR		LE # 3
	Address 2504 Mary Ja Jonesboro, A			2215 Clover Dr Jonesboro, AR			3205 Park Jonesboro		04	3600 Race S		
	Proximity to Subject	12401	ne ve a le a	0.31 miles NW	72401		0.41 miles		01	Jonesboro, A 0.07 miles SV		'
	Sale Price	\$	0		\$ 47	000	AND DESCRIPTION OF THE PROPERTY.	\$	55,120	PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS	\$	66,000
	Sale Price/GLA	\$	/sq.ft.					25 /sq.ft.		\$ 53.14		
	Data Source(s)	Inspection	-11.7.202	MLS 10067379			MLS 1007			County Data,		= Unk
	Verification Source(s) VALUE ADJUSTMENTS	County Data DESCRIPTION	M	County Data;NE DESCRIPTION			DESCRI		+(-) \$ Adjust.	DESCRIPTION S		+(-) \$ Adjust.
	Sales or Financing	N/A	•	Cash	11/7474		Convention			Unknown	-	1 (*) φ Aujust.
	Concessions	N/A		None Known		0	None Know	wn	0	None Known		0
	Date of Sale/Time	N/A		02/2017		0	09/2018		0	05/2018		0
	Rights Appraised Location	Fee Simple		Fee Simple Residential			Fee Simple			Fee Simple Residential		
	Site	Residential 12,197 sf		7,405 sf		0	Residentia 7,405 sf		n	8,276 sf		0
	View	Residential		Residential			Residentia	I		Residential		
	Design (Style)	Ranch		Ranch			Ranch			Ranch		
	Quality of Construction	Average		Average			Average			Average		
	Age Condition	47 Fair		~52 Similar	-		~50 Similar			~50 Similar		0
	Above Grade	Control of the contro	aths	Total Bdrms Bat	ths		Total Bdrms	Baths		EWY CONTROL ENGINEER	Baths	
	Room Count		1.0	6 3 1.		0		1.0	0		1.0	0
	Gross Living Area	1,220) sq.ft.	1,008	sq.ft. +5	300		,055 sq.ft.	+4,125		2 sq.ft.	-550
	Basement & Finished Rooms Below Grade	0		0			0			0		
	Functional Utility	Average		Average			Average			Average		
	Heating/Cooling	Central H&A		Central H&A			Central H8	kA		Central H&A		
딩	Energy Efficient Items	Ins. Wds/Door	s	Similar		0	Similar		0	Similar		0
O	Garage/Carport Porch/Patio/Deck	None Deck	-	None Porch/Patio		500	None Porch/Pati	0	-500	None Porch/Patio		-500
PR	Extra	None		Fence			Fence			Fence		-1,000
<u>ح</u>												
SO							1.00					
ARI												
COMPARISON APPROACH	Net Adjustment (Total)	W. contractions				,800	⊠ +	□ - \$	2,625	□ + 区] - \$	-2,050
	Adjusted Sale Price			Net 8.1		March Control	Net	4.8 %			3.1 %	
SALES	of Comparables Summary of Sales Compa	ricon Approach	Гол	Gross 14.5 Ir sales were sel	OFFICE OF THE PARTY OF THE PART	800	Productive Control of the Production	10.2 % \$		-	3.1 % \$	63,950
SAI	immediate market a											
	the subject in many											
	Based on discussion		7/4 75/4	THE STREET STREET	A Longity Control of the Control		A CONTRACTOR OF THE PROPERTY O	Table 100	The state of the s	ATTENDED AND AND ADDRESS OF THE PARTY OF THE		
	prone area. Based of same flood prone are			- VALUE OF THE STATE OF THE STA					William Control of the Control of th			TWATER TO THE PARTY OF THE PART
	determined that each											
	property. Adjustmen	700000 2000	A 1990			1000000	0.000				10000	
	and analysis of the c		0.000 201		9000 W 1000 W 10	90005	2002 30	7.100	4550max23 - 250-			200
	was determined to b											
	the subject, but they											
	value for the subject	property via the	e Sale	es Comparison A	Approach is \$6	1,00	00.	ili in college participant in				
	See addenda for add	ditional common	nto						***************************************		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	See addenda for add	ultional comme	ins.					···				
				HEREKKON HOOF HOOF GIRDERIUM			шаниналижин					

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	X											
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RESIDENTIAL APPRAISAL REPORT

	RESIDENTIAL APPRAISAL REPORT	· · · · · · · · · · · · · · · · · · ·		File	NO.:	
	COST APPROACH TO VALUE (if developed) The Cost Approach was	not developed for thi	s appraisal.			
	Provide adequate information for replication of the following cost figures and calcular Support for the principle of the prin	tions.				
	Support for the opinion of site value (summary of comparable land sales or other me	thods for estimating	site value):	This approac	ch was not o	deemed applicable
	per engagement.					
		n a distribution de la company			parties.	
					July July	
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	TODINION C	AE CITE VALUE			
COST APPROACH	Source of cost data:		F SITE VALUE			=\$
M	Quality rating from cost service: Effective date of cost data:	DWELLING	1	Sq.Ft. @ \$		=\$
N N	Comments on Cost Approach (gross living area calculations, depreciation, etc.):			Sq.Ft. @ \$		=\$
d	to continuition of the control (gross living area calculations, depreciation, etc.).			Sq.Ft. @ \$		=\$
Ľ				Sq.Ft. @ \$		=\$
os				Sq.Ft. @ \$		=\$
Ŭ		Carago/Ca	mort	C- [4 O f		=\$
		Garage/Ca		Sq.Ft. @ \$		=\$
			nate of Cost-New	Trunctional	Transact	=\$
		Less Depreciation	Physical	Functional	External	A /
			d Cost of Improveme			=\$(
			lue of Site Improvem			=\$ =\$
		H3-15 V	ilue of Site Improveir	ents		
					W	=\$
	Estimated Remaining Economic Life (if required):	Voore INDICATE	VALUE BY COST A	DDOACH		=\$
E				PRUACH		=\$
NCOME APPROACH	Estimated Monthly Market Rent \$ 750 X Gross Rent Multiplier					
IS	Summary of Income Approach (including support for market rent and GRM): For	88		5,000		/alue by Income Approach
	rents were used in determining the estimated monthly market rent	Passad an assas	of the income Ap	proacn, com	parable ma	rket and contract
4	immediate area is \$750. Of the comparable properties found that	. Based on resea	arch conducted,	ne average	monthly ma	rket rent in this
闄	opinion of value via the Income Approach is \$66,000. The Income	Approach was d	ipied, the averag	e GRIVI was	determined	to be 88. My
Į	property. The Income Approach takes into consideration the rental	Approach was d	eemed an impor	tant part of the	ne valuation	of the subject
Ĭ	property, this approach was deemed necessary to produce a cred	itable and reliabl	e subject and di	de to it being	used solely	as an investment
		t of a Planned Unit D		9.		
	Legal Name of Project:	t of a flamined office	сусторители.			
	Describe common elements and represtigned for illiting				***************************************	
PUD						
٩				W		

	Indicated Value by: Sales Comparison Approach \$ 61,000 Cost App	1 // 1				
200			1/ ¢	Income Anny	oooh /if days	lened\ C as ass
		roach (if developed		Income Appr	oach (if deve	loped) \$ 66,000
	Final Reconciliation The Sales, Income & Cost Approaches were all c	onsidered. The S	Sales Compariso	n & Income	Approaches	were conducted.
	Final Reconciliation The Sales, Income & Cost Approaches were all c Both approaches were determined to be important in determining	onsidered. The S an opinion of val	Sales Comparisonue for the subject	n & Income / t property. A	Approaches large amou	were conducted.
	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The S an opinion of val	Sales Comparisonue for the subject	n & Income / t property. A	Approaches large amou	were conducted.
NO	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The S an opinion of val	Sales Comparisonue for the subject	n & Income / t property. A	Approaches large amou	were conducted.
ATION	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The S an opinion of valu on the limited eng	Sales Comparison Le for the subject gagement. See a	n & Income / t property. A addenda for r	Approaches large amou nore explar	s were conducted. Int of weight was nation.
ILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The san opinion of value on the limited engage specifications on the specifications of the specific	Sales Comparison Le for the subject Le gagement. See a Le basis of a Hypo	n & Income A t property. A ddenda for r	Approaches large amounore explar	s were conducted. unt of weight was nation.
NCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The san opinion of value on the limited engage specifications on the Hypothetical Condi	Sales Comparison Le for the subject Le gagement. See a Le basis of a Hypo Lion that the repairs	n & Income A t property. A addenda for r thetical Condition or alterations	Approaches large amounore explar on that the in	s were conducted. unt of weight was nation. mprovements have been mpleted. Subject to
CONCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The san opinion of value on the limited end specifications on the Hypothetical Condies condition or defici	Sales Comparison Le for the subject Le gagement. See a Le basis of a Hypo Le basis	n & Income A t property. A ddenda for r thetical Conditio or alterations I ire alteration or	Approaches large amounore explar on that the innave been conrepair: Bas	s were conducted. unt of weight was nation. mprovements have been mpleted, subject to sed on an
RECONCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all of Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based of This appraisal is made \(\sqrt{1} \) "as is", \(\sqrt{1} \) subject to completion per plans and completed, \(\sqrt{1} \) subject to the following repairs or alterations on the basis of a the following required inspection based on the Extraordinary Assumption that the extraordinary assumption that the subject property is free of any elements.	onsidered. The san opinion of value on the limited engage specifications on the Hypothetical Condition or deficination or deficination or serious condition or serious conditions are serious conditions.	Sales Comparison Gales Compar	n & Income A t property. A ddenda for r thetical Conditio or alterations I ire alteration or	Approaches large amountered amoun	s were conducted. unt of weight was nation. mprovements have been mpleted, subject to sed on an
RECONCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all cases Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or	onsidered. The San opinion of value on the limited engage specifications on the Hypothetical Condition or deficing the condition or deficing the condition or egarding the condition regarding the condition of the condition or egarding the condition of the condit	Sales Comparison July For the subject July	n & Income A t property. A addenda for r thetical Conditio or alterations I ire alteration or related to the	Approaches large amount on that the innave been confirmed repair: Base flooding the enty.	s were conducted. unt of weight was nation. mprovements have been mpleted, subject to sed on an
RECONCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all comportant in determining placed on both approaches. This report is made restricted based on both approaches. This report is made restricted based on the following repairs or alterations on the basis of a the following required inspection based on the Extraordinary Assumption that the extraordinary assumption that the subject property is free of any entire property. See addenda for additional assumptions and information in the degree of inspection of the subject property, as indicated	onsidered. The San opinion of value on the limited engage specifications on the Hypothetical Condition or deficing condition or deficing the condition of the condition or deficing the condition of the condition	Sales Comparison July For the subject July	n & Income A t property. A iddenda for r thetical Condition or alterations I ire alteration or related to the subject propertached addenda tement of Ass	Approaches large amount on that the irreave been confident to repair: Base flooding the erty.	s were conducted. unt of weight was nation. Inprovements have been mpleted, subject to sed on an at has occurred to
RECONCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all or Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based or This appraisal is made \(\sqrt{1}\) "as is", \(\sqrt{1}\) subject to completion per plans and completed, \(\sqrt{1}\) subject to the following repairs or alterations on the basis of a the following required inspection based on the Extraordinary Assumption that the extraordinary assumption that the subject property is free of any entire property. See addenda for additional assumptions and information in the Information of the Market Value (or of the Subject Property, as indicated and Appraiser's Certifications, my (our) Opinion of the Market Value (or of the Subject Property).	onsidered. The San opinion of value on the limited engage specifications on the Hypothetical Condition or deficing condition or deficing the condition of the condition or deficing the condition of the condition	Sales Comparison July For the subject July	thetical Condition or alterations or alteration or related to the subject propertached addendatement of Assed herein, of t	Approaches large amount more explar on that the interpretation that the interp	s were conducted. unt of weight was nation. mprovements have been mpleted, subject to sed on an at has occurred to d Limiting Conditions, erty that is the subject
RECONCILIATION	Final Reconciliation The Sales, Income & Cost Approaches were all of Both approaches were determined to be important in determining placed on both approaches. This report is made restricted based of the following required inspection based on the Extraordinary Assumption that the extraordinary assumption that the subject property is free of any enterproperty. See addenda for additional assumptions and/or Extraordinary assumption to other Hypothetical Conditions and/or Extraordinary and Appraiser's Certifications, my (our) Opinion of the Market Value (or of this report is: \$ 63,000 , as of:	specifications on the Hypothetical Condition or deficient or regarding the hary Assumptions as below, defined Suther specified value 11/09/201	Sales Comparison July for the subject July	t property. A addenda for raterations in alteration or related to the subject propertached addends tement of Asset which is the property of the subject property and the su	Approaches large amount on that the irnave been correpair. Base flooding the erry.	s were conducted. unt of weight was nation. mprovements have been mpleted, subject to sed on an at has occurred to ad Limiting Conditions, erty that is the subject date of this appraisal.
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Page #7 ADDITIONAL COMPARABLE SALES COMPARABLE SALE #5 COMPARABLE SALE #6 FEATURE COMPARABLE SALE #4 Address 2504 Mary Jane Dr 3209 Parkwood Rd Jonesboro, AR 72401 Jonesboro, AR 72401 Proximity to Subject 0.39 miles W Sale Price \$ 47,000 Sale Price/GLA /sq.ft. 46.26 /sq.ft. /sq.ft. /sq.ft. Data Source(s) MLS 10067499, DOM = 74 Inspection Verification Source(s) County Data County Data; NEA Comp Service VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. Sales or Financing N/A Conventional Concessions N/A None Known Date of Sale/Time N/A 02/2017 0 Rights Appraised Fee Simple Fee Simple Location Residential Residential Site 12,197 sf 10,019 sf 0 View Residential Residential Design (Style) Ranch Ranch Quality of Construction Average Average 47 ~50 0 Condition Fair Similar Total Bdrms Above Grade Total Bdrms Baths Total Bdrms Baths Baths Total Bdrms Baths Room Count 6 4 1.0 6 3 1.0 0 Gross Living Area 1,220 sq.ft. 1,016 sq.ft. +5,100 sq.ft. sq.ft. Basement & Finished 0 0 Rooms Below Grade Functional Utility Average Average Heating/Cooling Central H&A Central H&A **Energy Efficient Items** Ins. Wds/Doors Similar Garage/Carport None None Porch/Patio/Deck Deck Porch/Patio -500 Extra None Fence -1,000 Net Adjustment (Total) **X** + 3,600 Adjusted Sale Price Net 7.7% Net Net of Comparables Gross 14.0 % \$ 50,600 Gross Gross SALES COMPARISON Summary of Sales Comparison Approach See form above.

Assumptions, Limiting Conditions & Scope of Work

File No.: City: Jonesboro State: AR Zip Code: 72401 Address: 300 S Church St, Jonesboro, AR 72401 Address: 420 W. Jefferson, Suite A, Jonesboro, AR 72401

Preston King STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

Property Address: 2504 Mary Jane Dr

City of Jonesboro

Client:

Appraiser:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- · An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



File No

Supplemental Addendum

			1110	140.
Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			

Scope of Work:

This report has been prepared for the referenced client. The report has been performed to assist the client with a determination of market value and for this use only. No other user, or use, is identified. If this report is placed in the hands of anyone other than the client, the client shall make such third party aware of all the assumptions and limiting conditions of the assignment. This report is made restricted to the identified user only and for the use stated in the report. No other user or uses are identified and/or permitted. The scope of this appraisal consisted of an observation from ground level readily accessible by foot from the exterior of the perimeter of the subject improvements. Interior walk through was made of the subject improvements readily accessible by foot and not obscured from observation. Crawl space and attic areas were not accessed unless stated otherwise in this report. Pictures of the interior and exterior were taken and can be found in this report. The livable area was calculated according to ANSI Standards. The cost approach was not applicable/not completed (explained elsewhere in this report). The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood/subdivision. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. The income approach was deemed applicable based on the subject being located in an area that tenant occupied housing is a normal occurrence. The subject property is also currently occupied by a tenant and used as an investment. The approaches to value used in this report were reconciled and an opinion of value was rendered based on the data available. This report is an appraisal and not an environmental, structural, termite, or building inspection. If the user or client desires such type of reports, they should be ordered from a licensed home inspector or an environmental expert. This appraisal report does not guarantee that the property is free of defects. The appraiser is not a home inspector, termite inspector, or environmental inspector. This appraisal is made based on an extraordinary assumption that the home is free of any environmental and structural defects. In the event that such problems are discovered, the appraiser reserves the right to analyze such information and the appraisal is subject to change.

Digital Signature:

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

Digital Images

Digitized images, such as photographs, maps, exhibits, etc., contained in this report, are unaltered from their original likeness. Digital images, however, may have been modified for formatting, brightness, or resolution. These modifications are made only to reduce file size or enhance readability and do not manipulate the original likeness.

Comps Over Six Months:

A thorough search for comparable sales was made in this market area. Comparables that sold within six months of the date of appraisal were significantly different in location, size, age, conditions and other value influencing items. In the appraisers judgement, the comparables selected are a better indication of value than most recent sales.

Age Adjustments:

Age adjustments were made based off of the effective age of each property respectively. The effective age takes into consideration the condition of the property as well as the functional utility that remains with each property. A 1% adjustment per effective age difference was made based on the contrat price of the sales.

Sales Concessions:

No sales concessions were conducted due to them being a traditional occurrence in this market. Not only are they a normal occurrence, but the lack of disclosures of sales concessions is poor. It is not a requirement in the state of Arkansas to disclose sales concessions and disclosing these sales concessions could result in violations of Arkansas law.

Site Adjustments:

The site adjustments, or lack thereof, were made using the market value of each site respectively. The size of the site was not the only determining factor in the value of the site. Size, location, amenities available, neighborhood characteristics as well as topography and shape were all determining factors in the value of each lot. Adjustments were made accordingly.

Restrictions & Extraordinary Assumptions:

- *This report, and value herein, is based on an extraordinary assumption that the subject has marketable title and that all equipment is in good working order. Deviation could affect subject's market value.
- *This report is made restricted to the identified user only and for the use stated in the report. No other user or uses are identified and/or permitted.
- *This appraisal is made based on an extraordinary assumption that the home is free of any environmental and structural defects. In the event that such problems are discovered, the appraiser reserves the right to analyze such information and the appraisal is subject to change.
- *The subject's site size was an estimation using the county's GIS mapping system. Any changes that exist are subject to review by the appraiser.
- *The appraiser has not conducted appraisal business on the subject property within the last three years.

			Page #9
ertifications		File No.:	
Property Address: 2504 Mary Jane Dr		City: Jonesboro State: AR	Zip Code: 72401
	Address:	300 S Church St, Jonesboro, AR 72401	
	Address:	420 W. Jefferson, Suite A, Jonesboro, AR 72401	
APPRAISER'S CERTIFICATION			
I certify that, to the best of my knowledge and belief: — The statements of fact contained in this report are true ar	nd corre	ot .	
— The credibility of this report, for the stated use by the sta	ted user	Cl.	one are limited only by
the reported assumptions and limiting conditions, and are my	/ nersor	nal impartial and unbiased professional analyses on	inions and conclusions
— I have no present or prospective interest in the property t	hat is th	e subject of this report and no personal interest with	respect to the parties
involved.		39 0 30 At 0 20 Explored Control of Control	uterings and * Ausgrafia and Ausgrafia (St. Colores). * St. Colores (St. Colores)
— Unless otherwise indicated, I have performed no services	s, as an	appraiser or in any other capacity, regarding the prop	erty that is the subject of
this report within the three-year period immediately precedin I have no bias with respect to the property that is the sub-			
My engagement in this assignment was not contingent up	ion deve	ilio report of to the parties involved with this assignment regults	ieni.
My compensation for completing this assignment is not of	ontinge	nt upon the development or reporting of a predetermin	ned value or direction
in value that favors the cause of the client, the amount of the	value o	pinion, the attainment of a stipulated result, or the oc	currence of a subsequent
event directly related to the intended use of this appraisal.			•
— My analyses, opinions, and conclusions were developed,	and this	s report has been prepared, in conformity with the Un	iform Standards of
Professional Appraisal Practice that were in effect at the time			a aglar raligion
— I did not base, either partially or completely, my analysis sex, handicap, familial status, or national origin of either the			
owners or occupants of the properties in the vicinity of the s			טו נווס טוסטטוונ
— Unless otherwise indicated, I have made a personal inspe			
— Unless otherwise indicated, no one provided significant re	eal prope	erty appraisal assistance to the person(s) signing this	s certification.
Additional Certifications:			
DEFINITION OF MARKET VALUE *:			
Market value means the most probable price which a proper	ty shoul	d bring in a competitive and open market under all co	inditions requisite
to a fair sale, the buyer and seller each acting prudently and	knowled	dgeably, and assuming the price is not affected by un	due stimulus.
Implicit in this definition is the consummation of a sale as of whereby:	a speci	fied date and the passing of title from seller to buyer	under conditions
1. Buyer and seller are typically motivated;			
2. Both parties are well informed or well advised and acting i	in what t	they consider their own best interests:	
3. A reasonable time is allowed for exposure in the open ma	rket;	and, constant their contractor,	
4. Payment is made in terms of cash in U.S. dollars or in ter	ms of fi		
5. The price represents the normal consideration for the prop	perty so	ld unaffected by special or creative financing or sales	concessions
granted by anyone associated with the sale.	ulotoni	proposice nursuant to Title VI of the Financial Institution	
* This definition is from regulations published by federal reg Reform, Recovery, and Enforcement Act (FIRREA) of 1989 b	uialury a notwoon	agencies pursuant to title XI of the Financial institution fully 5 1990, and August 24 1990, by the Federal R.	iis acania Svetam
(FRS), National Credit Union Administration (NCUA), Federal			
and the Office of Comptroller of the Currency (OCC). This de			
FRS, and FDIC on June 7, 1994, and in the Interagency Appr	aisal an	d Evaluation Guidelines, dated October 27, 1994.	and a second section of the section
Client Contest: O-:- 1:1:		Client Name: O' C'	
Client Contact: Craig Light E-Mail: CLight@jonesboro.org	Λddr	Client Name: City of Jonesboro ess: 300 S Church St. Jonesboro, AR 72401	темпина у настоя вы выстрания настрания.
APPRAISER	Addi	8SI 300 S Church St, Jonesboro, AR 72401 SUPERVISORY APPRAISER (if required)	
*		or CO-APPRAISER (if applicable)	
		(1.37)	
STATE STATE			
RESIDENTIAL S		Supervisory or	
Appraiser Nune: Preston King 3948		Co-Appraiser Name:	
Company: Bob Gibson & Associates Fax: (870) 932-5206 Fax: (870) 972-9959		Company: Phone: Fax:	
E-Mail: ucprestonking@gmail.com		E-Mail:	
Date Report Signed: 11/20/2018		Date Report Signed:	

Designation: <u>Certified Residential</u> Expiration Date of License or Certification:

License or Certification #:

11/20/2018 CR3948

Expiration Date of License or Certification:

☐ Interior & Exterior

State:

☐ None

Exterior Only

Inspection of Subject:

Designation:

State: AR

☐ None

License or Certification #:

)wner	BRC Holdings LLC	File No.
roperty Address	2504 Mary Jane Dr	Tilo Ho.
City		/ Craighead State AR Zip Code 72401
Client	City of Jonesboro	
APPRAIS	SAL AND REPORT IDENTIFICATION	
This Repor	t is <u>one</u> of the following types:	
☐ Annrais	al Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restrict Apprais	(A written report prepared under Standards Rule al Report restricted to the stated intended use by the specific	
Commer	nts on Standards Rule 2-3	
	the best of my knowledge and belief:	
	nts of fact contained in this report are true and correct. analyses, opinions, and conclusions are limited only by the reported;	assumptions and limiting conditions and are my personal, impartial, and unbiased professional
analyses, opinior	ns, and conclusions.	
— Unless other	wise indicated, I have performed no services, as an appraiser or in any	y that is the subject of this report and no personal interest with respect to the parties involved. y other capacity, regarding the property that is the subject of this report within the three-year
	ely preceding acceptance of this assignment. s with respect to the property that is the subject of this report or the p	parties involved with this assignment.
	ent in this assignment was not contingent upon developing or reporti	
		currence of a subsequent event directly related to the intended use of this appraisal.
— My analyses,	opinions, and conclusions were developed, and this report has been	prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were
	me this report was prepared. wise indicated, I have made a personal inspection of the property that	is the subject of this report
		istance to the person(s) signing this certification (if there are exceptions, the name of each
individual provid	ing significant real property appraisal assistance is stated elsewhere ir	n this report).
		9 91
appraised wor		sure Time as the estimated length of time that the property interest being consummation of a sale at market value on the effective date of the appraisal.) y at the market value stated in this report is: 3-6 Months
Commer	nts on Appraisal and Report Identif	ication
Note any U	SPAP-related issues requiring disclosure and any	y state mandated requirements:
		pusiness for the subject property within the last three years. The no other user is identified. The use of the appraisal is for a market
	on and for no other reason or purpose.	no other user is identified. The use of the appraisal is for a market
ADDDAIGE		CUREDWICORY or OO APPRAISED (#
APPRAISE	21 L	SUPERVISORY or CO-APPRAISER (if applicable):
Cignetura	CERTIFIED 1	Cignoture
Signature: Name: Presto	on King RESIDENTIAL CR3948	Signature: Name:
Certifi	ied Residential	
State Certificatio or State License	m#: CR3948 CR3948	State Certification #: or State License #:
		or State License #: State: Expiration Date of Certification or License:
Date of Signatur	re and Report: 11/20/2018	Date of Signature:
Inspection of Su	f Appraisal: 11/09/2018 ubject: None Interior and Exterior Exterior-Only	Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inconstit	on (if applicable): 11/00/2018	Date of Inspection (if applicable):

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us an any time if you have any questions about the confidentiality of the information that you provide to us.

Subject Photo Page

Owner	BRC Holdings LLC				
Property Address	2504 Mary Jane Dr				
City	Jonesboro	County Craighead	State AR	Zip Code 72401	
Client	City of Jonesboro				

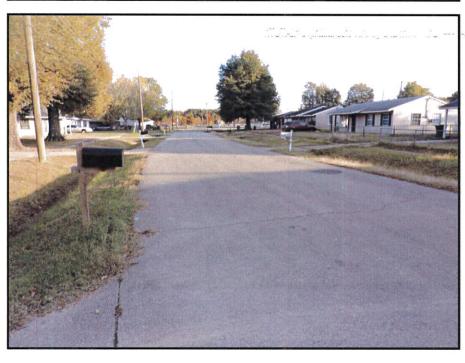


Subject Front

2504 Mary Jane Dr Sales Price 0 Gross Living Area
Total Rooms
Total Bedrooms 1,220 6 4 Total Bathrooms 1.0 Residential Residential Location View Site 12,197 sf Quality Average 47 Age



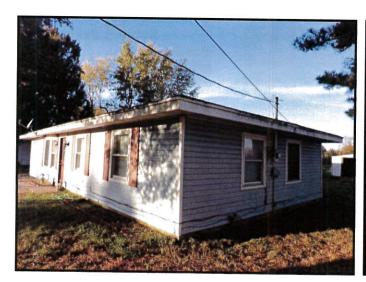
Subject Rear

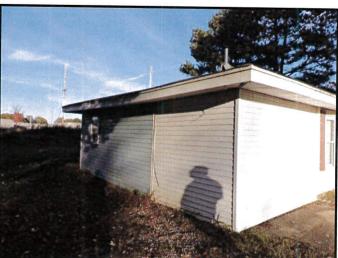


Subject Street

Photograph Addendum

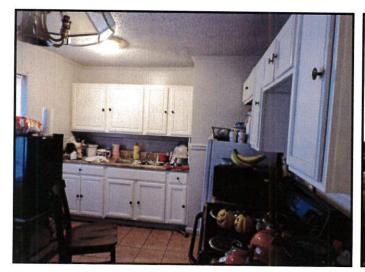
Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro	, sagnoca	Julio AIX	Lip 0000 12401





Side View

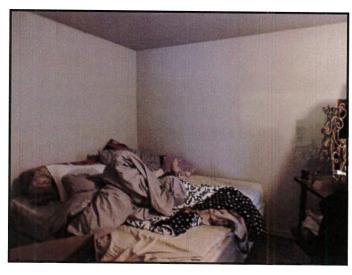
Side View





Kitchen

Living Room





Bedroom

Bedroom

Photograph Addendum

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			

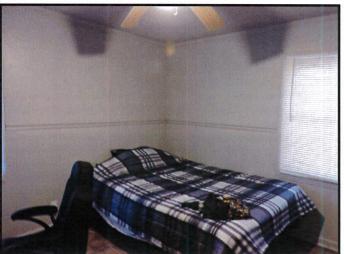




Bathroom

Laundry Area





Bedroom

Bedroom

Comparable Photo Page

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			



Comparable 1

2215 Clover Dr

Age

Prox. to Subject 0.31 miles NW Sale Price 47,000 Gross Living Area 1,008 Total Rooms 6 Total Bedrooms Total Bathrooms 1.0 Location Residential View Residential Site 7,405 sf Quality Average

~52



Comparable 2

3205 Parkwood Rd

Prox. to Subject 0.41 miles W Sale Price 55,120 Gross Living Area 1,055 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0

Location Residential View Residential 7,405 sf Site Quality Average Age ~50



Comparable 3

3600 Race St

Age

Prox. to Subject 0.07 miles SW Sale Price 66,000 Gross Living Area 1,242 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location Residential View Residential 8,276 sf Site Quality Average

~50

Comparable Photo Page

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			



Comparable 4

3209 Parkwood Rd

Prox. to Subject 0.39 miles W
Sales Price 47,000
Gross Living Area 1,016
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0

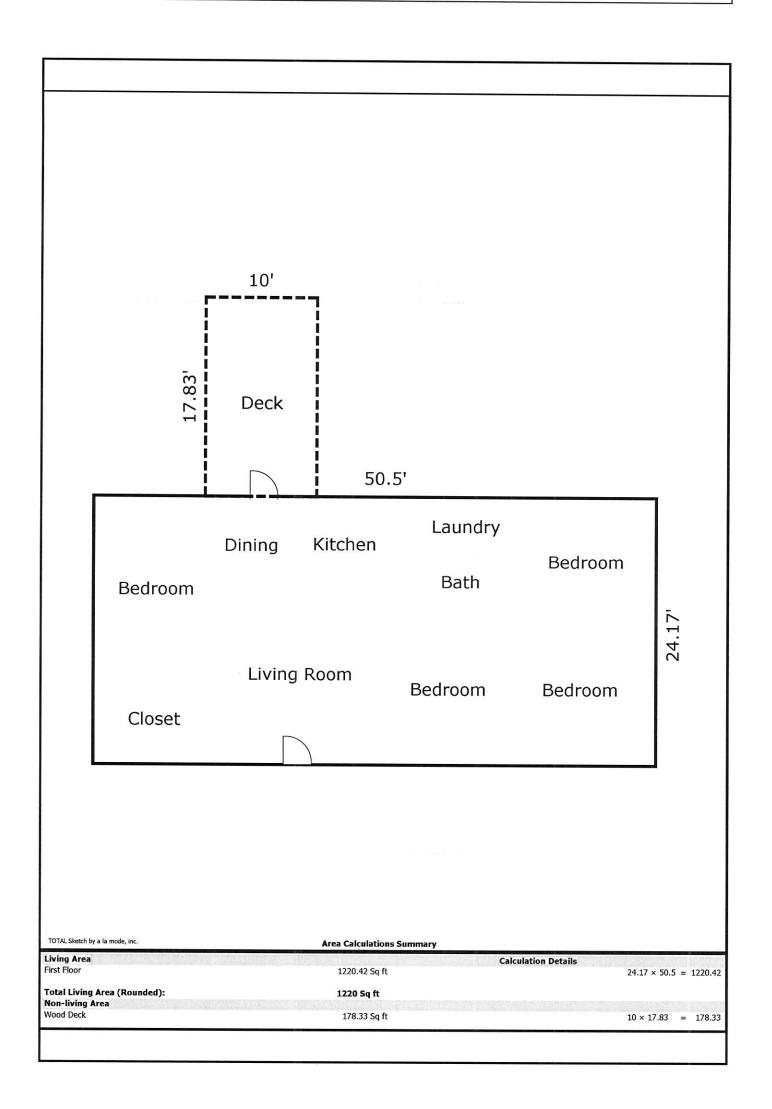
Location Residential
View Residential
Site 10,019 sf
Quality Average
Age ~50

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

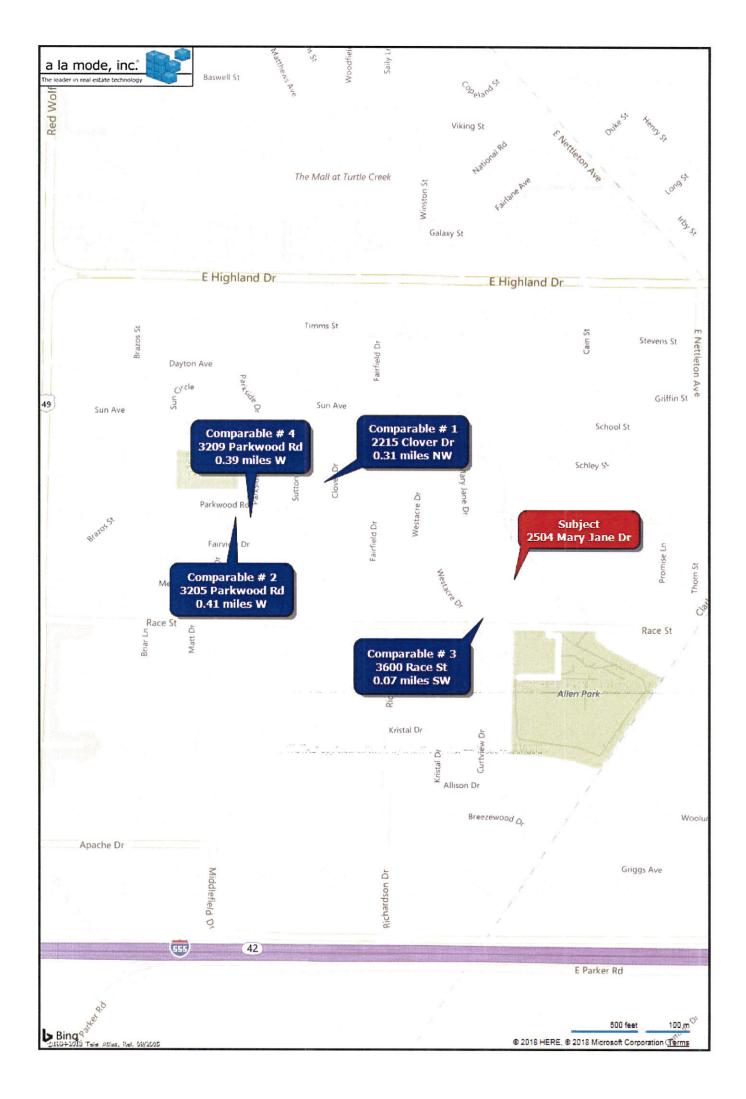
Building Sketch

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro	*		,2,0,



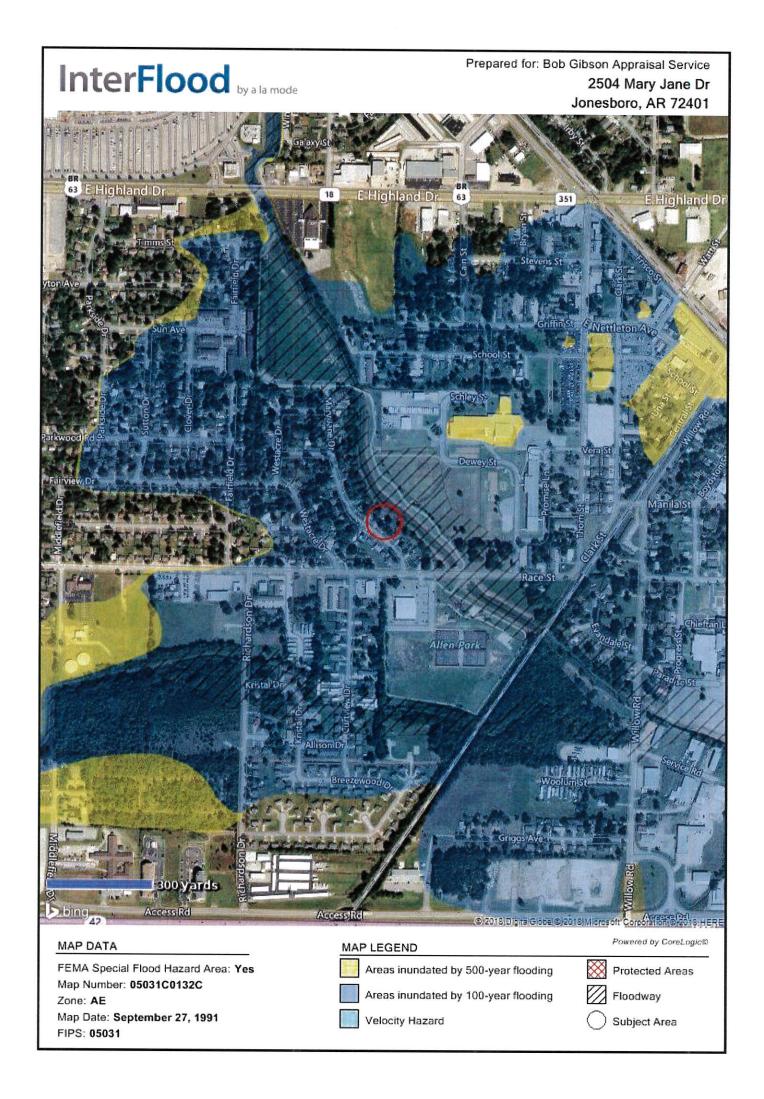
Comparable Sales Map

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			



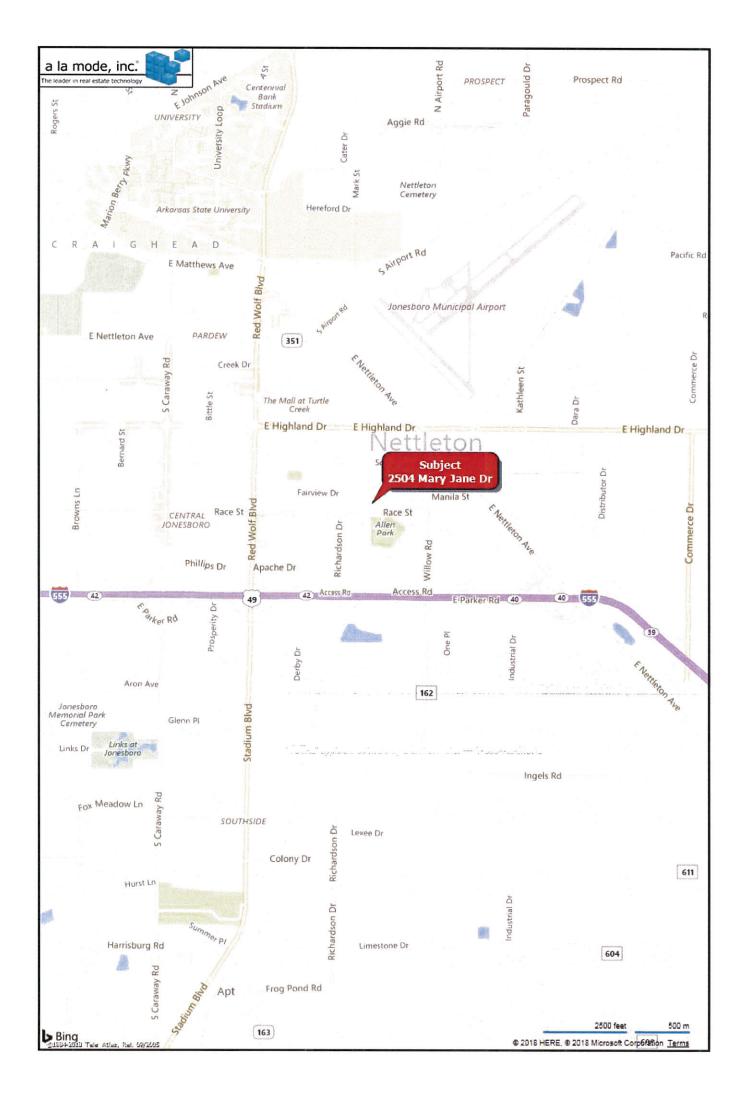
Flood Map

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro	•		, , , , , , , , , , , , , , , , , , , ,



Location Map

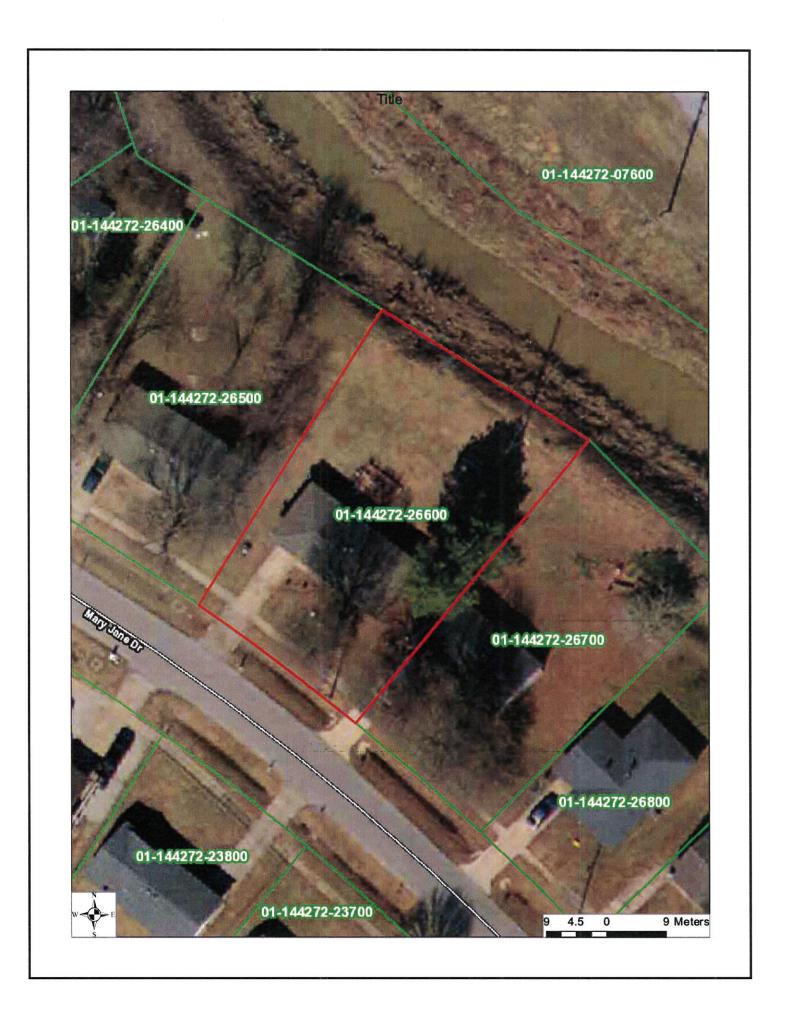
Owner	BRC Holdings LLC			
Property Add	dress 2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			



Aerial Map

Owner	BRC Holdings LLC			
Property Address	2504 Mary Jane Dr			
City	Jonesboro	County Craighead	State AR	Zip Code 72401
Client	City of Jonesboro			





Parcel Card - Page 1

11/20/2018

ARCountyData.Com - Parcel Detail Report

Parcel Detail Report

Created: 11/20/2018 9:59:42 AM

Basic Information	
Parcel Number:	01-144272-26600
County Name:	Craighead County
Mailing Address:	BRC HOLDINGS LLC 611 SHADOW RIDGE DR JONESBORO AR 72404
Property Address:	BRC HOLDINGS LLC 2504 MARY JANE JONESBORO, AR 72401
Billing Address :	BRC HOLDINGS LLC 611 SHADOW RIDGE DR JONESBORO, AR 72404
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	27-14-04
Lot/Block:	16/E
Subdivision:	FAIRVIEW ACRES EAST
Legal Description:	FAIRVIEW ACRES EAST
School District:	NE JB NETTLETON CITY
Improvement Districts:	Drainage District 20
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No
Map View	

https://www.arcountydata.com/parcel.asp?item=AB475A&parcel.detail=printer&CountyCode=CRATAX

1/3



A Please Note

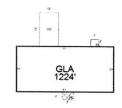
This map is for reference purposes only. It is not intended for use as a legal survey or document. This information has been developed from the best available sources. No guarantee of accuracy is granted, nor is any responsibility for reliance thereon assumed.

Land Information					
Land Type	Quantity	Front Width Rear Widt		Depth 2	Quarter
RESHS	1 lots [0 sqft]	0	0 0	0	
Valuation Information					
Entry		Apprais	sed		Assessed
Land:		7,	800		1,560
Improvements:		35,	350		7,070
Total Value:		43,	150		8,630
Taxable Value:					8,630
Millage:					0.04805
Estimated Taxes:					\$414.67
Assessment Year:					2018
Tax Information					
https://www.arcountydata.com	/parcel.asp?item=AB475A	&parcel detail=printer&CountyCode=CRATAX			2/3

Parcel Card - Page 3

Year	Book				Tax Owed		Tax	Paid	Balance
2017	Curre	nt			\$414.93			4.93	\$0.00
<u>2016</u>	Curre	nt	\$388.50		\$388.50	-\$388.50			\$0.00
Receipts									
Receipt#	Book	Tax Year	Receip	tDate	Cash Amt	Check	Amt	Credit Amt	Total
35364	Current	2017	10/15/2	018	\$0.00	\$25,30	9.04	\$0.00	\$25,309.04
<u>37125</u>	Current	2016	10/17/2	017	\$0.00	\$20,70	8.05	\$0.00	\$20,708.05
Sales History									
Date	Price Gr	antor		Grantee		Book	Page	Deed Type	
1/31/2013	0 BF	CINVESTMENT	SLLC	BRC HOL			001825		
3/9/2011	0 HE	NDERSON DON	NA K	BPC INVE	ESTMENTS LLC	JB2011R	003639	WD(WARRANT	The state of the s
7/31/2008	17,000 HENDERSON		BRC INVI				(WARRANTY DEED)		
7/25/1996	35,000 BA	GWELL		HENDERS	SON	510	258	WD(WARRANT	Control of the second second





Living Area 1st Floor	1,224 Basement Unfinished
Living Area 2nd Floor	0 Basement Finished w/Partitions
	Basement Finished w/o Partitions
Living Area Total SF	1,224 Basement Total SF

Occupancy Type:	Single Family
Grade:	D4
Story Height:	1 Story
Year Built:	0
Effective Age:	27
Construction Type:	Std Frame
Roof Type:	Asphalt
Heat / AC:	Central
Fireplace:	0
Bathrooms:	1 full 0 half
Foundation Type:	Slab
Floor Type:	Bevated Slab
Floor Covering:	carpet:

Floor Type:	Bevated Slab				
Floor Covering:	carpet:				1,224 sq ft
Additive Items:	Additive Item	Quantity	Size	Description	on
	CDW		540	CONCRET	TE DRIVEWAY
	PS		24	PATIO SL	AB
	PS		16	PATIO SL	AB
	WD		180	WOOD DE	ECKS
Outbuildings / Yard Improvements:	OBYI Item MOB	Quantity		Size 1	Description

https://www.arcountydata.com/parcel.asp? item=AB475A&parcel detail=printer&CountyCode=CRATAX

0 0 0

Preston King Qualifications

QUALIFICATIONS OF PRESTON J. KING

POSITION:

State Certified Residential Appraiser, CR 3948 Bob Gibson & Associates 420 W. Jefferson Ave., Jonesboro, AR 72401 W: (870) 932-5206

C: (870) 847-2375 ucprestonking@gmail.com

PROFESSIONAL EXPERIENCE:

State Registered Appraiser
State Certified Residential Appraiser
Licensed Real Estate Agent
Licensed Real Estate Broker

December 2013 – October 2017 October 2017 – Present May 2013 – March 2017 March 2017 – Present

EDUCATION:

B.S. Degree in Business Finance from Arkansas State University in December 2012 B.S. Degree in Accounting from Arkansas State University in May 2014 Real Estate Licensing 60 hours; Kelton Schools, Jonesboro AR, 2013 Basic Appraisal Principles, 30 hours, McKissock Online, 2013 Basic Appraisal Procedures, 30 hours, McKissock Online, 2013 USPAP, 15 hours, Appraisal Institute, Little Rock AR 2013 Post Licensing 18 hours, Northeast Arkansas Real Estate School, Jonesboro AR 2014 Residential Report Writing, RCI Enhancements, Russellville, AR 2014 Income Approach, RCI Enhancements, Russellville, AR 2015 The FHA Appraisal Course, Jacksonville, AR 2015 Sales Comparison Approach, 15 hours, RCI Enhancements, Russellville, AR 2015 Cost Approach & Site Valuation, 15 hours, McKissock Online, 2015 2016-2017 USPAP update, 7 hours, RCI Enhancements, Russellville, AR 2015 Advanced Residential Applications & Case Studies, McKissock Online, 2016 General Sales Comparison "B", 15 hours, RCI Enhancements, Russellville, AR 2017 Appraisal Subject Matter Electives, McKissock Online, 2017 2018-2019 USPAP update, 7 hours, RCI Enhancements, Jonesboro, AR 2018

CERTIFICATIONS AND DESIGNATIONS:

State Certified Residential Appraiser, CR 3948



ARKANSAS APPRAISER LICENSING & CERTIFICATION BOARD This is to certify that Preston King

License #: CR 3948

has complied with the requirements of Arkansas Code Section §17-14-201 et seq,; and is the holder of a valid certificate.
This card is for identification purposes only.

6/30/2019

Thenna Whiller

Expiration Date

Chairman

Chairman, AAL & CB ඔ මැවැවැති මැති මැති මැති වැඩි වැඩි මැති වැඩි වැඩි වැඩි වැඩි වැඩි වැඩි වැඩි වැඩ	Date Issued CR-3948 Certificate Number	STATE CERTIFIED RESIDENTIAL APPRAISER The Arkansas Appraiser Licensing and Certification Board hereby affirms that this Certificate is issued in accordance with all the requirements of Arkansas Code Annotated, Section § 17-14-101 et seq., and subsequently adopted "Rules and Regulations" and shall remain in force when properly supported by a current pocket identification card.	Attest That Preston J King	APPRAISER TONOR OF CONTROL OF CON	© CERTE PROPERTY PROPERTY PROPERTY OF ARKANSAS
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