

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	105 S FLOYD
	Legal Description	E 200' OF LOTS 2-3, NE1/4, NE1/4, SW1/4, 13-14-3
	City	JONESBORO
	County	CRAIGHEAD
	State	AR
	Zip Code	72401-2514
	Census Tract	05031-0002.00-1
	Map Reference	MSA 27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	
CLIENT	Borrower / Client	
	Lender	CITY OF JONESBORO
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	860
	Price per Square Foot	\$
	Location	URBAN
	Age	A60+ E30
	Condition	POOR
	Total Rooms	4
	Bedrooms	2
	Baths	1
APPRAISER	Appraiser	SUSAN DUDLEY CR0830
	Date of Appraised Value	SEPTEMBER 14, 2007
VALUE	Final Estimate of Value	\$ 24,700

SUSAN DUDLEY APPRAISAL SERVICE



DATE

SEPTEMBER 14, 2007

SUBJECT

105 S FLOYD
E 200' OF LOTS 2-3, NE1/4, NE1/4, SW1/4, 13-14-3
JONESBORO, AR 72401-2514

CLIENT

CITY OF JONESBORO
515 W WASHINGTON, JONESBORO, AR 72401

RESIDENTIAL APPRAISAL REPORT

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SUPPLEMENTAL ADDENDUM

File No. 9042007

Borrower/Client			
Property Address 105 S FLOYD			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2514
Lender CITY OF JONESBORO			

SCOPE OF APPRAISAL

This report has been prepared for the referenced client. The report has been performed to assist with determining present market value. If this report is placed in the hands of anyone other than the client, then client shall make such third party aware of all the assumptions and limiting conditions of the assignment.

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 with an interior walk through of the livable space 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. Uninhabited space including garages, storage areas, deck and porch areas observed during exterior observation. Pictures of the front, rear and street were taken. The livable area was measured according to ANSI Standards Z765-2003 titled "American National Standard for Single-Family Residential Buildings," Square-Footage Method for Calculating. Livability is defined as suitable for habitation in the condition observed at the time of the complete visual inspection.

A cost approach was not completed due to the age and deteriorated condition of the subject property. MLS and public records were researched for comparable sales in the subdivision and immediate neighborhood. Those used were deemed the best available that could be confirmed and photos were taken and included in this report. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate for significant value influencing factors. The income approach was considered in the final opinion of value as well.

The following report is not an environmental or structural assessment, nor a termite inspection. If the user or client desires such types of reports, they should be ordered from a licensed home inspector, environmental expert, or an appropriate licensed tradesman. If any doubt exists as to the nature of these items, an inspection is recommended. This appraisal report does not guarantee the property free of defects.

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 9042007

Property Address: **105 S FLOYD** City: **JONESBORO** State: **AR** Zip Code: **72401-2514**
 County: **CRAIGHEAD** Legal Description: **E 200' OF LOTS 2-3, NE1/4, NE1/4, SW1/4, 13-14-3**

Assessor's Parcel #: **01-143133-31300** Tax Year: **2007** R.E. Taxes: \$ **159.65** Special Assessments: \$ **N/A**
 Current Owner of Record: **WILLIAM M. DIXON** Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) _____ HDA: \$ _____ per year per month
 Market Area Name: **N/A** Map Reference: **MSA 27860** Census Tract: **05031-0002.00-1**

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: **THIS REPORT IS BEING DONE AT THE REQUEST OF THE CITY OF JONESBORO FOR A PROPOSED DRAINAGE CONTROL PROJECT.**
 Intended User(s) (by name or type): **CITY OF JONESBORO**

Client: **CITY OF JONESBORO** Address: **515 W WASHINGTON, JONESBORO, AR 72401**
 Appraiser: **SUSAN DUDLEY CR0830** Address: **1817 ELLEN DRIVE, JONESBORO, AR 72404**

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing PRICE AGE (yrs)	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 50	10 Low 40	One-Unit 31%	<input type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 50	50 High 70	2-4 Unit 2%	<input type="checkbox"/> Likely * <input checked="" type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	20-30 Pred 50+	Multi-Unit 2%	* To: INDUSTRIAL
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)		Comm'l 65%	FROM RESIDENTIAL
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.				USAGE

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **MARKET CONDITIONS APPEAR TO BE IN BALANCE. INTEREST RATES REMAIN FAVORABLE AND MOST FINANCING IS CONVENTIONAL, FHA AND VA. IT IS NOT UNCOMMON FOR SELLERS TO PAY ALL OR A PORTION OF BUYER'S CLOSING AND SETTLEMENT COSTS.**

Dimensions: **65 X 508** Site Area: **.76 ACRE +/-** Corner Lot Cul de Sac

Zoning Classification: I-1 Description: INDUSTRIAL	Topography: FAIRLY LEVEL
Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Size: AVERAGE
Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/> Description	Shape: RECTANGULAR
Electricity <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/>	Drainage: UNKNOWN
Off-site Improvements: Street ASPHALT Curb/Gutter CONCRETE Sidewalk YES Street Lights ELECTRIC Alley YES	View: RES/COMMERCIAL
	Landscaping: MINIMAL

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **05031C0043C** FEMA Map Date **9/27/1991**

Highest & Best Use as Improved: Present use, or Other use (explain) **AS IMPROVED**

Actual Use as of Effective Date: **RESIDENTIAL** Use as appraised in this report: **RESIDENTIAL**

Summary of Highest & Best Use: **AS RESIDENTIAL PRESENTLY BUT, IN THE FUTURE, AS POSSIBLE WAREHOUSE OR INDUSTRIAL STORAGE IN COMPLIANCE WITH INDUSTRIAL ZONING.**

Site Comments: **SITE IS LARGER THAN MANY IN THE AREA. RICELAND FOODS AND THE RAILROAD TRACKS ARE JUST NORTH OF SUBJECT PROPERTY.**

General Description	Exterior Description	Foundation	Basement <input checked="" type="checkbox"/> None	Heating
# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: CONC BLOCK	Slab: NO	Area Sq. Ft. _____	Type: STOVE
# of Stories: 1	Exterior Walls: METAL SIDING	Crawl Space: YES	% Finished _____	Fuel: GAS
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface: COMP SHGLE	Basement: NONE	Ceiling _____	COND: UNKNOWN
Design (Style): RANCH	Gutters & Dwnspts: NONE	Sump Pump: <input type="checkbox"/>	Walls _____	Cooling _____
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type: SINGLE PN/WD	Dampness: <input type="checkbox"/>	Floor _____	Central: NONE
Actual Age (Yrs.): 60+	Storm/Screen: NO/YES	Settlement: YES	Outside Entry _____	Other: WAC
Effective Age (Yrs.): 30		Infestation: UNKNOWN		PERSONAL

Interior Description	Appliances	Attic	Amenities	Car Storage <input type="checkbox"/> None
Floors: CRPT/VINYL/P	Refrigerator <input type="checkbox"/> None <input type="checkbox"/> Fireplaces # _____	Stairs: <input type="checkbox"/> Deck <input checked="" type="checkbox"/>	Woodstove(s) # _____	Garage # of cars (2 Tot.)
Walls: DRWALL/F	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>		Attach. _____
Trim/Finish: WOOD/P	Disposal <input type="checkbox"/>	Scuttle <input type="checkbox"/>		Detach. _____
Bath Floor: VINYL/P	Dishwasher <input type="checkbox"/>	Floor <input type="checkbox"/>		Bit-In _____
Bath Wainscot: DRYWALL/F	Fan/Hood <input type="checkbox"/>	Fence <input type="checkbox"/>		Carpent _____
Doors: HOLLOW CORE/P	Microwave <input type="checkbox"/>	Pool <input type="checkbox"/>		Driveway 2 CHAT
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Surface _____

Finished area above grade contains: **4 Rooms 2 Bedrooms 1 Bath(s) 880 Square Feet of Gross Living Area Above Grade**

Additional features: **THERE IS A SMALL METAL STORAGE BUILDING BEHIND HOUSE OF LITTLE VALUE. THE ROOF PORCH IS BADLY DETERIORATED. NOTE: THIS REPORT DOES NOT INCLUDE A MOBILE HOME THAT SITS ON THE PROPERTY AND IS OWNED BY A THIRD PARTY.**

Describe the condition of the property (including physical, functional and external obsolescence): **PROPERTY IS IN POOR CONDITION AND HAS SIGNIFICANT DEFERRED MAINTENANCE, BOTH INSIDE AND OUT.**



RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 9042007

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **TAX ASSESSMENT RECORD OF OWNERSHIP**

1st Prior Subject Sale/Transfer
 Date: N/A
 Price:
 Source(s):

2nd Prior Subject Sale/Transfer
 Date:
 Price:
 Source(s):

SALES COMPARISON APPROACH TO VALUE (If developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	105 S FLOYD JONESBORO, AR 72401-2514	108 CHESTNUT JONESBORO	233 NISBETT JONESBORO	224 S MCCLURE JONESBORO
Proximity to Subject		0.11 miles	0.20 miles	0.56 miles
Sale Price	\$ N/A	\$ 18,000	\$ 19,000	\$ 13,000
Sale Price/GLA	\$ /sq.ft.	\$ 22.28 /sq.ft.	\$ 19.23 /sq.ft.	\$ 14.82 /sq.ft.
Data Source(s)	SITE VISIT	DEED BK 746/385	DEED BK 727/93	DEED BK 739/987
Verification Source(s)	COUNTY REC	PAR #01-143134-39200	PAR #01-143134-01800	PAR #01-144183-03600
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	N/A	NONE	CONVENTIONAL	NONE
Rights Appraised	FEE SIMPLE	FEE SIMPLE	NONE KNOWN	KNOWN
Date of Sale/Time	N/A	4/17/2007	7/5/2006	1/9/2007
Location	URBAN	URBAN	URBAN	URBAN
Site	.78 ACRE +/-	.12 ACRE/INF	.10 ACRE/INF	.10 ACRE/INF
View	RES/COMM	RESID/COMM	RESIDENTIAL	RESIDENTIAL
Design (Style)	RANCH	RANCH	RANCH	RANCH
Quality of Construction	VINYL SIDING/F	SIDING/F	VINYL SID/F	SIDING/F
Actual Age	A60+ E30	A60+ E30	A60+ E28	A60+ E30
Condition	POOR	FAIR	FAIR	POOR
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Gross Living Area	860 sq.ft.	808 sq.ft.	988 sq.ft.	877 sq.ft.
Basement & Finished Rooms Below Grade	NONE	NONE	NONE	NONE
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	STOVE/NONE	SPACE/WINDOW	CENTRAL	WALL/WAC
Energy Efficient Items	MINIMAL	MINIMAL	MINIMAL	MINIMAL
Garage/Carport	ON SITE PRKG	ON SITE PRKG	ON SITE PRKG	ON SITE PRKG
Porch/Patio/Deck	PORCHES	PORCH	PORCHES	SCRN POR/PAT
FIREPLACE	NONE	NONE	NONE	NONE
FENCE/STORAGE/ETC.	NONE	NONE	PARTL WOOD FN	CH LINK FENCE
EXTRAS	NONE	STG BLDG	NONE	NONE
Net Adjustment (Total)		\$ 10,300	\$ 6,750	\$ 9,000
Adjusted Sale Price of Comparables		\$ 28,300	\$ 24,750	\$ 22,000

Summary of Sales Comparison Approach **THE SALES CITED ARE THE MOST RECENT AND SIMILAR LOCATED AND CONFIRMED IN TERMS OF LOCATION, SIZE, AGE AND QUALITY. THOUGH ONE OF THE SALES IS A FEW MONTHS OVER ONE YEAR OLD, IT WAS DEEMED MORE APPROPRIATE AND SIMILAR THAN MORE RECENT BUT LESS SIMILAR PROPERTY SALES. EFFECTIVE AGE REFLECTS CONDITION AND MAINTENANCE. ADJUSTMENTS WERE MADE AT THE RATE OF 1% OF THE SALES PRICE FOR EACH YEAR OF EFFECTIVE AGE DIFFERENCE. SITES WERE ADJUSTED ACCORDING TO VALUE, NOT SIZE. AFTER APPROPRIATE ADJUSTMENTS FOR VALUE INFLUENCING DIFFERENCES, THE RESULTING VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF PRESENT MARKET VALUE FOR SUBJECT PROPERTY.**

Indicated Value by Sales Comparison Approach \$ 24,700

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 9042007

COST APPROACH TO VALUE (If developed) 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): **SITE VALUES TAKEN FROM SALES, MARKET EXTRACTION AND TAX ASSESSMENT RECORDS.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE	= \$	15,000
Source of cost data:		DWELLING	Sq. Ft. @ \$	= \$
Quality rating from cost service:			Sq. Ft. @ \$	= \$
Effective date of cost data:			Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):			Sq. Ft. @ \$	= \$
DUE TO THE AGE AND DETERIORATED CONDITION OF THE PROPERTY, THE COST APPROACH WAS NOT CONSIDERED APPROPRIATE NOR RELIABLE.			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) The Income Approach was not developed for this appraisal.
 Estimated Monthly Market Rent \$ 325 X Gross Rent Multiplier 60 = \$ 19,500 Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM): **SUBJECT PROPERTY IS RENTED FOR \$250 PER MONTH. TENANT WAS TO MAKE SOME REPAIRS, WHICH HAS NOT BEEN DONE. MARKET RENT IS ESTIMATED AT \$325 A MONTH. GRM TAKEN FROM SIMILAR SALES TO INVESTORS.**

PROJECT INFORMATION FOR PUDs (If applicable) The Subject is part of a Planned Unit Development.
 Legal Name of Project:
 Describe common elements and recreational facilities:

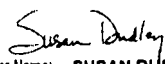
Indicated Value by: Sales Comparison Approach \$ 24,700 Cost Approach (If developed) \$ N/A Income Approach (If developed) \$ 19,500
 Final Reconciliation **THE SALES COMPARISON APPROACH WAS UTILIZED TO ESTABLISH AN OPINION OF MARKET VALUE FOR SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY, THE COST APPROACH WAS NOT CONSIDERED SUITABLE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERED IN THE ESTABLISHMENT OF AN OPINION OF MARKET VALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARISON APPROACH AND TO THE LOT'S ZONING FOR FUTURE USE.**

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:
 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: \$ 24,700, as of: SEPTEMBER 14, 2007, 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 10 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:
 Scope of Work Limiting Cond./Certifications Hypothetical Conditions Extraordinary Assumptions Narrative Addendum
 Sketch Addendum Location Map(s) Flood Addendum Additional Sales Cost Addendum
 Manuf. House Addendum PHOTO ADDENDUMS

Client Contact: **HARRY HARDWICK** Client Name: **CITY OF JONESBORO**
 Address: **515 W WASHINGTON, JONESBORO, AR 72401**

APPRAISER

 Appraiser Name: **SUSAN DUDLEY, CR0830**
 Company: **SUSAN DUDLEY APPRAISAL SERVICE**
 Phone: **870-931-4002** Fax: **870-931-9922**
 E-Mail: **susandudleyappraisal@suddenlink.net**
 Date of Report (Signature): **SEPTEMBER 18, 2007**
 License or Certification #: **CR0830** State: **AR**
 Expiration Date of License or Certification: **6/30/2008**
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: **SEPTEMBER 14, 2007**

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Supervisory or Co-Appraiser Name:
 Company:
 Phone: Fax:
 E-Mail:
 Date of Report (Signature):
 License or Certification #:
 State:
 Expiration Date of License or Certification:
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection:

ADDITIONAL COMPARABLE SALES

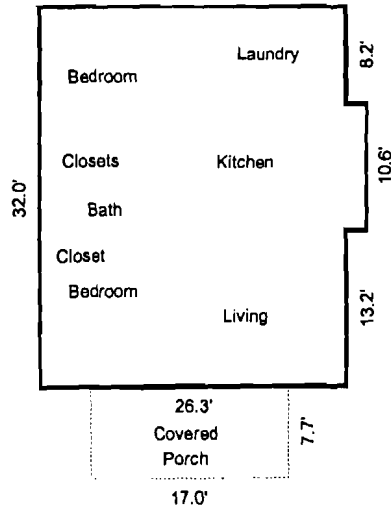
File No.: 9042007

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	105 S FLOYD JONESBORO, AR 72401-2514	100 CHESTNUT JONESBORO								
Proximity to Subject		0.11 miles								
Sale Price	\$ N/A	\$ 18,000								
Sale Price/GLA	\$ /sq.ft.	\$ 18.63 /sq.ft.								
Data Source(s)	SITE VISIT	DEED BK 748/385								
Verification Source(s)	COUNTY REC	PAR #01-143134-39000								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	NONE								
Rights Appraised	N/A	KNOWN								
Date of Sale/Time	FEE SIMPLE	FEE SIMPLE								
Location	N/A	4/17/2007								
Site	URBAN	URBAN								
View	.78 ACRE +/-	.14 ACRE/INF	+10,000							
Design (Style)	RES/COMM	RES/COMM								
Quality of Construction	RANCH	RANCH								
Actual Age	VINYL SIDING/F	SIDING/F								
Condition	A60+ E30	A60+ E30								
Above Grade	POOR	POOR								
Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Gross Living Area	4 2 1	4 2 1								
Basement & Finished Rooms Below Grade	860 sq.ft.	966 sq.ft.	-750	sq.ft.		sq.ft.		sq.ft.		
Functional Utility	NONE	NONE								
Heating/Cooling	N/A	N/A								
Energy Efficient Items	AVERAGE	AVERAGE								
Garage/Carport	STOVE/NONE	CENTRAL	-2,500							
Porch/Patio/Deck	MINIMAL	MINIMAL								
FIREPLACE	ON SITE PRKG	1 CARPORT	-1,000							
FENCE/STORAGE/ETC.	PORCHES	PORCH								
EXTRAS	NONE	NONE								
	NONE	NONE								
Net Adjustment (Total)			\$ 5,250							
Adjusted Sale Price of Comparables			\$ 23,250							
Summary of Sales Comparison Approach										

SALES COMPARISON APPROACH

Building Sketch (Page - 1)

Borrower/Client			
Property Address 105 S FLOYD			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2514
Lender CITY OF JONESBORO			



Sketch by Apex IV™

Comments: INTERIOR ROOM PLACEMENT NOT TO SCALE. THEY ARE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY. SQUARE FOOTAGE DETERMINED BY EXTERIOR DIMENSIONS.

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	860.3	860.3
P/P	Covered Porch	130.3	130.3
Net LIVABLE Area		(Rounded)	860

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
1.7 x	10.6	17.7
26.3 x	32.0	842.7
2 Items		(Rounded) 860

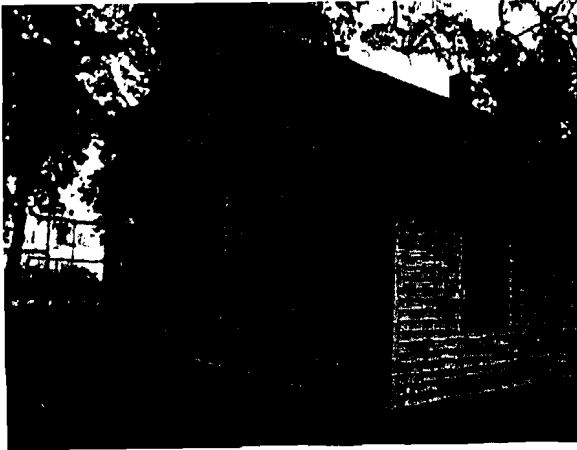
Subject Photo Page

Borrower/Client			
Property Address 105 S FLOYD			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2514
Lender CITY OF JONESBORO			



Subject Front

105 S FLOYD
Sales Price **N/A**
Gross Living Area **860**
Total Rooms **4**
Total Bedrooms **2**
Total Bathrooms **1**
Location **URBAN**
View **RES/COMMER**
Site **.78 ACRE +/-**
Quality **VINYL SIDING/F**
Age **A60+ E30**



Subject Rear



Subject Street

Comparable Photo Page

Borrower/Client			
Property Address 105 S FLOYD			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2514
Lender CITY OF JONESBORO			



Comparable 1

108 CHESTNUT
 Prox. to Subject 0.11 miles
 Sale Price 18,000
 Gross Living Area 808
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1
 Location URBAN
 View RESID/COMM
 Site .12 ACRE/INF
 Quality SIDING/F
 Age A60+ E30



Comparable 2

233 NISBETT
 Prox. to Subject 0.20 miles
 Sale Price 19,000
 Gross Living Area 988
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location URBAN
 View RESIDENTIAL
 Site .10 ACRE/INF
 Quality VINYL SID/F
 Age A60+ E28



Comparable 3

224 S MCCLURE
 Prox. to Subject 0.56 miles
 Sale Price 13,000
 Gross Living Area 877
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1
 Location URBAN
 View RESIDENTIAL
 Site .10 ACRE/INF
 Quality SIDING/F
 Age A60+ E30

Comparable Photo Page

Borrower/Client			
Property Address 105 S FLOYD			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2514
Lender CITY OF JONESBORO			



Comparable 4

100 CHESTNUT
Prox. to Subject **0.11 miles**
Sale Price **18,000**
Gross Living Area **966**
Total Rooms **4**
Total Bedrooms **2**
Total Bathrooms **1**
Location **URBAN**
View **RES/COMM**
Site **.14 ACRE/INF**
Quality **SIDING/F**
Age **A60+ E30**

Comparable 5

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

Comparable 6

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

Rec Stamps # 24

\$11.00 0259523
\$11.00 0259521
\$2.00 0463855
\$5.50 0175202

WARRANTY DEED

UNMARRIED PERSON

591

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Buster Beuley, an unmarried person,

for an in consideration of the sum of Ten and No/100

(\$10.00) DOLLARS,

and other good and valuable considerations to me in hand paid by William M. Dixon, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said William M. Dixon

and unto his heirs, ~~successors~~ and assigns forever, the following lands lying in the County of

Craighead and State of Arkansas, to-wit:



The South 111.4 feet of the East 208.7 feet of
Lot 4 in Block "B" of Loyd Subdivision of the
East Half of the Southeast Quarter of the South-
west Quarter of Section 10, Township 14 North,
Range 4 East.

To have and to hold the same unto the said William M. Dixon

and unto his heirs, ~~successors~~, and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said William M. Dixon

that I will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS my hand and seal on this 29th day of January 19 82

Buster Beuley [SEAL]
Buster Beuley

[SEAL]

This instrument prepared by Buster Beuley

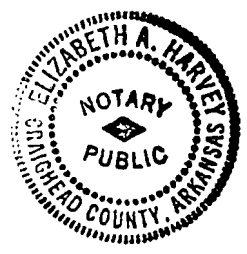
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ACKNOWLEDGMENT

STATE OF ARKANSAS, }
County of Craighead } ss.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned, qualified, and acting Buster Beuley, a single person, to me well known as the grantor _____ in the foregoing Deed, and acknowledged that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 4th day of February, 19 82.
Elizabeth A. Harvey
Notary Public
My Commission Expires: 6-20-89



WARRANTY DEED

UNMARRIED PERSON

TO

Filed for record on this 4 day of Feb 19 82 at 3:45 o'clock P M.
Diane Parker Clerk.
By Kathy Hawkins D.C.

CERTIFICATE OF RECORD

STATE OF ARKANSAS, }
County of Craighead } ss.

I, DIANE PARKER, Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid, do hereby certify that the within and foregoing instrument of writing was filed for record in my office on this 4 day of Feb. A. D. 19 82, at 3:45 o'clock P M., and the same is now duly recorded, with the acknowledgments and certificates thereon, in "Record Book 294" page 591.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 4 day of Feb. 19 82.

DIANE PARKER Clerk.
592 by Kathy Hawkins, D.C.