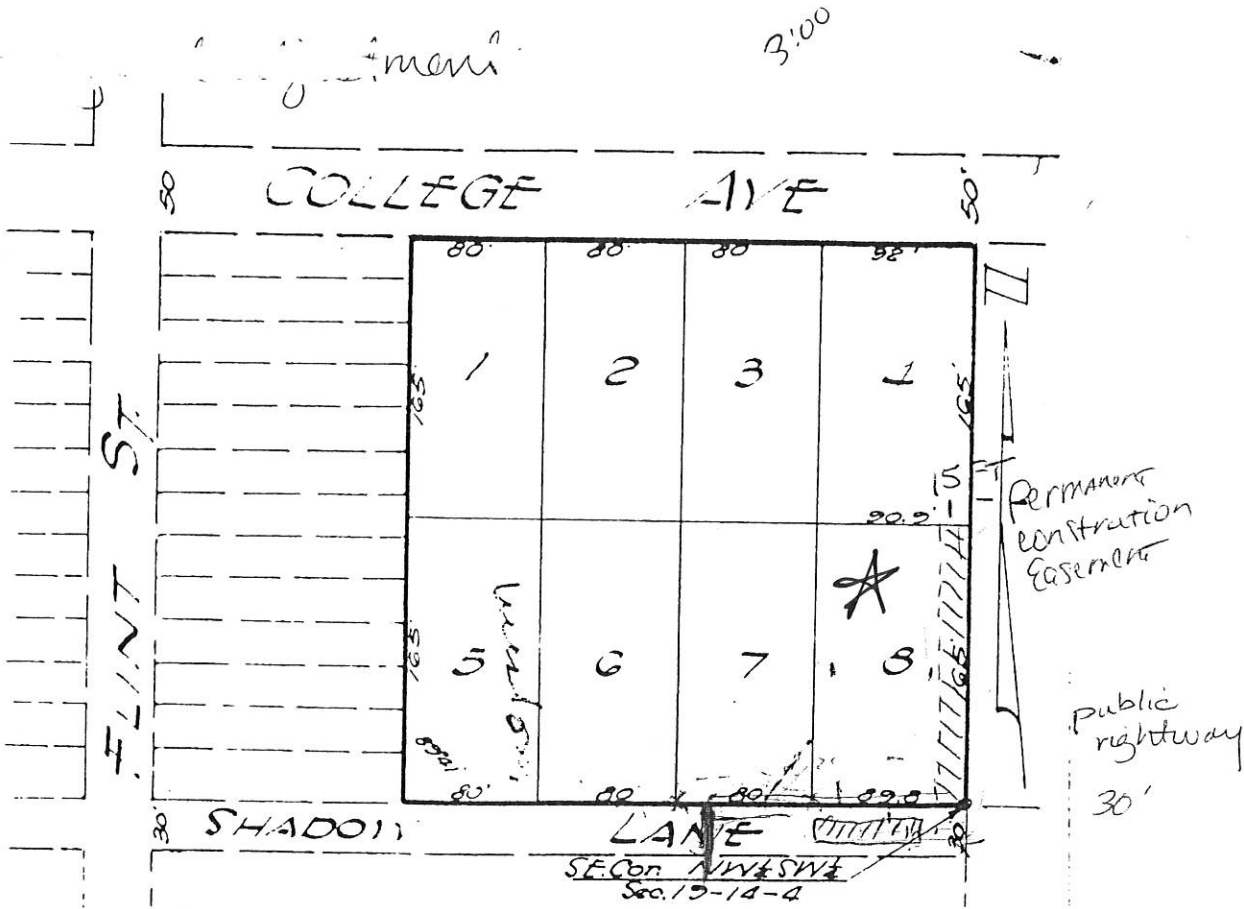


3,000
 All Dedication and Bids of ~~734~~
 in Act 130 Pub. 605

variances
 & frontage



Replate of ^{lots} 9, 10, 11

Driveway 15'-0"

LANE'S SUB-DIV. OF
LOTS 9, 10 & 11 OF LOVE'S
SURVEY OF NW 1/4 SW 1/4 SEC
19 T14N R4E

Scale 1"=100'
 Surveyed 6-26-54 by
LAYMAN & HAYWOOD

CERTIFICATE OF SURVEY

This is to certify that Layman & Haywood, Reg. Prof. Civil Engineers, have surveyed Lanes Sub-Div. of Lots 9, 10, & 11 of Love's Survey of NW 1/4 of SW 1/4 of Sec. 19 T14N R4E and platted same as shown.

Layman & Haywood
 By [Signature]

Filed for record this July 8, 1954 at 10:00 a.m.
 Aracy Taylor, Circuit Clerk



CITY OF JONESBORO

Please be advised that I am in receipt of an appraisal located on 504 Shadow Lane and owned by Barbara Mangrum in the amount of \$4,940.00.

I hereby recommend that an additional sum of \$446.00 be added to the appraised value for purchase of said property. My recommendation is based upon the following criteria, established in Resolution #2006-62, to wit:

PARAGRAPH D

 A. ACTUAL REASONABLE EXPENSE IN MOVING

 B. DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY

 C. MOVING EXPENSES LIMITED, BUT NOT LIMITED TO TRANSPORTATION, PACKING, STORAGE, REPLACING SIGNS AND STATIONARY, INSURANCE ON ITEMS MOVED, RENTAL BROKERAGE PAYMENTS AND PAYMENT FOR LICENSE AND CERTIFICATION EXPENSES

 D. REPLACEMENT HOUSING COSTS, INCLUDING BUT NOT LIMITED TO INTEREST AND REASONABLE EXPENSES INCURRED IN TITLE RESEARCHES, RECORDING FEES CLOSING COSTS: \$5386.00.

 E. UNUSUAL OR EXTRA ORDINARY EXPENSE ITEMS DETERMINED BY THE MAYOR TO BE UNIQUE TO THE PARTICULAR PROPERTY BEING ACQUIRED. _____

Sincerely,


Mayor

REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following Property:

2. **PROPERTY DESCRIPTION:**

Lot 8 Lanes Subdivision also known as 504 Shadow Lane

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, The sum of \$4,940.00, plus allowable expenses not to exceed 10% of the appraised value.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be paid at closing from the proceeds of the sale.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale; and allowable expenses.

7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about _____. However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.

8. **POSSESSION:** Possession shall be delivered to Buyers:

60 days after closing date.

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYERS AND SELLER AND APPROVED BY THE CITY COUNCIL.

City of Jonesboro

BY: _____
DOUG FORMON, MAYOR

THE ABOVE OFFER IS ACCEPTED ON

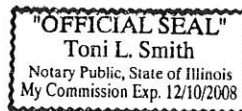
SELLER Barbara Mangrum 4/10/07
Date

SELLER _____
Date

Signed before me on April 10, 2007,
by Barbara Mangrum.

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

Toni L. Smith
4/10/07



LAND APPRAISAL REPORT

Appraisal Report

File No.

Client: City of Jonesboro
 Property Address: Shadow Lane
 City: Jonesboro County: Craighead State: AR Zip Code: 72401
 Legal Description: Lot 8 Lanes Subd
 Sale Price \$ NA Date of Sale NA Loan Term NA yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 86.02 (yr) Loan charges to be paid by seller \$ NA Other sales concessions NA
 Lender/Client: City of Jonesboro Address: 515 W. Washington, Jonesboro, AR 72401
 Occupant: Vacant Appraiser: Bob Gibson, CG0247 Instructions to Appraiser: Value amount of taking only.

NEIGHBORHOOD

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input checked="" type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	90% 1 Family	5% 2-4 Family	% Apts.	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	% Industrial	% Vacant	% Condo	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5% Commercial			Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	5 % Vacant	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 50,000 to \$ 350,000		Predominant Value \$ 100,000					
Single Family Age	15 yrs. to 75 yrs.		Predominant Age 50 yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is located to the north by Nettleton, to the east by Main St., to the south by Highland Dr. and to the west by Culberhouse. No negative influences noted.

SITE

Dimensions: See Legal = 2,490 Sq. Ft. or Acres Corner Lot
 Zoning classification: R-1 Single Family Residential Present Improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify) _____
 Elec. Gas Water San. Sewer
 OFF SITE IMPROVEMENTS: Street Access Public Private; Surface Asphalt; Maintenance Public Private; Storm Sewer Sidewalk Curb/Gutter Street Lights
 Topo Sloping: _____ Size: Average Shape: Rectangular View: Average-Residential Drainage: Average
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No apparent adverse easements or encroachments noted during the physical inspection.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Shadow Lane Jonesboro	See Addenda for Sales		
Proximity to Subject				
Sales Price	\$ NA			
Price	\$ N/A			
Data Source	Inspection/TaxRec			
Date of Sale and Time Adjustment	DESCRIPTION: NA	DESCRIPTION: +(-)\$ Adjust	DESCRIPTION: +(-)\$ Adjust	DESCRIPTION: +(-)\$ Adjust
Location	Urban			
Site/View	2490 sf/Resident			
Sales or Financing Concessions	NA			
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$	\$	\$

Comments on Market Data: The appraiser researched the market area for the most recent sales. Those found represent that effort.

Comments and Conditions of Appraisal:

Final Reconciliation: See Addenda. Total Just Compensation Due \$4,940

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF January 23, 20 07 to be \$ 4,940

Appraiser(s): Bob Gibson, CG0247 Review Appraiser (if applicable) Did Did Not Physically Inspect Property

PERMANENT CONSTRUCTION EASEMENT LOT 8

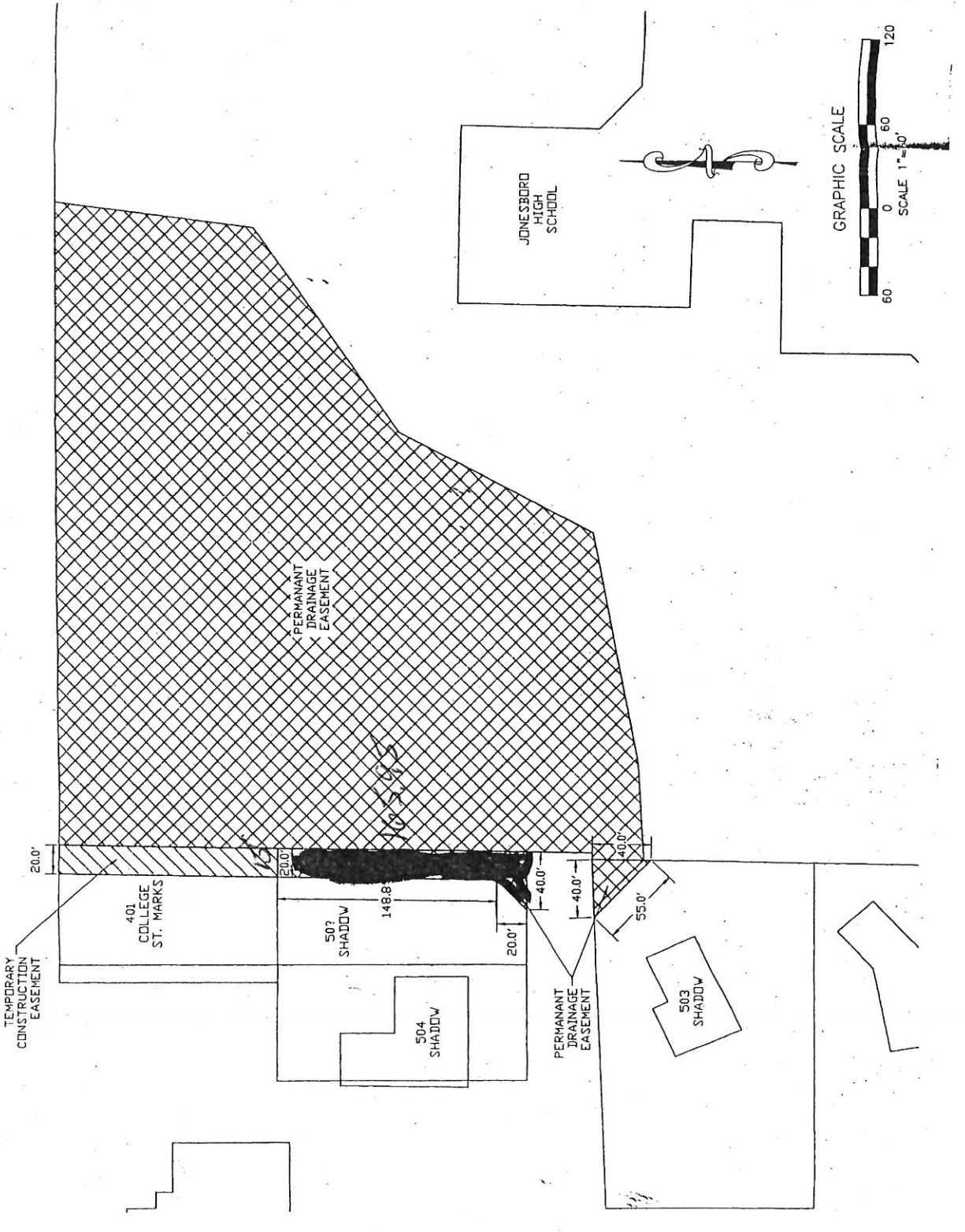
AN EASEMENT FOR DRAINAGE PURPOSES LYING IN PART OF LOT 8 OF LANE'S SUBDIVISION OF LOTS 9, 10, AND 11 OF LOVE'S SURVEY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

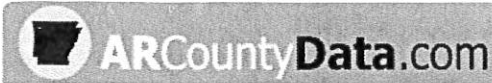
BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF LANE'S SUBDIVISION OF LOTS 9, 10, AND 11 OF LOVE'S SURVEY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°49'00" WEST ALONG THE EAST LINE OF SAID LOT 8, 165.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8: THENCE NORTH 89°14'08" WEST DEPARTING SAID EAST LINE 15.00 FEET ALONG THE SOUTH LINE OF SAID LOT 8: THENCE NORTH 00°49'00" EAST DEPARTING SAID SOUTH LINE 165.99 FEET TO A POINT ON SAID NORTH LINE OF LOT 8: THENCE SOUTH 89°05'16" EAST ALONG SAID NORTH LINE 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2,490 SQ. FT. OR 0.06 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

NO.	DESCRIPTION	DATE





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PARCEL DETAILS



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Hannah Towell
Craighead County Assessor

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Basic Information

Parcel Number: 01-144193-22800
County Name: Craighead County
Ownership Information: MANGRUM BARBARA J
 JONESBORO, AR
Billing Information : MANGRUM BARBARA J
 2410 COUNTRY TRAILS #56
 DECATUR IL 62526
Total Acres: 0.00
Timber Acres: 0.00
Sec-Twp-Rng: 19-14-04
Lot/Block: PT8/
Subdivision: LANES SUB
Legal Description: LANES SUB OF LOTS 9-10-11 OF LOVES SUR OF NW QU OF SW QU19-14-4 } LESS 15'X165 OF LOT 8
School District: J JB JONESBORO CITY
Homestead Parcel?: No
Tax Status: Taxable
Over 65?: No

Land Information

Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	RESHS	1 lots [0 sqft]	0	0	0	0	

Valuation Information

	Appraised	Assessed
Land:	15,000	3,000
Improvements:	0	0
Total Value:	15,000	3,000
Taxable Value:		3,000
Millage:		0.0422
Estimated Taxes [?]:		\$126.60
Assessment Year:		2013

What do these
OBYI
abbreviations
mean?

Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
6/7/2007	0	MANGRUM	CITY OF JONESBORO	750	541	WD(WARRANTY DEED)
6/11/1993	0	MANGRUM	MANGRUM	442	660	WD(WARRANTY DEED)

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