

# Uniform Residential Appraisal Report

SUMMARY  
File # 611ENETTLETONAVE

There are <b>4</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 125,000 to \$ 133,000				
There are <b>3</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 125,000 to \$ 133,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address 611 E Nettleton Ave JONESBORO, AR 72401-4238		2902 GREENBRIAR JONESBORO	3008 GREENBRIAR JONESBORO	2207 RAINS JONESBORO
Proximity to Subject		1.27 miles	1.50 miles	0.74 miles
Sale Price		\$ 133,000	\$ 125,000	\$ 130,000
Sale Price/Gross Liv. Area		\$ 69.34 sq.ft.	\$ 64.50 sq.ft.	\$ 81.61 sq.ft.
Data Source(s)		COMP SERVICE - AP RECD	COMP SERVICE - MLS	COMP SERVICE - MLS
Verification Source(s)		CO RECD BK/PG 718/836	CO RECD BK/PG 721/580	CO RECD BK/PG 722/314
VALUE ADJUSTMENTS		DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing		CONV	CONV	CONV
Concessions		NONE KNOWN	NONE KNOWN	NONE KNOWN
Date of Sale/Time		3-14-2006	4-19-2006	4-28-2006
Location		URBAN/A	URBAN/A	URBAN/A
Leasehold/Fee Simple		Fee Simple	FEE SIMPLE	FEE SIMPLE
Site		.48 AC +/-	.35 AC/A	.19 AC/A
View		TYP RESD	TYP RESD/A	TYP RESD/A
Design (Style)		1.0 STY/A	1.0 STY/A	1.0 STY/A
Quality of Construction		BRICK/WD	MSNT/BV/INF +3,000	BV/WD/INF +2,500
Actual Age		A=26 E=10	A=32 E=12 +2,600	A=23 E=15 +6,200
Condition		AVG	AVG	AVG
Above Grade		Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count		5 3 2	7 3 2	6 3 2
Gross Living Area		1,627 sq.ft.	1,918 sq.ft. -8,100	1,938 sq.ft. -8,700
Basement & Finished Rooms Below Grade		NONE	NONE	NONE
Functional Utility		AVG	AVG	AVG
Heating/Cooling		CHA	CHA	CHA
Energy Efficient Items		INS.WIND,DRS	INS.WIND,DRS	INS.WIND,DRS
Garage/Carport		2 CAR GAR	2 CAR GAR	2 CAR GAR
Porch/Patio/Deck		PORCH,PATIO	PORCH,PATIO	PORCH,PATIO
FIREPLACE		YES ONE	YES ONE	YES ONE
FEN,POOL,ECT		CL FENCE	WD FENCE	FENCE
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 2,500	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,600
Adjusted Sale Price of Comparables		Net 1.9 % Gross 10.3 % \$ 130,500	Net % Gross 13.9 % \$ 125,000	Net 1.2 % Gross 2.8 % \$ 128,400

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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) COUNTY RECORDS

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) COUNTY RECORDS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	NO SALES IN THE	NO OTHER SALES IN	NO OTHER SALES IN	NO OTHER SALES
Price of Prior Sale/Transfer	LAST 3 YEARS	THE LAST YEAR	THE LAST YEAR	IN THE LAST YEAR
Data Source(s)	COUNTY RECD	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS
Effective Date of Data Source(s)	08-01-2006	08-01-2006	08-01-2006	08-01-2006

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT PROPERTY HAS NOT SOLD IN THE LAST 3 YEARS. ALL SALES FOR THE LAST YEAR ON THE COMPS USED ARE SHOWN ABOVE.

Summary of Sales Comparison Approach ALL SALES WERE FROM THE SUBJECT NEIGHBORHOOD. THEY ARE THE MOST RECENT AND MOST COMPARABLE SALES AVAILABLE. ALL SALES WERE APPROPRIATELY ADJUSTED FOR ALL VALUE INFLUENCING DISSIMILARITIES. ALL WERE FEE SIMPLE ESTATES AND UNAFFECTED BY COMMON AMENITIES. THE ADJUSTED VALUES ACCURATELY BRACKET THE MARKET VALUE OF THE SUBJECT. ALL SALES WERE LESS THAN ONE YEAR OLD.

Indicated Value by Sales Comparison Approach \$ 129,000  
 Indicated Value by: Sales Comparison Approach \$ 129,000 Cost Approach (If developed) \$ Income Approach (If developed) \$