



**CITY OF  
JONESBORO**

Please be advised that I am in receipt of an appraisal located on 204 Floyd St. and owned by James Lee Gibson in the amount of \$22,750.00.

I hereby recommend that an additional sum of \$3,400.00 be added to the appraised value for purchase of said property for the total price of \$26,150.00. My recommendation is based upon the following criteria, established in **Resolution 2006:62**, to wit:

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 \$ 2,400.00

D. Replacement housing costs, including but not limited to interest and reasonable expenses incurred in title researches (\$560.00), recording fees (\$40.00), and closing costs (\$400.00) : \$ 1,000.00.

E. Unusual or extra ordinary expense items determined by the Mayor to be unique to the particular property being acquired \_\_\_\_\_.

Total: \$26,150.00 (Appraised value & additional expenditures)

Sincerely

Mayer

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:**

Lots 4 & 5, Blk 15, G E Nisbett's Sub; also known as 204 Floyd St.

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property the sum of **\$ 22,750**, 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 by the City of Jonesboro.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale. Any deposits on rental property are to be transferred to Buyer at closing. Insurance, current general taxes and special assessments, rental payments, and any interest on assumed loans shall be prorated at closing unless otherwise specified herein.

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.

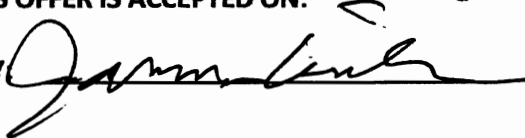
8. **POSSESSION:** Possession shall be delivered to Buyers:

Upon Closing

**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

THIS OFFER IS ACCEPTED ON: 6-23-08  
BY: 

ATTEST:

\_\_\_\_\_  
DONNA JACKSON, CITY CLERK

THE ABOVE OFFER IS NOT ACCEPTED ON:

BY: \_\_\_\_\_  
\_\_\_\_\_





# **SHAW'S MOVING & STORAGE**

**3008 FOX ROAD, JONESBORO, ARKANSAS 72404**

**870-972-8844 DAN & JACKIE SHAW, OWNERS**

**FID# 71-0755072**

## **ESTIMATE**

**June 13, 2008**

**City of Jonesboro**

**Harry Hardwick**

**Estimate for moving James Gibson from 204 S. Floyd, Jonesboro to another location in Jonesboro**

**Pack and move - \$2,400.00\***

**\*Price includes all boxes and packing material**

**Please call 870-972-8844 if there are any questions.**

**Thank you,**

**Dan Shaw, Owner**

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

204 Floyd St  
Lot 4 and 5 Block 15 Nisbetts, G.E. Subd  
Jonesboro, AR 72401-2515

**FOR:**

CLIENT: Lloyd McCracken

**AS OF:**

April 23, 2008

**BY:**

Bob Gibson, CG0247

Bob Gibson and Associates Inc.  
P O Box 3071  
420 W Jefferson, Suite A  
Jonesboro, AR 72401

April 28, 2008

CLIENT: Lloyd McCracken


Re: Property: 204 Floyd St  
Jonesboro, AR 72401-2515  
Borrower: CLIENT: Lloyd McCracken

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. As you have requested, I have prepared this report in accordance with most area lenders. 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 (s) signing this report have the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

  
Bob Gibson, CG0247



## SUMMARY OF SALIENT FEATURES

<b>SUBJECT INFORMATION</b>	Subject Address	204 Floyd St
	Legal Description	Lot 4 and 5 Block 15 Nisbetts, G.E. Subd
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401-2515
	Census Tract	0002.00
	Map Reference	27860
<b>SALES PRICE</b>	Sale Price	\$ NA
	Date of Sale	NA
<b>CLIENT</b>	Borrower/Client	CLIENT: Lloyd McCracken
	Lender	CLIENT: Lloyd McCracken
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	838
	Price per Square Foot	\$
	Location	Urban
	Age	75 Act+-
	Condition	Average
	Total Rooms	3
	Bedrooms	1
	Baths	1
<b>APPRAISER</b>	Appraiser	Bob Gibson, CG0247
	Date of Appraised Value	April 23, 2008
<b>VALUE</b>	Final Estimate of Value	\$ 23,000

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No.

Property Description

Property Address	204 Floyd St	City	Jonesboro	State	AR	Zip Code	72401-2515
Legal Description	Lot 4 and 5 Block 15 Nisbetts, G.E. Subd			County	Craighead		
Assessor's Parcel No.	01-143134-40500	Tax Year	2007	R.E. Taxes \$	139.98	Special Assessments \$	0
Borrower	CLIENT: Lloyd McCracken	Current Owner	James Lee Gibson	Occupant:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium (HUD/VA only)	HOA \$	NA /Mo.
Neighborhood or Project Name	Central Jonesboro	Map Reference	27860	Census Tract	0002.00		
Sale Price \$	NA	Date of Sale	NA	Description and \$ amount of loan charges/concessions to be paid by seller	NA		
Lender/Client	CLIENT: Lloyd McCracken	Address					
Appraiser	Bob Gibson, CG0247	Address	420 West Jefferson, Suite A, Jonesboro, AR 72403				

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	Single family housing		Present land use %	Land use change	
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		PRICE \$(000)	AGE (yrs)			One family
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner	15	Low	0	2-4 family	<input type="checkbox"/> In process
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	150	High	80	Multi-family	To: _____
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input checked="" type="checkbox"/> Vacant (0-5%)	Predominant			Commercial	10
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.	<input type="checkbox"/> Vac.(over 5%)	60	40		Vacant	

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**  
 Neighborhood boundaries and characteristics: Subject is bound to the north by Johnson Ave, to the south by Nettleton, to the west by Gee Street, and to the east by Main Street. No negative influences noted.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
Subject is located near the central part of the city. Subject is serviced by all city utilities and amenities. The area is within close proximity to public schools, area shopping, employment, medical facilities, etc. Appraiser observed nothing in the area that might negatively affect subject's market value.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):  
Employment is stable in the Jonesboro area. Property values are stable in subject neighborhood. Demand/supply is in balance. Marketing time on average in subject development is estimated at 3-6 months based on this appraiser's research as well as discussions with other real estate professionals in the area. Available financing consists of VA, FHA, and Conventional loans.

NOTE: Due to recent changes in state law, the first \$300 tax of a homeowner's primary residence has been waived.

**PUD** Project information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)?  Yes  No  
 Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A  
 Describe common elements and recreational facilities: N/A

Dimensions	50 x 158			Topography	Level	
Site area	.18 ac+-			Size	Average	
Specific zoning classification and description	R-2 Multi-Family Residential			Shape	Rectangular	
Zoning compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (Grandfathered use)	<input type="checkbox"/> Illegal	Drainage	Poor	
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)			View	Residential	
Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Curb/gutter	None	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm sewer	<input checked="" type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	Typical of Area					
Driveway Surface	Concrete					
Apparent easements	Typical Utility					
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
FEMA Zone	X					
Map Date	9/27/1991					
FEMA Map No.	05031C0043C					

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. See comments on addenda for additional information.

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION					
No. of Units	1	Foundation	Conc Piers	Slab	No	Area Sq. Ft.	None	Roof	<input type="checkbox"/>
No. of Stories	1	Exterior Walls	Asbestos	Crawl Space	Yes	% Finished	None	Ceiling	<input type="checkbox"/>
Type (Det./Att.)	Detach	Roof Surface	CompShingles	Basement	No	Ceiling	NA	Walls	<input type="checkbox"/>
Design (Style)	Trad	Gutters & Dwnspts.	No	Sump Pump	No	Walls	NA	Floor	<input type="checkbox"/>
Existing/Proposed	Existing	Window Type	Wood	Dampness	None Noted	Floor	NA	None	<input type="checkbox"/>
Age (Yrs.)	75+-	Storm/Screens	Yes	Settlement	None Noted	Outside Entry	NA	Unknown	<input checked="" type="checkbox"/>
Effective Age (Yrs.)	40	Manufactured House	No	Infestation	None Noted				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												None
Level 1		1		1				1	1			838
Level 2												

Finished area above grade contains: 3 Rooms; 1 Bedroom(s); 1 Bath(s); 838 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:	
Floors	Wd,Cpt - Fair	Type	Window	Refrigerator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>
Walls	DW,Pnt - Fair	Fuel	Electric	Range/Oven	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>
Trim/Finish	Wd,Pnt - Fair	Condition	Avg	Disposal	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>
Bath Floor	Wood-Fair	COOLING	Central	No	Fan/Hood	Floor	<input checked="" type="checkbox"/>
Bath Wainscot	Fiberglass-Fair	Other	Window	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>
Doors	Hollow Core	Condition	Avg	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>

Additional features (special energy efficient items, etc.): None unless otherwise noted in this report.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: Subject is in fair to average condition for its age. Normal physical depreciation. No functional or external depreciation noted.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: An observation of the subject site did not reveal any readily apparent adverse environmental conditions. BUT appraiser is NOT AN EXPERT in this area!

<b>COST APPROACH</b>	ESTIMATED SITE VALUE .....	= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): <u>Cost approach was not applicable due to the age of subject property.</u>
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
	Dwelling 838 Sq. Ft. @\$	= \$	
	None Sq. Ft. @\$	=	
		=	
	Garage/Carport Sq. Ft. @\$	=	
	Total Estimated Cost New	= \$	
	Less Physical Functional External		
	Depreciation	= \$	
	Depreciated Value of Improvements	= \$	
"As-is" Value of Site Improvements	= \$		
INDICATED VALUE BY COST APPROACH	= \$		

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	204 Floyd St Jonesboro	1411 Huntington Jonesboro		902 Cate Jonesboro		214 S Bridge Jonesboro	
Proximity to Subject		0.15 miles SW		1.44 miles E		1.23 miles E	
Sales Price	\$ NA	\$ 22,000		\$ 27,000		\$ 28,000	
Price/Gross Living Area	\$ NA	\$ 26.67		\$ 32.03		\$ 23.26	
Data and/or Verification Source	Inspection Tax Rec	Comp Service Parcel Card, MLS		Comp Service Parcel Card		Comp Service Parcel Card, MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		Conv Unk		Conv None Known		Conv Unk	
Date of Sale/Time		1-11-08		1-29-08		7-19-07	
Location	Urban	Urban		Urban		Urban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.18 ac+-	.16 ac+-		.16 ac		.11 ac+-	
View	Residential	Residential		Residential		Residential	
Design and Appeal	1 Sty	1 Sty		1 Sty		1 Sty	
Quality of Construction	Asbestos	Brick	-1,000	Msnt		Vinyl	
Age	75 Act+-	Similar in Age		Similar in Age		Similar in Age	
Condition	Average	Average		Average		Average	
Above Grade Room Count	Total Bdrms: 3 Baths: 1	Total Bdrms: 4 Baths: 2		Total Bdrms: 5 Baths: 2		Total Bdrms: 5 Baths: 2	
Gross Living Area	838 Sq. Ft.	825 Sq. Ft.	+130	843 Sq. Ft.	-50	1,204 Sq. Ft.	-3,660
Basement & Finished Rooms Below Grade	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Window	Similar		Similar		Similar	
Energy Efficient Items	Stms/Scrns	Similar		CHA	-1,500	Similar	
Garage/Carport	Open Space	1 Carport	-500	Open Space		Open Space	
Porch, Patio, Deck, Fireplace(s), etc.	Porch	Porch		Pch,Pat	-500	Enc Pchs	-1,000
Fence, Pool, etc.	None	None		None		None	
	Stg Bldg	Stg Bldg		None		C Link Fnc	
Net Adj. (total)			-1,370		-2,050		-4,660
Adjusted Sales Price of Comparable		Net 62% Gross 74%	\$ 20,630	Net 76% Gross 76%	\$ 24,950	Net 66% Gross 66%	\$ 23,340

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Those selected represent the best available to the appraiser.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	None in past three years	2-5-07 CD \$0 1-9-07 SWD \$0 Foreclosure Sale	None in past year www.arcountydata.com	None in past year www.arcountydata.com

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:  
None known to appraiser


INDICATED VALUE BY SALES COMPARISON APPROACH ..... \$ 23,000  
 INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ 250 /Mo. x Gross Rent Multiplier 90 = \$ 22,500

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans & specifications.  
 Conditions of Appraisal: Assumes marketable title and that all equipment is in good working order.

Final Reconciliation: The Cost, Income & Sales Comparison Approaches were considered. More weight was given to the Sales Comparison Approach in the final reconciliation.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF April 23, 2008  
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 23,000

<b>RECONCILIATION</b>	APPRaiser:		SUPERVISORY APPRAISER (ONLY IF REQUIRED):
	Signature		Signature
	Name <u>Bob L. Gibson, CG0247</u>		Name
	Date Report Signed <u>April 28, 2008</u>		Date Report Signed
	State Certification # <u>CG0247</u>		State Certification #
Or State License #	State	Or State License #	State



## Supplemental Addendum

File No.

Borrower/Client	CLIENT: Lloyd McCracken				
Property Address	204 Floyd St				
City	Jonesboro	County	Craighead	State	AR Zip Code 72401-2515
Lender	CLIENT: Lloyd McCracken				

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 the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

This appraisal is NOT a HOME INSPECTION and the appraiser is NOT ACTING as a HOME INSPECTOR when preparing the report. When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility. The inspection is not technically exhaustive. The inspection does not offer warranties or guarantees of any kind.

Highest and Best Use: The subject site's physical characteristics, such as size, dimensions, topography, and soil composite, is suitable for a single family residential improvement. The zoning allows single family residences. There are no deed restrictions, to appraiser's knowledge, that limits the improvement of the site with a single family residence. The economic trend of the area is clearly single family residences. The effective age of most homes in this area is lower than the actual age, which supports demand for existing housing. Subject is currently improved with a single family detached residence. The improvements make a substantial contribution to the total property in excess of the site. Therefore, the current use (single family residential) represents the highest and best use of the site.

#### 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.

#### 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.

#### COMPS OVER ONE MILE

Comparable sales over one mile away were used because they are the best available in this area. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparables to the subject property and are therefore used in this report.

#### 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.

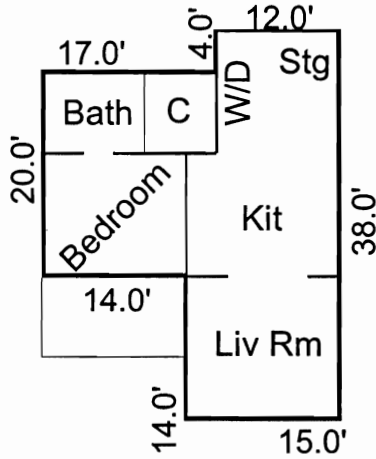
#### NET ADJUSTMENT OVER 15%

A thorough search for comparable sales was made in an attempt to find ones with net adjustments of less than 15% of their sales price. After considering locations, dates of sale, physical differences, and special conditions, in the appraisers judgement, the sales selected are better indicators of the value of the subject property than those with smaller net adjustments

Per OFHEA index, the Jonesboro MSA is reported to be in a declining market; however, per appraiser's research as well as discussions with realtors and other local real estate professionals, the market appears to be stable.

## Building Sketch

Borrower/Client	CLIENT: Lloyd McCracken			
Property Address	204 Floyd St			
City	Jonesboro	County	Craighead	State AR Zip Code 72401-2515
Lender	CLIENT: Lloyd McCracken			



Interior Layout May Not Be Drawn to Scale  
For Illustration Purposes ONLY

Sketch by Apex IV™

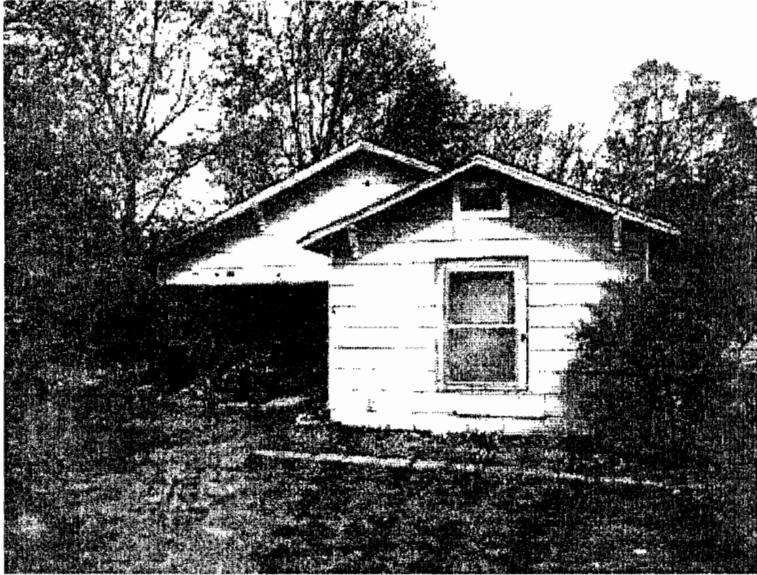
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	838.0	838.0
Net LIVABLE Area		(Rounded)	838

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
12.0	x	38.0	456.0
3.0	x	34.0	102.0
14.0	x	20.0	280.0
3 Items			(Rounded) 838

## Subject Photo Page

Borrower/Client	CLIENT: Lloyd McCracken						
Property Address	204 Floyd St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401-2515
Lender	CLIENT: Lloyd McCracken						



### Subject Front

204 Floyd St  
Sales Price NA  
Gross Living Area 838  
Total Rooms 3  
Total Bedrooms 1  
Total Bathrooms 1  
Location Urban  
View Residential  
Site .18 ac+-  
Quality Asbestos  
Age 75 Act+-



### Subject Rear



### Subject Street

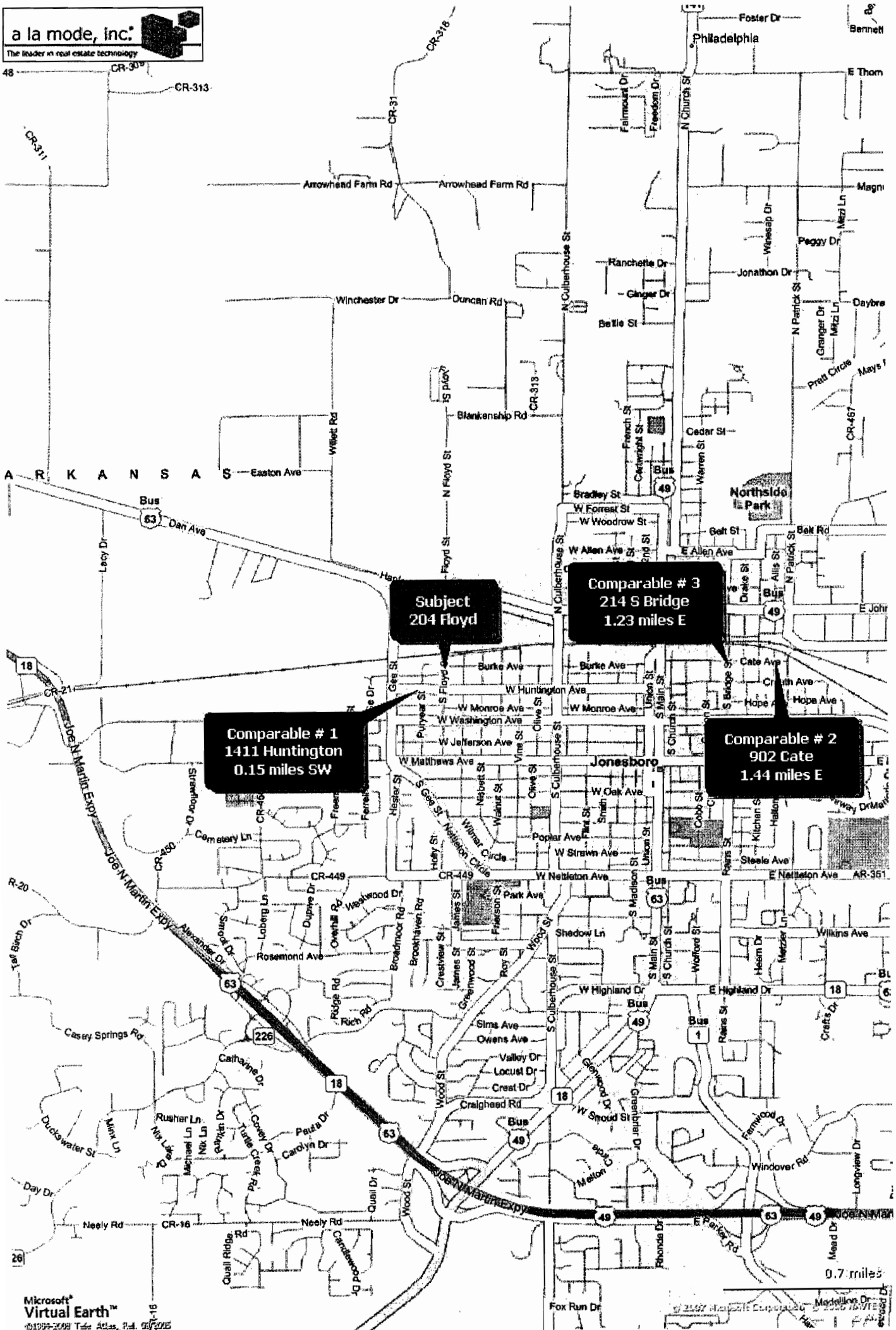
## Photograph Addendum

Borrower/Client	CLIENT: Lloyd McCracken						
Property Address	204 Floyd St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401-2515
Lender	CLIENT: Lloyd McCracken						



# Location Map

Borrower/Client	CLIENT: Lloyd McCracken			
Property Address	204 Floyd St			
City	Jonesboro	County	Craighead	State AR Zip Code 72401-2515
Lender	CLIENT: Lloyd McCracken			



Microsoft  
Virtual Earth™  
©1999-2008 Tele Atlas, P.O. Box 2000

## Comparable Photo Page

Borrower/Client	CLIENT: Lloyd McCracken						
Property Address	204 Floyd St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401-2515
Lender	CLIENT: Lloyd McCracken						



### Comparable 1

1411 Huntington	
Prox. to Subject	0.15 miles SW
Sales Price	22,000
Gross Living Area	825
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Urban
View	Residential
Site	.16 ac+-
Quality	Brick
Age	Similar in Age



### Comparable 2

902 Cate	
Prox. to Subject	1.44 miles E
Sales Price	27,000
Gross Living Area	843
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Urban
View	Residential
Site	.16 ac
Quality	Msnt
Age	Similar in Age



### Comparable 3

214 S Bridge	
Prox. to Subject	1.23 miles E
Sales Price	28,000
Gross Living Area	1,204
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Urban
View	Residential
Site	.11 ac+-
Quality	Vinyl
Age	Similar in Age

**ENVIRONMENTAL ADDENDUM**  
**APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

Borrower/Client	CLIENT: Lloyd McCracken						
Address	204 Floyd St						
City	Jonesboro	County	Craighead	State	AR	Zip code	72401-2515
Lender	CLIENT: Lloyd McCracken						

**\*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.**

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

**DRINKING WATER**

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.**

Comments \_\_\_\_\_

**SANITARY WASTE DISPOSAL**

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.**

Comments \_\_\_\_\_

**SOIL CONTAMINANTS**

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.**

Comments \_\_\_\_\_

**ASBESTOS**

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.**

Comments \_\_\_\_\_

**PCBS (POLYCHLORINATED BIPHENYLS)**

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.**

Comments \_\_\_\_\_

**RADON**

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.**

Comments \_\_\_\_\_

**USTs (UNDERGROUND STORAGE TANKS)**

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments \_\_\_\_\_

**LEAD PAINT**

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments \_\_\_\_\_

**AIR POLLUTION**

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
  - Excess Noise \_\_\_\_\_
  - Radiation + Electromagnetic Radiation \_\_\_\_\_
  - Light Pollution \_\_\_\_\_
  - Waste Heat \_\_\_\_\_
  - Acid Mine Drainage \_\_\_\_\_
  - Agricultural Pollution \_\_\_\_\_
  - Geological Hazards \_\_\_\_\_
  - Nearby Hazardous Property \_\_\_\_\_
  - Infectious Medical Wastes \_\_\_\_\_
  - Pesticides \_\_\_\_\_
  - Others (Chemical Storage + Storage Drums, Pipelines, etc.) \_\_\_\_\_
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.



# MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Bob Gibson Appraisal Service

Borrower/Client CLIENT: Lloyd McCracken			
Property Address 204 Floyd St			
City Jonesboro	County Craighead	State AR	Zip Code 72401-2515
Lender CLIENT: Lloyd McCracken			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

**This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.**

**PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

**EXTENT OF APPRAISAL PROCESS**

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on \_\_\_\_\_ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

**SUBJECT PROPERTY OFFERING INFORMATION**

- According to owner \_\_\_\_\_ the subject property:
- has not been offered for sale in the past:  30 days  1 year  3 years.
  - is currently offered for sale for \$ \_\_\_\_\_.
  - was offered for sale within the past:  30 days  1 year  3 years for \$ \_\_\_\_\_.
  - Offering information was considered in the final reconciliation of value.
  - Offering information was not considered in the final reconciliation of value.
  - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

**SALES HISTORY OF SUBJECT PROPERTY**

- According to Tax Records \_\_\_\_\_ the subject property:
- Has not transferred  in the past twelve months.  in the past thirty-six months.  in the past 5 years.
  - Has transferred  in the past twelve months.  in the past thirty-six months.  in the past 5 years.
  - All prior sales which have occurred in the past \_\_\_\_\_ are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

**FEMA FLOOD HAZARD DATA**

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	05031C0043C	9/27/1991	Jonesboro

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

**CURRENT SALES CONTRACT**

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of \_\_\_\_\_ Estimated contributory value is \$ \_\_\_\_\_
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: \_\_\_\_\_
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

**MARKET OVERVIEW** Include an explanation of current market conditions and trends.

3-6 \_\_\_\_\_ months is considered a reasonable marketing period for the subject property based on MLS data, appraisers knowledge of the local market and discussions with brokers and agents.

**ADDITIONAL CERTIFICATION**

The Appraiser certifies and agrees that:

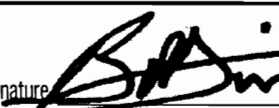
- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

**ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS**

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

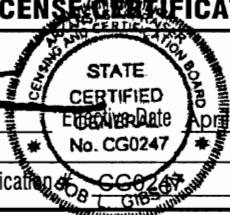
**ADDITIONAL COMMENTS**

**APPRAISER'S SIGNATURE & LICENSE CERTIFICATION**

Appraiser's Signature  Effective Date April 23, 2008 Date Prepared April 28, 2008

Appraiser's Name (print) Bob Gibson, CG0247 \* No. CG0247 \* Phone # (870) 932-5206

State AR  License  Certification # CG0247 Tax ID # 71-0792672



**CO-SIGNING APPRAISER'S CERTIFICATION**

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
  - has not inspected the exterior of the subject property and all comparable sales listed in the report.
  - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

**CO-SIGNING APPRAISER'S SIGNATURE & LICENSE CERTIFICATION**

Co-Signing Appraiser's Signature \_\_\_\_\_ Effective Date \_\_\_\_\_ Date Prepared \_\_\_\_\_

Co-Signing Appraiser's Name (print) \_\_\_\_\_ Phone # \_\_\_\_\_

State \_\_\_\_\_  License  Certification # \_\_\_\_\_ Tax ID # \_\_\_\_\_

**DEFINITION OF MARKET VALUE:** 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, 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 each acting in what he considers his own best interest; (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.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. 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.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, 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 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.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

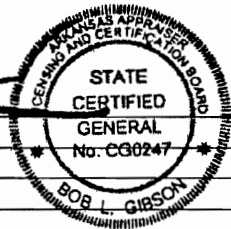
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 204 Floyd St, Jonesboro, AR 72401-2515

**APPRAISER:**

Signature:   
 Name: Bob L. Gibson, CG0247  
 Date Signed: April 28, 2008  
 State Certification #: CG0247  
 or State License #: \_\_\_\_\_  
 State: AR  
 Expiration Date of Certification or License: 06/30/2008



**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property



## **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.

## QUALIFICATIONS OF BOB L. GIBSON

**POSITION:** Real Estate Appraiser/Consultant, 420 W. Jefferson, Jonesboro, Arkansas, 72401 Telephone: (870) 932-5206.

**PROFESSIONAL EXPERIENCE:**

Chief Appraiser for Home Federal Savings. 1965 to 1975, Fee Appraiser for area financial and real estate concerns, 1965 to 1980.

President of H.S.C. Service Corporation. Developed three (3) Subdivisions, constructed single-family homes, one hotel, and numerous condominiums from 1975 to 1990.

**EDUCATION:**

B.S. Degree in Business Administration and minor in Economics from Arkansas State University in 1965.

Graduate of School of Savings & Loans at University of Indiana, Bloomington, Indiana, 1979 to 1982.

U.S. League of Savings Associations Appraised Study Course, 1965.

Principles of Real Estate Appraising-1968 Audit, Arkansas State University.

National Association of Independent Fee Appraisers, Principles of Residential Real Estate, 1990.

NAIF Income Property Appraising, 1990.

Marshall and Swifts Valuation Guides Seminar - Residential and Commercial Cost Approach, 1990.

The Appraisal Institute - Real Estate Appraisal Methods, 1991.

Uniform Standards of Professional Appraisal Practice, 1991.

Techniques of Income Property Appraising, 1991.

Uniform Residential Appraisal Report Seminar, IFA, Jonesboro, 1993.

FIRREA: Overview and Practical Application Seminar, IFA, Jonesboro, AR, 1994.

American Disabilities Act Seminar, I.F.A., Jonesboro, Arkansas 1993.

HUD Guidelines - Lender Selection of the Appraiser, I.F.A., Little Rock, Arkansas, Dec. 7, 1994 - Member of Lender Appraiser Selection Roster, HUD, Little Rock, Arkansas.

Appraiser Accountability and Legal Liabilities Seminar, Arkansas Appraisal Foundation, Little Rock, Arkansas, May 10, 1995.

Standards of Professional Practice, I.F.A., Jonesboro, Arkansas, 1996.

HUD/FHA Appraiser Training, HUD/FHA, Hot Springs, Arkansas, 1996.

Legal Journal, West Memphis, Arkansas, April 30, 1998.

Principles of Condemnation, San Antonio, Texas, June 3, 1999.

Arkansas Appraisal Board Annual Meeting, Little Rock, AR April 18, 2000.

USPAP, Kelton Schools, Jonesboro, Arkansas, May 17, 2000.

USPAP Update, RCI, Jonesboro, Arkansas, January 20, 2003.

USPAP, Lincoln Graduate Center, San Antonio TX Feb 21-22, 2004.

Fannie Mae Underwriting, NEA Mortgage Bankers, Jonesboro AR July 8, 2004.

Day With the Board, Little Rock AR April 2004

Day With the Board, Little Rock AR April 2005

Day With the Board, Little Rock AR April 2006

USPAP Update, RCI, Jonesboro, Arkansas, March 27, 2006

Effective Communications in Appraisal Practice, RCI, Jonesboro, Arkansas, March 27, 2006

Day With the Board, Little Rock AR April 2007

**PROFESSIONAL MEMBERSHIP:**

Charter Member of National Society of Environmental Consultants.

Master Senior Appraisers (MSA), National Association of Master Appraisers.

**CERTIFICATION AND DESIGNATION:**

State Certified Residential Appraiser #CG0247, December 28, 1991.

State Certified General Appraiser #CG0247, January 6, 1992.

**PARTIAL LIST OF CLIENTS:**

Belz-Burrow, Regions Bank, Simmons Bank, Caldwell Construction Co., First Financial Mortgage, Fowler Foods, Heritage Bank, Liberty Bank, Bank of America, Pulaski Bank, BancorpSouth, First Security Bank, Focus Bank, City of Jonesboro, First National Bank, Unico Bank, Integrity First Bank



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

204 Floyd Street  
Lot 4 & 5, Block 15, G.E. Nisbett's Subdivision  
Jonesboro, AR 72401

**FOR:**

The City of Jonesboro  
515 West Washington Avenue, Jonesboro, Arkansas

**AS OF:**

March 21, 2008

**BY:**

Larry D. Clark, SRA  
Landmark Appraisal  
P.O. Box 9288., Jonesboro, AR 72403



## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	204 Floyd Street
	Legal Description	Lot 4 & 5, Block 15, G.E. Nisbett's Subdivision
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	0001.00
	Map Reference	N/A
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower / Client	Jim Gibson
	Lender	The City of Jonesboro
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	821
	Price per Square Foot	\$
	Location	Avg/Urban
	Age	A-75, E-18/20
	Condition	Fair/avg
	Total Rooms	3
	Bedrooms	1
	Baths	1
APPRAISER	Appraiser	Larry D. Clark
	Date of Appraised Value	March 21, 2008
VALUE	Final Estimate of Value	\$ 22,500

# Uniform Residential Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 204 Floyd Street City Jonesboro State AR Zip Code 72401  
 Borrower Jim Gibson Owner of Public Record Gibson County Craighead  
 Legal Description Lot 4 & 5, Block 15, G.E. Nisbett's Subdivision  
 Assessor's Parcel # 01-143134-40500 Tax Year 2007 R.E. Taxes \$ 139.98  
 Neighborhood Name Map Reference N/A Census Tract 0001.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ N/A  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client The City of Jonesboro Address 515 West Washington Avenue, Jonesboro, Arkansas  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s).

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. The property is not under contract for sale.  
 Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %		
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	20	Low	20	Multi-Family	5 %	
Neighborhood Boundaries	See Attached Map:			85	High	75	Commercial	%	
				40	Pred.	50	Other	%	

Neighborhood Description The subject is located in the central section of the city. Most homes in the area appear to be average quality structures with most appearing to be in fair/average condition. Huntington Street to both Gee Street and West Nettleton Avenue provides easy access to the major shopping, employment and educational facilities of the area.  
 Market Conditions (including support for the above conclusions) I have considered relevant competitive listing and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. If a trend is indicated, I have attached an addendum providing relevant competitive listing/or contract offering data. Most home sales in the market area are being financed by FHA, VA and Conventional loans.

SITE

Dimensions 50 x 158 Area 7,900 Sq.Ft. Shape Rectangular View Residential  
 Specific Zoning Classification R-2 Zoning Description Residential  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley No	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 05031C0131C FEMA Map Date 9/27/1991  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
 No adverse easements or encroachments were noted. Note: Lot size estimated from County Records, no recent survey was provided.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block	Floors	Carpet/Tile/Vin/N
# of Stories 1.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Composition	Walls	Paneling/Drywall/G
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area sq.ft.	Roof Surface	Comp. Shingles	Trim/Finish	Wood/Paint/G
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish N/A %	Gutters & Downspouts	No/No	Bath Floor	Vinyl/G
Design (Style) Avg/Bungalow	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Wood	Bath Wainscot	Fiberglass/Tile/G
Year Built 1930+/-	Evidence of <input type="checkbox"/> Infestation None noted	Storm Sash/Insulated	Yes/Yes	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs)	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes	<input checked="" type="checkbox"/> Driveway	# of Cars 1
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Heat/Air Fuel electric	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Fence	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input checked="" type="checkbox"/> Individual wind <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 3 Rooms 1 Bedrooms 1 Bath(s) 821 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.). Ceiling fans and storm windows.  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property is an older frame home, which is in fair to average condition for its age.  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

# Uniform Residential Appraisal Report

File #

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 132,500 to \$ 180,000

There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ to \$

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	204 Floyd Street Jonesboro, AR 72401	108 Chesnut Jonesboro			1411 huntington Avenue Jonesboro			725 Burke Jonesboro		
Proximity to Subject		0.10 miles			0.15 miles			0.47 miles		
Sale Price	\$ N/A	\$ 18,000			\$ 22,000			\$ 25,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 22.28 sq.ft.			\$ 26.67 sq.ft.			\$ 30.23 sq.ft.		
Data Source(s)		DR 746, Pg 385			DR 743, Pg 680			DR 757, Pg 697		
Verification Source(s)		Exterior observation			Exterior observation			Exterior observation		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		Conv.		Conv.		Conv.		Conv.		
Concessions		None known		None known		None known		None known		
Date of Sale/Time		04/17/07		02/05/07		09/13/07				
Location	Avg/Urban	Avg/Urban		Avg/Urban		Avg/Urban		Avg/Urban		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	7,900 Sq.Ft.	.12 Acres+/-		.15 acres		.22 acres				
View	Residential	Residential		Residential		Residential		Residential		
Design (Style)	Avg/Bungalow	Avg/Bungalow		Avg/Bungalow		Avg/Bungalow		Avg/Bungalow		
Quality of Construction	Avg/Frame	Avg/Frame		Avg/Brick	-1,000	Avg/Frame		Avg/Frame		
Actual Age	A-75, E-18/20	A-70		A-65		A-75				
Condition	Fair/avg	Fair/Avg		Fair/Avg		Fair/AVg				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	3 1 1	4 2 1		4 2 1		4 2 1		4 2 1		
Gross Living Area	821 sq.ft.	808 sq.ft.		825 sq.ft.		827 sq.ft.				
Basement & Finished	None	None		None		None		None		
Rooms Below Grade	N/A	N/A		N/A		N/A		N/A		
Functional Utility	Good	Good		Good		Good		Good		
Heating/Cooling	Space/Wind.	Space/Window		Space/Window		Space/window		Space/window		
Energy Efficient Items	Pt storms	Similar		Similar		Ins. Wdws.				
Garage/Carport	On Site Parking	On site parking		On site parking		On site parking		On site parking		
Porch/Patio/Deck	Stoop	Porch		Porch		Porch		Porch		
Extras	Kit. Equip.	Kit. Equip.		Kit. Equip.		Kit. Equip.		Kit. Equip.		
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables		Net %		Net 4.5 %		Net %				
		Gross %	\$ 18,000	Gross 4.5 %	\$ 21,000	Gross %	\$ 25,000			

SALES COMPARISON APPROACH

I  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)

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 other sale last 36 months	No other sale last 12 months	No other sale in last 12 mo	No other sale in last 12 mo
Price of Prior Sale/Transfer				
Data Source(s)		County Records	County Records	County Records
Effective Date of Data Source(s)		Current	Current	Current

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach All sales are one year old or less and are located in the subject market area

Indicated Value by Sales Comparison Approach \$ 22,500

Indicated Value by: Sales Comparison Approach \$ 22,500 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$ N/A

The Sales Comparison Approach was considered to be the most reliable estimate of market value. The Cost and Income Capitalization Approaches were not considered applicable in this assignment.

RECONCILIATION

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, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No allowance was included for any items of a personal nature.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 22,500 , as of March 21, 2008 , which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File #

See attached

ADDITIONAL COMMENTS

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

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.)		= \$
	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 (HUD and VA only) 60 Years	INDICATED VALUE BY COST APPROACH .....	= \$

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

INCOME

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

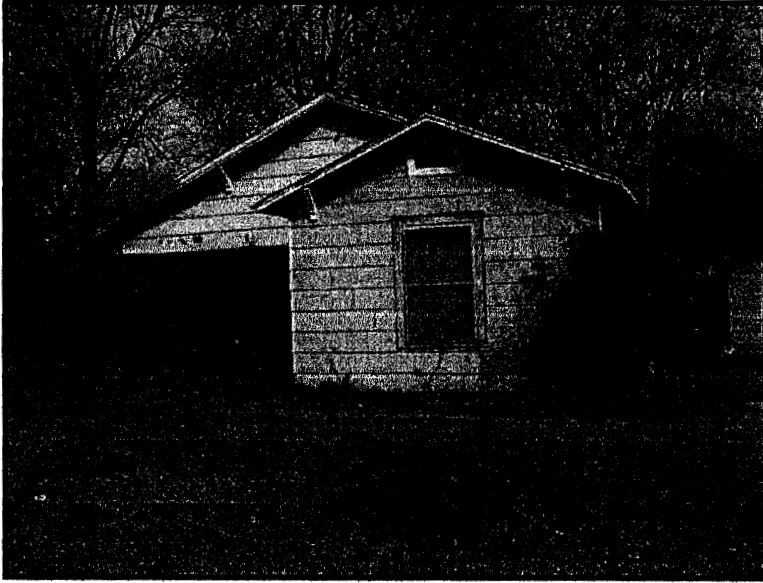
Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

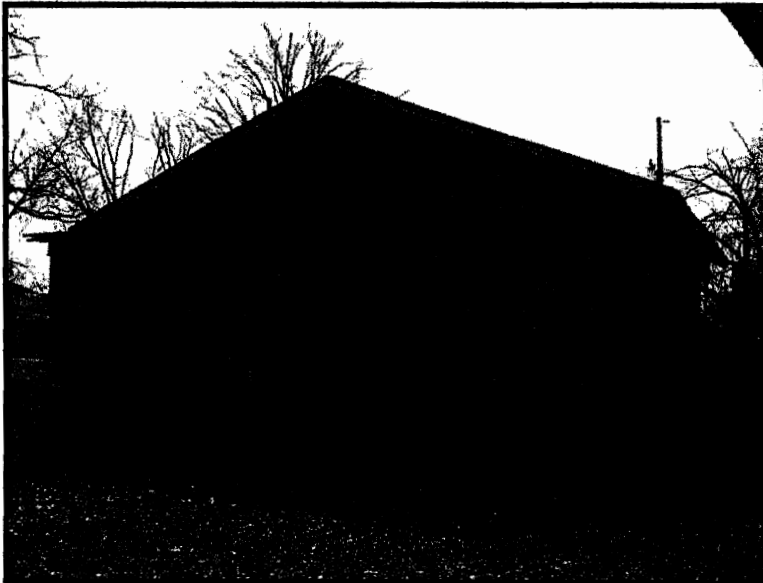
PUD INFORMATION

**Subject Photo Page**

Borrower/Client Jim Gibson			
Property Address 204 Floyd Street			
City Jonesboro	County Craighead	State AR	Zip Code 72401
Lender The City of Jonesboro			

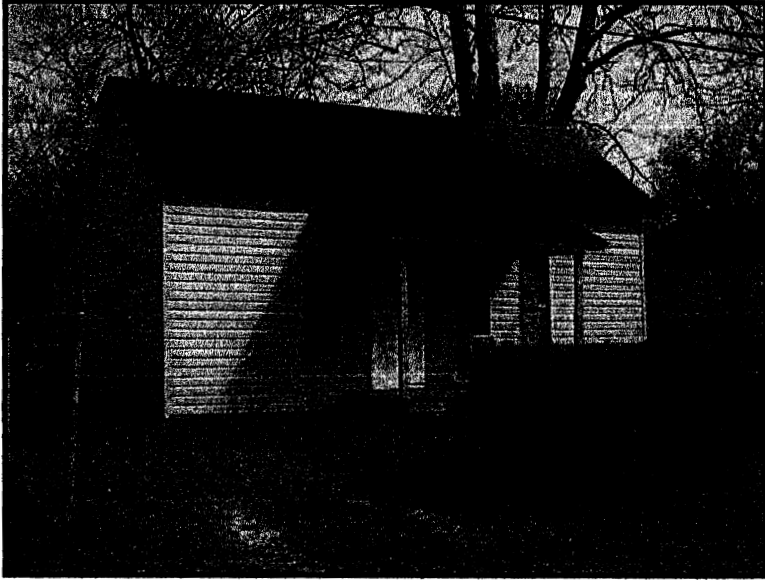
**Subject Front**

204 Floyd Street  
 Sales Price N/A  
 Gross Living Area 821  
 Total Rooms 3  
 Total Bedrooms 1  
 Total Bathrooms 1  
 Location Avg/Urban  
 View Residential  
 Site 7,900 Sq.Ft.  
 Quality Avg/Frame  
 Age A-75, E-18/20

**Subject Rear****Subject Street**

## Comparable Photo Page

Borrower/Client Jim Gibson			
Property Address 204 Floyd Street			
City Jonesboro	County Craighead	State AR	Zip Code 72401
Lender The City of Jonesboro			



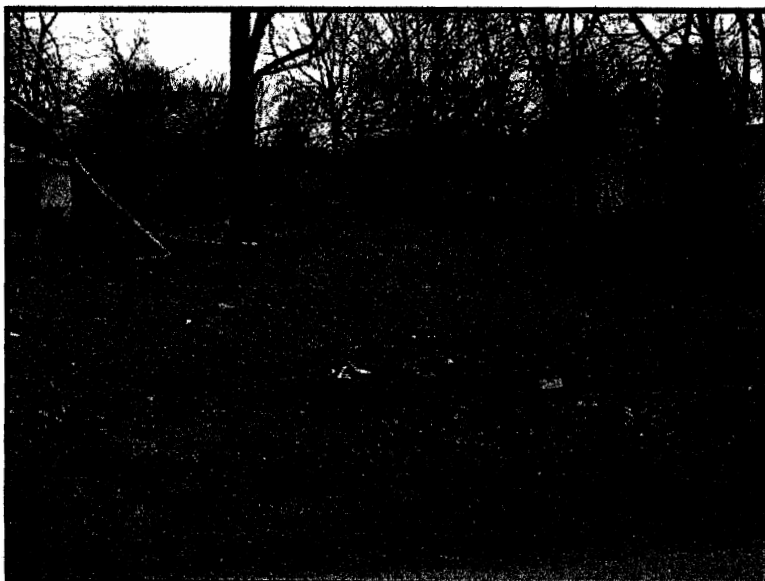
### Comparable 1

108 Chestnut	
Prox. to Subject	0.10 miles
Sale Price	18,000
Gross Living Area	808
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Avg/Urban
View	Residential
Site	.12 Acres+/-
Quality	Avg/Frame
Age	A-70



### Comparable 2

1411 huntington Avenue	
Prox. to Subject	0.15 miles
Sale Price	22,000
Gross Living Area	825
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Avg/Urban
View	Residential
Site	.15 acres
Quality	Avg/Brick
Age	A-65

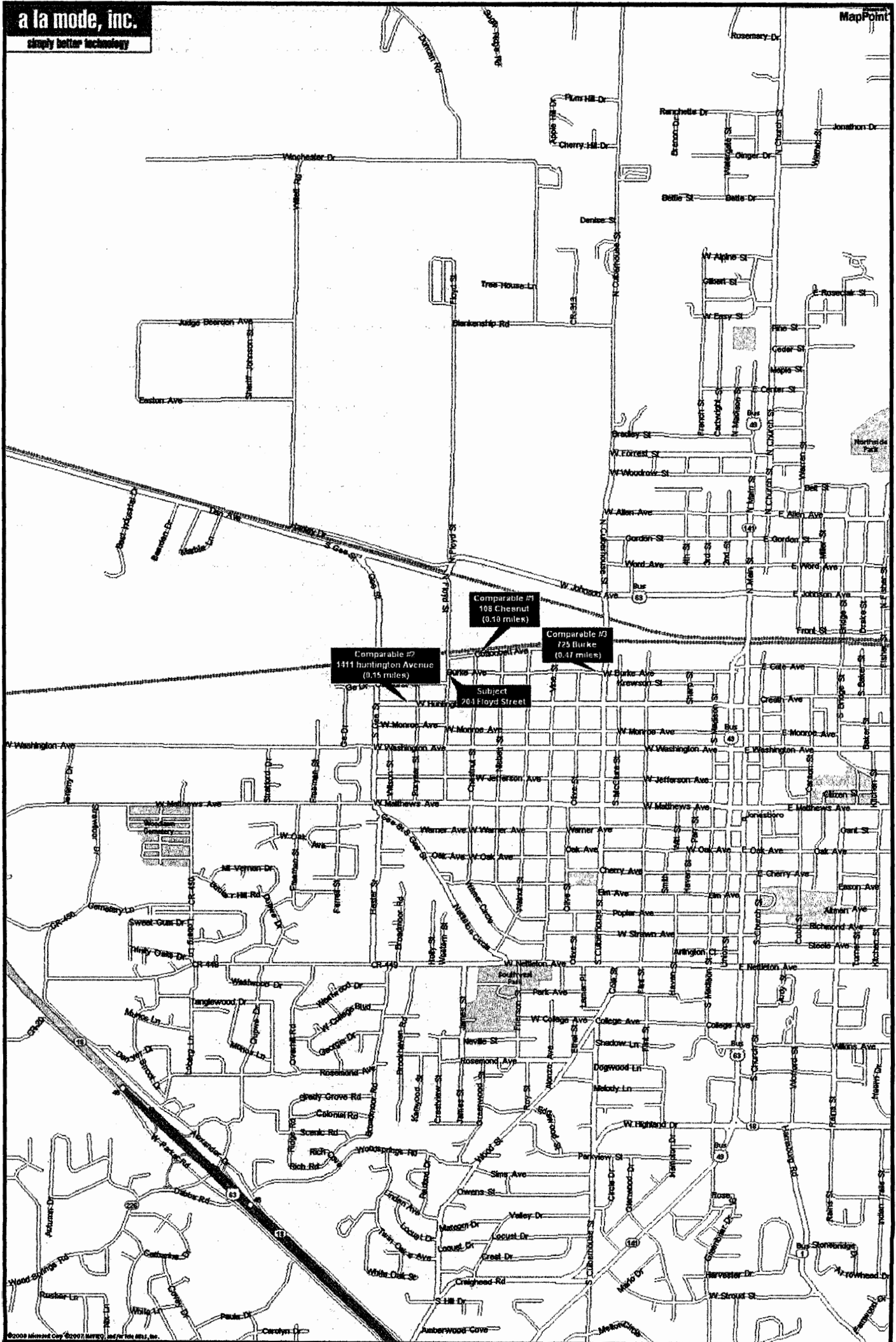


### Comparable 3

725 Burke	
Prox. to Subject	0.47 miles
Sale Price	25,000
Gross Living Area	827
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Avg/Urban
View	Residential
Site	.22 acres
Quality	Avg/ Frame
Age	A-75

# Location Map

Borrower/Client <b>Jim Gibson</b>			
Property Address <b>204 Floyd Street</b>			
City <b>Jonesboro</b>	County <b>Craighead</b>	State <b>AR</b>	Zip Code <b>72401</b>
Lender <b>The City of Jonesboro</b>			



# Uniform Residential Appraisal Report

File #

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** 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, 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 each acting in what he or she considers his or her own best interest; (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.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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 this appraisal report whether any portion of 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.
4. 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, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



# Uniform Residential Appraisal Report

File #

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

# Uniform Residential Appraisal Report

File #

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

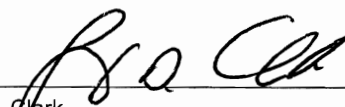
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Larry D. Clark  
 Company Name Landmark Appraisal  
 Company Address P.O. Box 9288, Jonesboro, AR 72401  
 Telephone Number 870-931-9116  
 Email Address ldclark@bscn.com  
 Date of Signature and Report \_\_\_\_\_  
 Effective Date of Appraisal March 21, 2008  
 State Certification # CG-0129  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
204 Floyd Street  
Jonesboro, AR 72401

APPRAISED VALUE OF SUBJECT PROPERTY \$ 22,500

LENDER/CLIENT  
 Name \_\_\_\_\_  
 Company Name The City of Jonesboro  
 Company Address 515 West Washington Avenue, Jonesboro,  
Arkansas  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State AR  
 Expiration Date of Certification or License 6/30/2006

**SUBJECT PROPERTY**

- Did not inspect subject property
- Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

File No.

The report was not completed under any Hypothetical Conditions or Extraordinary Assumptions

#### Intended User

The intended user of the report is Mr. Harry Hardwick, with the intended use being for use in purchasing decisions.

#### Scope of Work

This report was order by Mr. Jim Gibson and discussions with him indicated a Summery Report would be the most reliable format.

Information about the legal description and site size was obtained from the Craighead County Assessor Office.

An interior and exterior inspection was made of the improvements and site.

Due to the age, the Cost Approach was not deeded applicable in this assignment.

The appraiser gather several sales and chose the most similar for use in the Sales Comparison Approach

An alanysis was made of this data and adjustments made for differences in the sales and the subject. The results of this analysis in showm in the sales grid on Page 2 of the report.

Based on this analysis, an estimate of Market Value was made.

The report was completed and delivered to the Intended User.

Exposure Time was estimated at 90 to 180 days.

LARRY D. CLARK  
LANDMARK APPRAISALS  
P.O. BOX 9288  
JONESBORO, ARKANSAS 72403  
870-931-9116 (OFFICE NUMBER)  
870-931-1929 (FAX NUMBER)  
LDCLARK@BSCN.COM (E-MAIL ADDRESS)

#### **Education**

Arkansas State University, 1976  
B.S. Degree in Real Estate and Insurance

#### **Professional Training**

Course VIII, American Institute, Chicago, IL 1977  
Course 1-A, American Institute, Memphis, TN 1978  
Income Capitalization, N.A.I.F.A. Ft. Smith, AR 1980  
Farm, Ranch & Rural Appraisal, N.A.I.F.A. St. Louis, MO 1981  
SPP, A & B, Appraisal Institute, Memphis, TN 1991  
Course 1BA, Appraisal Institute, Dallas, TX 1991  
Course 1BB, Appraisal Institute, Dallas, TX 1991  
Case Studies, Appraisal Institute, Talahassie, FL 1991  
Report Writing, Appraisal Institute, Talahassie, FL 1991  
SPP, A & B, Appraisal Institute, St. Louis, MO 1996  
Course 120, Appraisal Institute, Houston, TX 1996  
Course 110, Appraisal Institute, Houston, TX 1997  
Course 510, Appraisal Institute, Knoxville, TN 1999  
Course 710, Appraisal Institute, Nashville, TN 2002  
Course 430, Appraisal Institute, Memphis, TN 2002  
Course 530, Appraisal Institute, Atlanta, GA 2006  
Course 520, Appraisal Institute, Houston, TX 2006

As of the date of this report, Larry D. Clark, SRA has completed the requirements under the continuing education program of the Appraisal Institute

#### **Professional Designations**

SRA, 1987, the Appraisal Institute  
Certified National Instructor for N.A.I.F.A., 1987 to 1995

#### **Professional Organizations, Offices and Committees**

Vice President of the Arkansas Chapter of the Appraisal Institute. Committee Member of the Residential Appraisal Board Curriculum Division for the Appraisal Institute (1995-1997), Arkansas Chapter Appraisal Institute, Board of Directors (1997-1999)

## **Appraisal Experience**

Appraiser, Security Federal Savings & Loan, Sikeston, MO.  
(1976-1979)  
Chief Appraiser, United Federal Savings & Loan, Jonesboro, AR.  
(1980-1986)  
President and principal of Clark Appraisal Service, Jonesboro,  
AR. (1986-1992)  
Regional Manager/Appraiser for Pyron, Clark & Associates,  
Jonesboro, AR (1992-1994)  
President and principal of Clark Appraisal Service, Jonesboro,  
AR (1994-1995)  
Real Estate Risk Assessment division of NationsBank, Little  
Rock, AR. (1995 to 1998)  
President and principal of Clark & Associates, Jonesboro, AR  
(1998 to 2006)  
Chief Appraiser for Liberty Bank of Arkansas, Jonesboro, AR,  
August 2006 to present.

Wide range of experience in the valuation of income producing  
properties, including office buildings, subdivisions, hotels  
& motels, multi-family complexes, shopping centers,  
industrial properties, and special use projects.  
Appraisal assignments in Arkansas, Missouri, Tennessee,  
Mississippi, Illinois, Texas and Arizona.  
Evaluation experience in performing subdivision analysis,  
feasibility studies and evaluation of plans for Chapter 11  
bankruptcy reorganization.  
Experience in compliance with current FDIC/OCC, RTC and OTS  
appraisal standards.

## **Special Assignments**

Appointed by Governor Jim Guy Tucker to term as member of the  
Arkansas Appraiser Licensing and Certification Board (1994-  
1997)

## **Publications**

Contributing author to the Appraisal Review, a national real  
estate publication, Volume 17, 1981.

## **Partial List of Clients**

### **ARKANSAS LENDERS**

Boatmen's National Bank, Simmons Bank, Citizens Bank, The Arkansas  
Bank, Wynne Bank, Mercantile Bank, Union Planters, Security Bank,  
Midsouth Bank, Pocahontas Federal Savings & Loan, United Federal  
Savings & Loan, Citizens Bank, Bank of Trumann, Home Federal  
Savings & Loan, Arkansas Bank.

**CORPORATE CLIENTS**

Southern Pacific Railroad, General Motors Acceptance Corp., Prudential Insurance Company of America, Mortgage Guaranty Insurance Corporation

**GOVERNMENT CLIENTS** Arkansas Highway and Transportation Department, Resolution Trust Corporation (RTC), Federal Deposit Insurance Corporation (FDIC), Federal Home Loan Mortgage Corporation, Federal National Mortgage Corporation (FannieMae), City of Jonesboro, City of Osceola, City of Rector, Arkansas Appraiser Licensing & Certification Board, Arkansas State University. Arkansas Game & Fish Commission.