

Uniform Residential Appraisal Report

SUMMARY
File # 707OWENS

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 60,000 to \$ 80,000							
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 60,000 to \$ 80,000							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	707 Owens Ave JONESBORO, AR 72401-5772	1219 SIMS JONESBORO	707 CREST DR JONESBORO	1816 JAMES JONESBORO			
Proximity to Subject		0.34 miles	0.20 miles	0.52 miles			
Sale Price	\$	\$ 77,000	\$ 89,000	\$ 75,000			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 38.89 sq.ft.	\$ 44.81 sq.ft.	\$ 44.43 sq.ft.			
Data Source(s)		COMP SERVICE - AP RECD	COMP SERVICE - MLS	COMP SERVICE - AP RECD			
Verification Source(s)		CO RECD BK/PG 745/32	CO RECD BK/PG 730/88	CO RECD BK/PG 725/530			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		CONV \$2,310 CLS	-2,000	FHA \$5,425 CLS	-5,000	CONV NONE KNOWN	
Date of Sale/Time		3-28-2007		8-14-2006		6-9-2006	
Location	URBAN/A	URBAN/A		URBAN/A		URBAN/A	
Leasehold/Fee Simple	Fee Simple	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	.24 AC +/-	.48 AC/A		.28 AC/A		.23 AC/A	
View	TYP RESD	TYP RESD/A		TYP RESD/A		TYP RESD/A	
Design (Style)	1.0 STY/A	1.0 STY/A		1.0 STY/A		1.0 STY/A	
Quality of Construction	MSNT/STN/A	VINYL SID/SUP	-2,500	BV/STN/SUP	-3,500	BRICK/SUP	-3,500
Actual Age	A=40? E=25	A=49 E=15	-7,700	A=45 E=15	-8,900	A=36 E=20	-3,800
Condition	AVG TO FAIR	AVG		AVG		AVG	
Above Grade Room Count	Total Bdrms. Baths 6 3 3	Total Bdrms. Baths 8 3 2	+2,000	Total Bdrms. Baths 6 3 2	+2,000	Total Bdrms. Baths 6 3 2	+2,000
Gross Living Area	2,050 sq.ft.	1,980 sq.ft.	+1,200	1,986 sq.ft.	+1,100	1,688 sq.ft.	+6,200
Basement & Finished Rooms Below Grade	NONE NONE	NONE NONE		NONE NONE		NONE NONE	
Functional Utility	AVG	AVG		AVG		AVG	
Heating/Cooling	WALL, WD AC	CHA	-3,000	CHA	-3,000	CHA	-3,000
Energy Efficient Items	INS.WIND,DRS	INS.WIND,DRS		INS.WIND,DRS		INS.WIND,DRS	
Garage/Carport	OSP	OSP		2 CARPORT	-2,000	2 CARPORT	-2,000
Porch/Patio/Deck	PORCH,SEP	PORCHES,DK		PORCH,PATIO		PORCH,PATIO	
FIREPLACE	YES 1	NONE	+500	YES 1		NONE	+500
FENCE,POOL,SHOP,etc	FENCE,STG	NONE	+500	FENCE,SHOP	-1,500	FENCE	+500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 11,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 20,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,100	
Adjusted Sale Price of Comparables		Net Adj. 14.3 % Gross Adj. 25.2 % \$ 66,000		Net Adj. 23.4 % Gross Adj. 30.3 % \$ 68,200		Net Adj. 4.1 % Gross Adj. 28.7 % \$ 71,900	

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	
Price of Prior Sale/Transfer	LAST 3 YEARS	THE LAST YEAR.	THE LAST YEAR.	
Data Source(s)	COUNTY RECD	COUNTY RECORDS	COUNTY RECORDS	
Effective Date of Data Source(s)	05-22-2007	05-22-2007	05-22-2007	

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 SALES WERE FROM THE SUBJECT NEIGHBORHOOD. SALES WERE LOOKED FOR WITH SIMILAR SIZE TO THE SUBJECT AND THESE ARE THE BEST THAT COULD BE FOUND OF LARGER HOUSES. THE SUBJECT IS IN NEED OF SOME WORK AND THIS IS REFLECTED IN THE EFFECTIVE AGE GIVEN TO THE SUBJECT AND ADJUSTED FOR ON THE COMPS USED. 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. GROSS ADJUSTMENTS EXCEEDED THE NORMAL 25% RULE MOSTLY DUE TO THE ECONOMIC AGE OF THE SUBJECT HOUSE.