



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.

Sincerely,

Preston King



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	2504 Mary Jane Dr
	Legal Description	Lot 16 Block E Fairview Acres East City of Jonesboro AR
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	0004.01
	Map Reference	27860
SALES PRICE	Sale Price	\$ 0
	Date of Sale	N/A
CLIENT	Owner	BRC Holdings LLC
	Client	City of Jonesboro
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,220
	Price per Square Foot	\$
	Location	Residential
	Age	47
	Condition	Fair
	Total Rooms	6
	Bedrooms	4
	Baths	1.0
APPRAISER	Appraiser	Preston King
	Date of Appraised Value	11/09/2018
VALUE	Final Estimate of Value	\$ 63,000

RESIDENTIAL APPRAISAL REPORT

File No.:

SUBJECT

ASSIGNMENT

MARKET AREA DESCRIPTION

SITE DESCRIPTION

DESCRIPTION OF THE IMPROVEMENTS

Property Address: 2504 Mary Jane Dr

City: Jonesboro

State: AR

Zip Code: 72401

County: Craighead

Legal Description: Lot 16 Block E Fairview Acres East City of Jonesboro AR

Assessor's Parcel #: 01-144272-26600

Tax Year: 2017

R.E. Taxes: \$ 415

Special Assessments: \$ 0

Borrower (if applicable): City of Jonesboro

Current Owner of Record: BRC Holdings LLC

Occupant: ☐ Owner ☒ Tenant ☐ Vacant ☐ Manufactured Housing

Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)

HOA: \$ 0

☐ per year ☐ per month

Market Area Name: Fairview Acres

Map Reference: 27860

Census Tract: 0004.01

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☒ Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: The intended use is for the client's use to determine market value as of the effective date. No other use is permitted.

Intended User(s) (by name or type): City of Jonesboro

Client: City of Jonesboro

Address: 300 S Church St, Jonesboro, AR 72401

Appraiser: Preston King

Address: 420 W. Jefferson, Suite A, Jonesboro, AR 72401

Location: ☐ Urban ☒ Suburban ☐ Rural

Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%

Growth rate: ☐ Rapid ☒ Stable ☐ Slow

Property values: ☐ Increasing ☒ Stable ☐ Declining

Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply

Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.

Predominant Occupancy: ☒ Owner 80% ☒ Tenant 25% ☒ Vacant (0-5%) ☐ Vacant (>5%)

One-Unit Housing PRICE AGE
\$ (000) (yrs)
10 Low 0
150 High 60+
75 Pred 25

Present Land Use
One-Unit 80 %
2-4 Unit 5 %
Multi-Unit 5 %
Comm'l 10 %
%

Change in Land Use
☒ Not Likely
☐ Likely * ☐ In Process *
* To: _____

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Property values are stable in subject's market area. Employment appears stable. Typical marketing time is 3-6 months based on this appraiser's research as well as discussions with other real estate professionals in the area. Demand/supply is in balance. Available financing consists of FHA, VA, and Conventional. The subject is located in a single family residential subdivision. It is located in close proximity to k-12 public school systems as well as businesses, restaurants, medical facilities and retail outlets. The subject is noted to be in a flood prone area with consistent, yearly, flooding issues.

Dimensions: No survey provided

Site Area: 12,197 sf

Zoning Classification: R-3

Description: Multi Family Residential

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Are CC&Rs applicable? ☐ Yes ☐ No ☒ Unknown

Have the documents been reviewed? ☐ Yes ☐ No

Ground Rent (if applicable) \$ /

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Single Family Residential

Use as appraised in this report: Single Family Improved Residence

Summary of Highest & Best Use: The subject is a single family residential property which is determined to be the highest and best use.

Utilities Public Other Provider/Description

Electricity ☒ ☐ Public

Gas ☒ ☐ Public

Water ☒ ☐ Public

Sanitary Sewer ☒ ☐ Public

Storm Sewer ☒ ☐ Public

Off-site Improvements Type Public Private

Street Asphalt ☒ ☐

Curb/Gutter Curb/Gutter ☒ ☐

Sidewalk None ☐ ☐

Street Lights Yes ☒ ☐

Alley None ☐ ☐

Topography Flat

Size 12,197 sf

Shape Rectangular

Drainage Fair

View Residential

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone AE

FEMA Map # 05031C0132C

FEMA Map Date 09/27/1991

Site Comments: I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

General Description

Exterior Description

Foundation

Basement ☒ None

Heating

of Units 1 ☐ Acc.Unit

Foundation Concrete Block

Slab Yes

Area Sq. Ft.

Type Central

of Stories 1

Exterior Walls Vinyl Siding

Crawl Space None

% Finished

Fuel Gas

Type ☒ Det. ☐ Att. ☐

Roof Surface CompShingle

Basement None

Ceiling

Design (Style) Ranch

Gutters & Dwnspts. None

Sump Pump ☒ Yes

Walls

Cooling

☒ Existing ☐ Proposed ☐ Und.Cons.

Window Type Vinyl

Dampness ☐ None

Floor

Central Electric

Actual Age (Yrs.) 47

Storm/Screens Metal

Settlement None Visible

Outside Entry

Other None

Effective Age (Yrs.) 20

Interior Description

Appliances

Attic ☐ None

Amenities

Car Storage ☐ None

Floors Concrete, Tile

Refrigerator ☐ Stairs ☐

Fireplace(s) # 0

Woodstove(s) # 0

Walls Sheetrock

Range/Oven ☒ Drop Stair ☐

Patio None

Attach. _____

Trim/Finish Wood, Paint

Disposal ☒ Scuttle ☒ Deck Wood

Detach. _____

Bath Floor Tile

Dishwasher ☒ Doorway ☐

Porch None

Blt.-In _____

Bath Wainscot Fiberglass

Fan/Hood ☐ Floor ☐

Fence None

Carport _____

Doors Wood Panel

Microwave ☐ Heated ☐

Pool None

Driveway 1

Washer/Dryer ☐ Finished ☐

Surface Concrete

Finished area above grade contains: 6 Rooms 4 Bedrooms 1.0 Bath(s) 1,220 Square Feet of Gross Living Area Above Grade

Additional features: No additional features were noted. Subject was found to be typical and comparable to similar type properties in it's market area.

Describe the condition of the property (including physical, functional and external obsolescence): Upon inspection it was noted that the subject property was in fair condition. Recent updates include new kitchen cabinets, vanity in bathroom, roof within last few years as well as new windows. A sump pump was also installed in the rear of the home to try to move the flood waters away from the foundation. The carport has been enclosed to create an additional bedroom with a large closet. The time frame of the encloser of the carport is unknown and is unknown if the addition was permitted. This report is made based on an extraordinary assumption that this portion of the home is permitted and up to the city's code. Noticeable depreciation was noted during inspection to what was attributed to normal day to day activity. The interior and exterior featured depreciation that was considered curable and minimal. See addenda for more explanation and extraordinary assumptions.

RESIDENTIAL APPRAISAL REPORT

File No.:

[illegible]

RESIDENTIAL APPRAISAL REPORT

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COST APPROACH TO VALUE (if developed)		<input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
Provide adequate information for replication of the following cost figures and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):		This approach was not deemed applicable per engagement.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE	
Source of cost data:		DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service: Effective date of cost data:			Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
			Sq.Ft. @ \$ = \$
		Garage/Carport	Sq.Ft. @ \$ = \$
		Total Estimate of Cost-New = \$
		Less Physical Functional External	
		Depreciation	= \$()
		Depreciated Cost of Improvements	= \$
		"As-is" Value of Site Improvements	= \$
			= \$
			= \$
Estimated Remaining Economic Life (if required): Years		INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH TO VALUE (if developed) <input type="checkbox"/> The Income Approach was not developed for this appraisal.			
Estimated Monthly Market Rent \$ 750 X Gross Rent Multiplier 88 = \$ 66,000		Indicated Value by Income Approach	
Summary of Income Approach (including support for market rent and GRM): For the purposes of the Income Approach, comparable market and contract rents were used in determining the estimated monthly market rent. Based on research conducted, the average monthly market rent in this immediate area is \$750. Of the comparable properties found that were tenant occupied, the average GRM was determined to be 88. My opinion of value via the Income Approach is \$66,000. The Income Approach was deemed an important part of the valuation of the subject property. The Income Approach takes into consideration the rental potential from the subject and due to it being used solely as an investment property, this approach was deemed necessary to produce a creditable and reliable opinion of value.			
PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
Legal Name of Project:			
Describe common elements and recreational facilities:			
Indicated Value by: Sales Comparison Approach \$ 61,000		Cost Approach (if developed) \$	
		Income Approach (if developed) \$ 66,000	
Final Reconciliation The Sales, Income & Cost Approaches were all considered. The Sales Comparison & Income Approaches were conducted. Both approaches were determined to be important in determining an opinion of value for the subject property. A large amount of weight was placed on both approaches. This report is made restricted based on the limited engagement. See addenda for more explanation.			
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Based on an extraordinary assumption that the subject property is free of any environmental or structural issues related to the flooding that has occurred to the property. See addenda for additional assumptions and information regarding the appraisal and subject property.			
<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 63,000 , as of: 11/09/2018 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
Attached Exhibits:			
<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input checked="" type="checkbox"/> Flood Addendum
<input type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input checked="" type="checkbox"/> Qualifications of Appraiser	<input checked="" type="checkbox"/> Certifications of Appraiser
		<input checked="" type="checkbox"/> Sketch Addendum	<input type="checkbox"/> Manuf. House Addendum
		<input checked="" type="checkbox"/> Invoice	
Client Contact: Craig Light		Client Name: City of Jonesboro	
E-Mail: CLight@jonesboro.org		Address: 300 S Church St, Jonesboro, AR 72401	
APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
Appraiser Name: Preston King		Supervisory or Co-Appraiser Name:	
Company: Bob Gibson & Associates		Company:	
Phone: (870) 932-5206 Fax: (870) 972-9959		Phone: Fax:	
E-Mail: ucprestonking@gmail.com		E-Mail:	
Date of Report (Signature): 11/20/2018		Date of Report (Signature):	
License or Certification #: CR3948 State: AR		License or Certification #: State:	
Designation: Certified Residential		Designation:	
Expiration Date of License or Certification: 06/30/2019		Expiration Date of License or Certification:	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 11/09/2018		Date of Inspection:	

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address:	2504 Mary Jane Dr	City:	Jonesboro	State:	AR	Zip Code:	72401
Client:	City of Jonesboro	Address:	300 S Church St, Jonesboro, AR 72401				
Appraiser:	Preston King	Address:	420 W. Jefferson, Suite A, Jonesboro, AR 72401				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— 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 property.

— 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.):

Supplemental Addendum

File No.

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.

Certifications

File No.:

Property Address: 2504 Mary Jane Dr	City: Jonesboro	State: AR	Zip Code: 72401
Client: City of Jonesboro	Address: 300 S Church St, Jonesboro, AR 72401		
Appraiser: Preston King	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 and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence 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 in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Craig Light	Client Name: City of Jonesboro
E-Mail: CLight@jonesboro.org	Address: 300 S Church St, Jonesboro, AR 72401

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:	_____
Company:	_____
Phone:	_____ Fax: _____
E-Mail:	_____
Date Report Signed:	_____
License or Certification #:	_____ State: _____
Designation:	_____
Expiration Date of License or Certification:	_____
Inspection of Subject:	<input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection:	_____

Appraiser Name: Preston King
Company: Bob Gibson & Associates
Phone: (870) 932-5206 Fax: (870) 972-9959
E-Mail: ucprestonking@gmail.com
Date Report Signed: 11/20/2018
License or Certification #: CR3948 State: AR
Designation: Certified Residential
Expiration Date of License or Certification: 06/30/2019
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 11/09/2018



This Report is one of the following types:

- ☐ **Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ **Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence 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 in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised was exposed to the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 Months

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The appraiser has not appraised or conducted any appraisal business for the subject property within the last three years. The appraisal is made restricted to the stated client's use only and no other user is identified. The use of the appraisal is for a market value opinion and for no other reason or purpose.

APPRAISER:

Signature: _____
 Name: Preston King
Certified Residential
 State Certification #: CR3948
 or State License #: _____
 State: AR Expiration Date of Certification or License: 06/30/2019
 Date of Signature and Report: 11/20/2018
 Effective Date of Appraisal: 11/09/2018
 Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
 Date of Inspection (if applicable): 11/09/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
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 1,220
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 1.0
Location Residential
View Residential
Site 12,197 sf
Quality Average
Age 47



Subject Rear



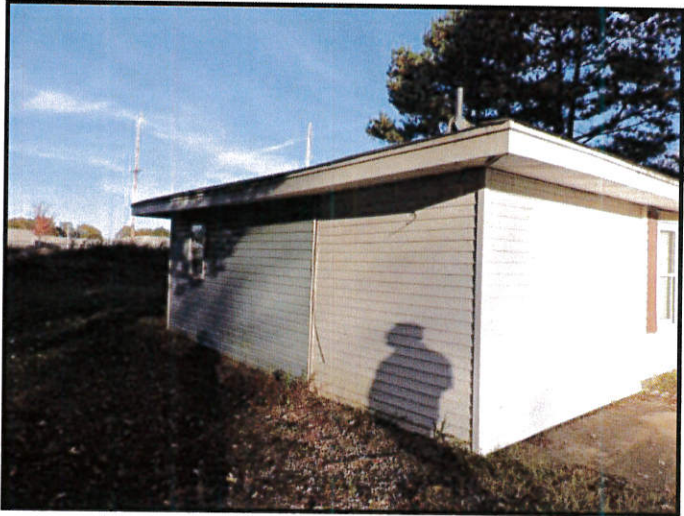
Subject Street

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				



Side View



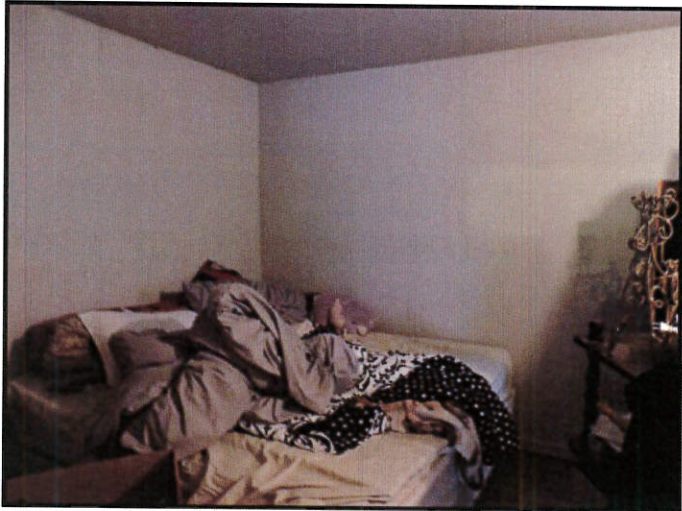
Side View



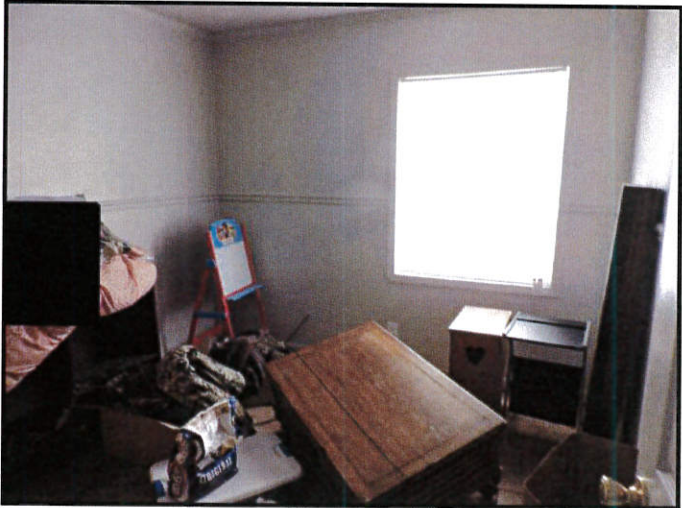
Kitchen



Living Room



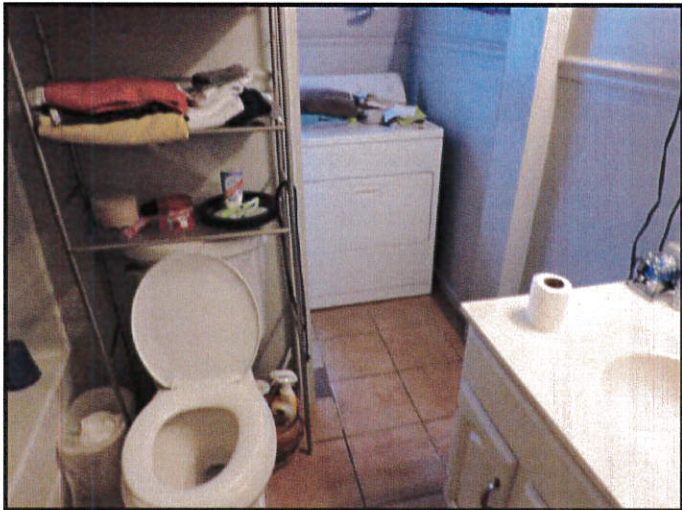
Bedroom



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			



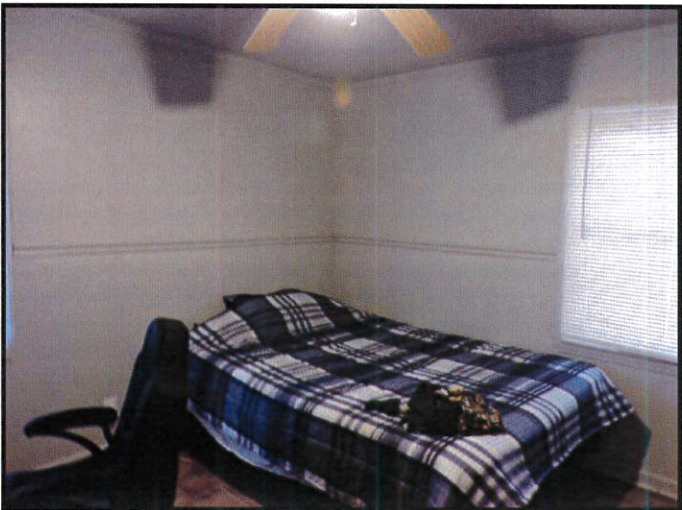
Bathroom



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	
Prox. to Subject	0.31 miles NW
Sale Price	47,000
Gross Living Area	1,008
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	7,405 sf
Quality	Average
Age	~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
Site	7,405 sf
Quality	Average
Age	~50



Comparable 3

3600 Race St	
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
Site	8,276 sf
Quality	Average
Age	~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

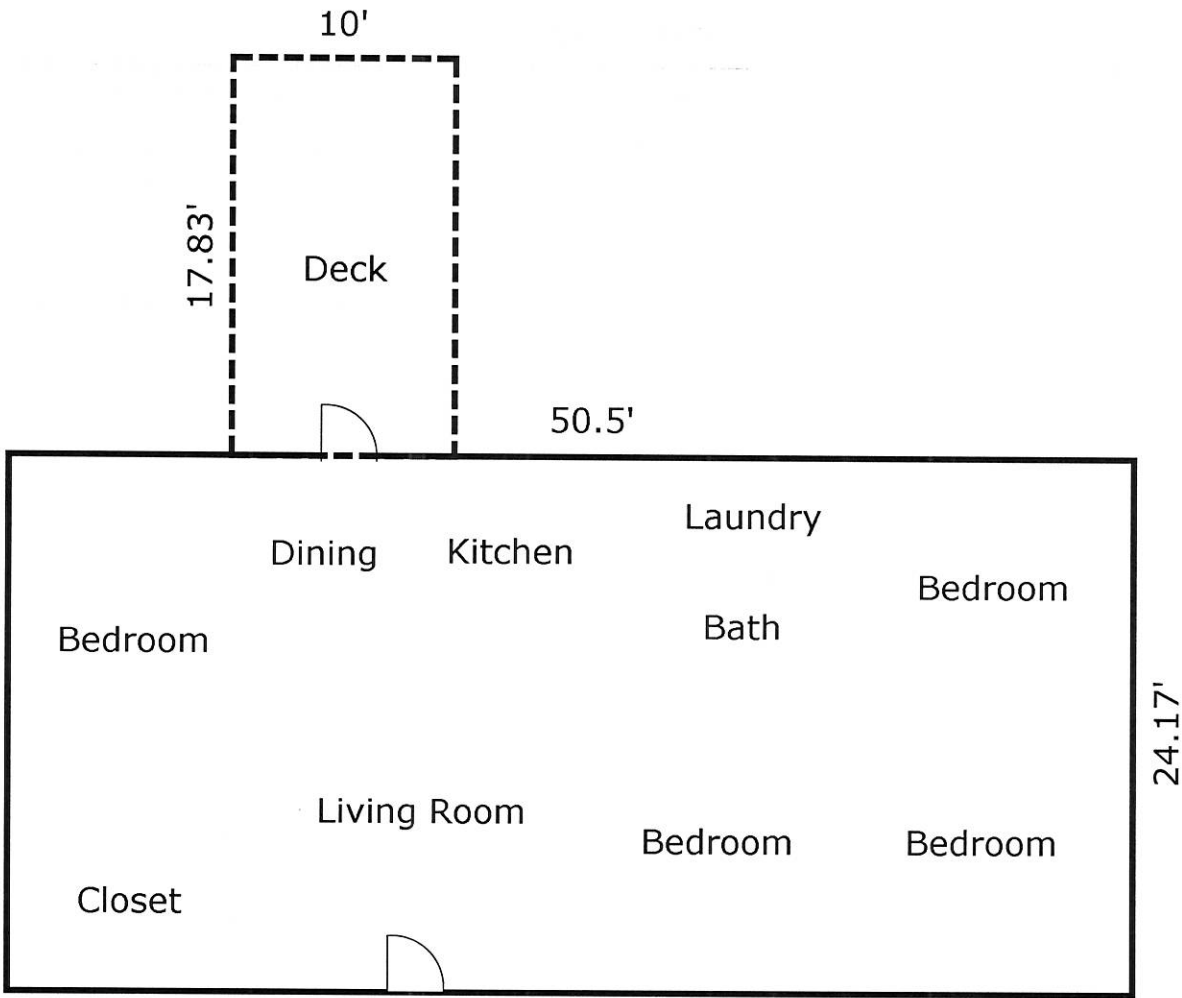
3209 Parkwood Rd
Prox. to Subject 0.39 miles W
Sales Price 47,000
Gross Living Area 1,016
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location Residential
View Residential
Site 10,019 sf
Quality Average
Age ~50

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			



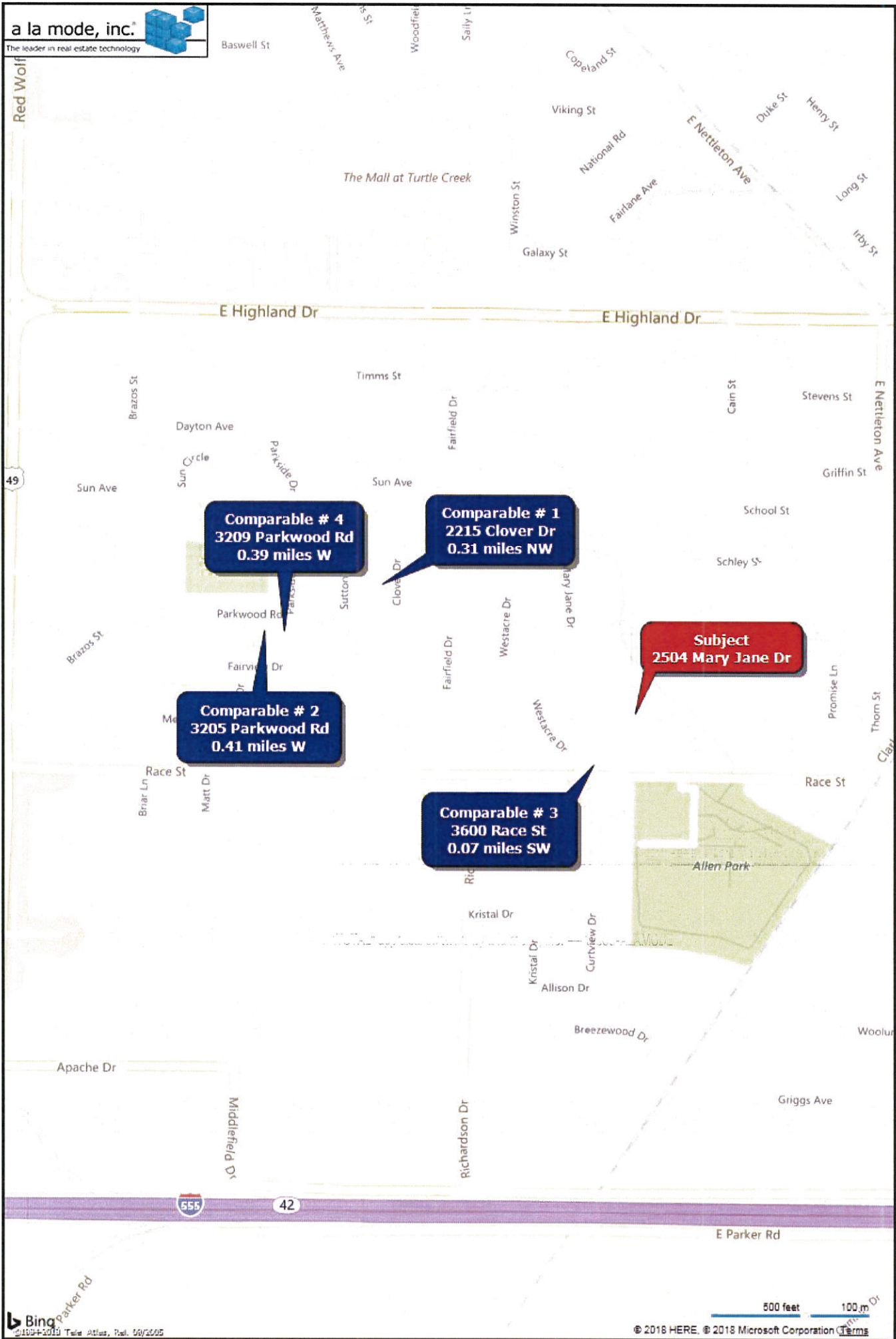
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1220.42 Sq ft	24.17 × 50.5 = 1220.42
Total Living Area (Rounded):		1220 Sq ft
Non-living Area		
Wood Deck	178.33 Sq ft	10 × 17.83 = 178.33

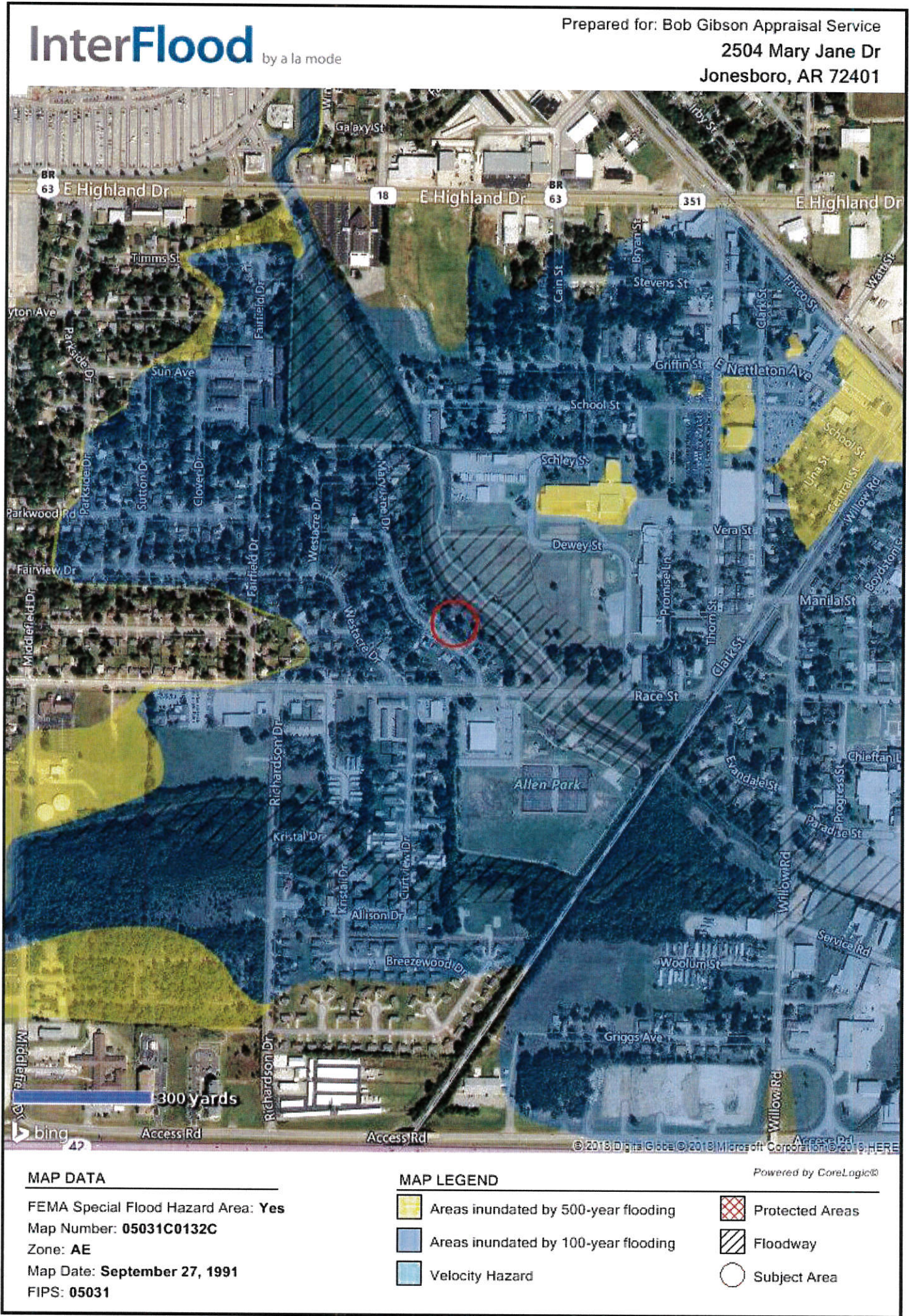
Comparable Sales Map

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 Address	2504 Mary Jane Dr			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Client	City of Jonesboro			

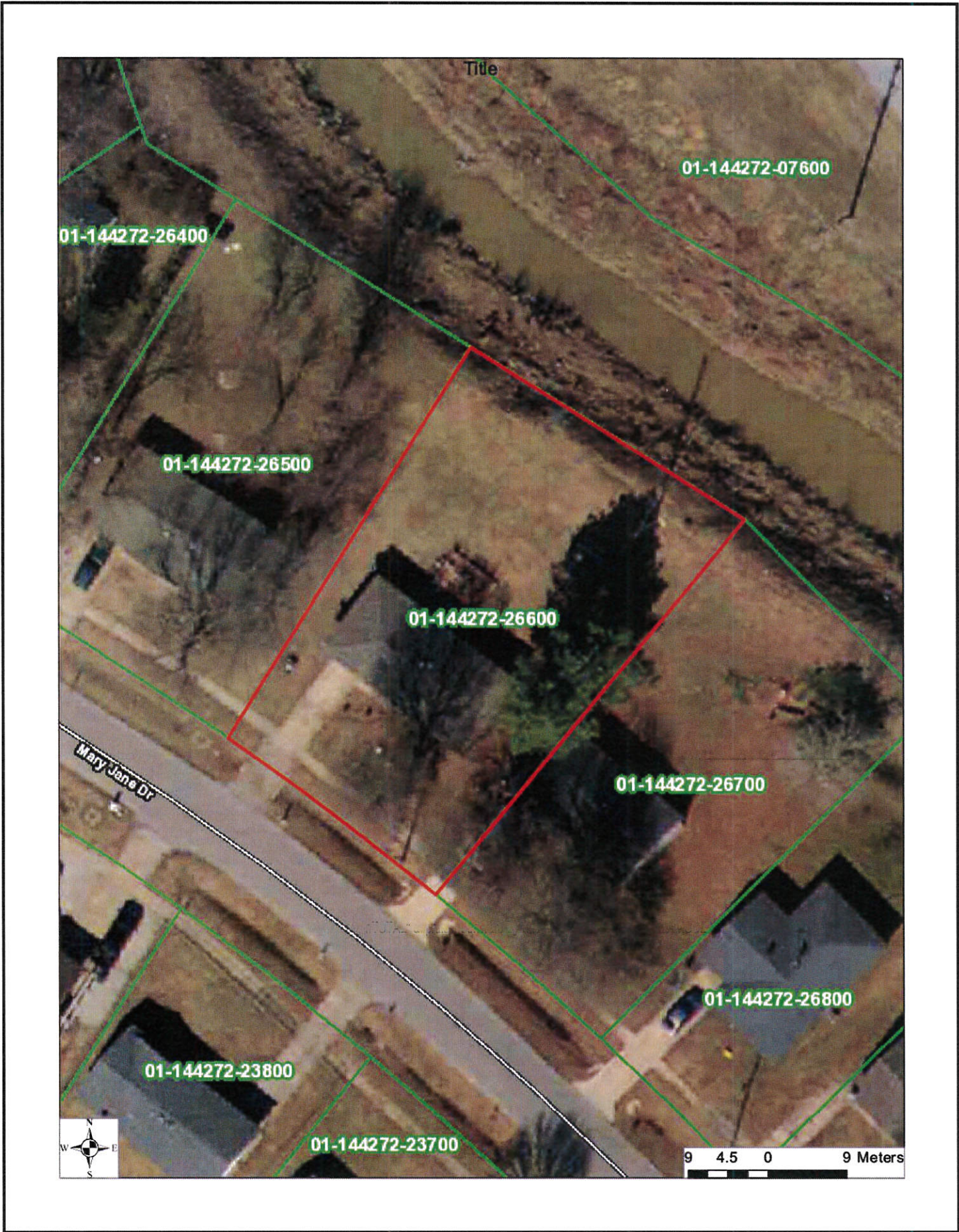


Aerial Map

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



Aerial Map



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	

Parcel Card - Page 2

11/20/2018

ARCountyData.Com - Parcel Detail Report



⚠ 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 Width	Depth 1	Depth 2	Quarter
RESHS	1 lots [0 sqft]	0	0	0	0	

Valuation Information

Entry	Appraised	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&parceldetail=printer&CountyCode=CRATAX>

Parcel Card - Page 3

11/20/2018

ARCountyData.Com - Parcel Detail Report

Year	Book	Tax Owed	Tax Paid	Balance
<u>2017</u>	Current	\$414.93	-\$414.93	\$0.00
<u>2016</u>	Current	\$388.50	-\$388.50	\$0.00

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>35364</u>	Current	2017	10/15/2018	\$0.00	\$25,309.04	\$0.00	\$25,309.04
<u>37125</u>	Current	2016	10/17/2017	\$0.00	\$20,708.05	\$0.00	\$20,708.05

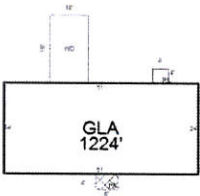
Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
1/31/2013	0	BPC INVESTMENTS LLC	BRC HOLDINGS LLC	JB2013R	001825	QCD(QUIT CLAIM DEED)
3/9/2011	0	HENDERSON DONNA K	BPC INVESTMENTS LLC	JB2011R	003639	WD(WARRANTY DEED)
7/31/2008	17,000	HENDERSON	BRC INVESTMENTS LLC	779	187	WD(WARRANTY DEED)
7/25/1996	35,000	BAGWELL	HENDERSON	510	258	WD(WARRANTY DEED)

Improvement Information

Residential Improvements

Residential Improvement #1



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

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:	Elevated Slab
Floor Covering:	carpet:

1,224 sq ft

Additive Items:	Additive Item	Quantity	Size	Description
	CDW		540	CONCRETE DRIVEWAY
	PS		24	PATIO SLAB
	PS		16	PATIO SLAB
	WD		180	WOOD DECKS

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	MOB		1	

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	December 2013 – October 2017
State Certified Residential Appraiser	October 2017 – Present
Licensed Real Estate Agent	May 2013 – March 2017
Licensed Real Estate Broker	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

Preston King Certification



**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

Shannon Mueller

Expiration Date

Chairman

Preston King License

STATE OF ARKANSAS



APPRAISER LICENSING & CERTIFICATION BOARD

Affest That

Preston J King

On this date was certified as a

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.

10/5/2017

Date Issued

CR-3948

Certificate Number

Donna M. Allen
Chairman, AAL & CB