SUMMARY OF SALIENT FEATURES

Subject Address 105 S FLOYD			
City JONESBORO County CRAIGHEAD State AR Zip Code 72401-2514 Census Tract 05031-0002.00-1 Map Reference MSA 27860 Sale Price S N/A Date of Sale Borrower / Client Lender Citry OF JONESBORO Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007		Subject Address	105 S FLOYD
County CRAIGHEAD State AR Zip Code 72401-2514 Census Tract 059031-0002.00-1 Map Reference MSA 27860 Sale Price S N/A Date of Sale Borrower / Client Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot S Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007		Legal Description	E 200' OF LOTS 2-3, NE1/4, NE1/4, SW1/4, 13-14-3
Census Tract Map Reference MSA 27860 Sale Price Sale Price Sale Borrower / Client Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	NOI	City	JONESBORO
Census Tract Map Reference MSA 27860 Sale Price Sale Price Sale Borrower / Client Lender CITY OF JONESBORO Size (Square Feet) Size (Square Feet) Size (Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	ORMAT	County	CRAIGHEAD
Census Tract Map Reference MSA 27860 Sale Price Sale Price Sale Borrower / Client Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	ECT INF	State	AR
Map Reference MSA 27860 Sale Price S N/A Date of Sale Borrower / Client Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	SUBJ	Zip Code	72401-2514
Sale Price S N/A Date of Sale Borrower / Client Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	H	Census Tract	05031-0002.00-1
Borrower / Cilient Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007		Map Reference	MSA 27860
Borrower / Cilent Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007			
Borrower / Cilient Lender CITY OF JONESBORO Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	PRICE	Sale Price	\$ N/A
Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	SALES	Date of Sale	
Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007			
Size (Square Feet) 860 Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	ENT	Borrower / Client	
Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	CLI	Lender	CITY OF JONESBORO
Price per Square Foot \$ Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007			
Location URBAN Age A60+ E30 Condition POOR Total Rooms 4 Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007		Size (Square Feet)	860
Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	ITS	Price per Square Foot	\$
Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	OVEMEN	Location	URBAN
Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	F IMPR(Age	A60+ E30
Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	TION O	Condition	POOR
Bedrooms 2 Baths 1 Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	ESCRIP	Total Rooms	4
Appraiser SUSAN DUDLEY CR0830 Date of Appraised Value SEPTEMBER 14, 2007	٥	Bedrooms	2
Date of Appraised Value SEPTEMBER 14, 2007		Baths	1
Date of Appraised Value SEPTEMBER 14, 2007			
	AISER	Appraiser	SUSAN DUDLEY CR0830
Final Estimate of Value \$ 24,700	APPR	Date of Appraised Value	SEPTEMBER 14, 2007
Final Estimate of Value \$ 24,700			
	ALUE	Final Estimate of Value	\$ 24,700
	>		

File No.: 9042007

SUSAN DUDLEY APPRAISAL SERVICE



DATE

SEPTEMBER 14, 2007

SUBJECT

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

CLIENT

CITY OF JONESBORO 515 W WASHINGTON, JONESBORO, AR 72401

RESIDENTIAL APPRAISAL REPORT

Invoice	1
Supplemental Addendum	2
Summary of Salient Features	3
General Purpose Residential	
Additional Comparables 4-6	7
Building Sketch (Page - 1)	8
Location Map	
Subject Photos	10
Comparable Photos 1-3	11
Comparable Photos 4-6	

SUPPLEMENTAL ADDENDUM

SUPPLEMENTAL ADDENDUM			9042007	_
County CRAIGHEAD	State AR	Zip	Code 72401-2514	_}

Lender CITY OF JONESBORO

Property Address 105 S FLOYD

Borrower/Client

City JONESBORO

SCOPE OF APPRAISAL

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

The scope of this appraisal consisted of an observation from ground level readily accessible by foot from the exterior of the perimeter of the subject improvements with an interior walk through of the livable space of the subject improvements readily accessible by foot and not obscured from observation. Crawl space and attic areas were not accessed unless stated otherwise in this report. Uninhabited space including garages, storage areas, deck and porch areas observed during exterior observation. Pictures of the front, rear and street were taken. The livable area was measured according to ANSI Standards Z765-2003 titled "American National Standard for Single-Family Residential Buildings," Square-Footage Method for Calculating. Livability is defined as suitable for habitation in the condition observed at the time of the complete visual inspection.

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

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

REAL ESTATE CONTRACT FOR CITY OF JONESBORO OFFER AND ACCEPTANCE

1.	BUYERS:	The	Buyers,	CITY	OF	JONESBORO,	A	MUNICIPAL
CORP	ORATION of	fer to b	uy, subjec	t to the	terms	set forth herein, th	ne fo	ollowing
Proper	ty:							

2. PROPERTY DESCRIPTION:

E 200' of Lots 2-3, NE1/4, NE1/4, SW1/4, 13-14-3; also known as 105 S. Floyd

- 3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, The sum of <u>\$24,700.00</u>, plus allowable expenses not to exceed 10% of the appraised value.
- 4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.
- 5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be paid at closing from the proceeds of the sale.
- 6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale; and allowable expenses.
- 7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about ______. However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.
- 8. **POSESSION:** Possession shall be delivered to Buyers:

60 days after closing date

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

City of Jonesboro	
BY:	
DOUG FORMON, MAYOR	THE ADOVE OFFED IS ACCEPTED ON
	THE ABOVE OFFER IS ACCEPTED ON
	SELLER
	Date
	SELLER

STATE OF ARKANSES COUNTY OF CRAIGHEAD

SUSAN DUDLEY APPRAISAL SERVICE RESIDENTIAL SUMMARY APPRAISAL REPORT File No.: 9042007 Property Address: 105 S FLOYD State: AR City: JONESBORO Zip Code: 72401-2514 County: CRAIGHEAD Legal Description: E 200' OF LOTS 2-3, NE1/4, NE1/4, SW1/4, 13-14-3 Assessor's Parcel #: 01-143133-31300 Tax Year: **2007** R.E. Taxes: \$ 159.65 Special Assessments: \$ N/A Current Owner of Record: WILLIAM M. DIXON Occupant: Owner | X Tenant □ Vacant Manufactured Housing PUD Project Type: Condominium Cooperative Other (describe) HOA: \$ per year per month Market Area Name: N/A Map Reference: MSA 27860 Census Tract: 05031-0002.00-1 Market Value (as defined), or other type of value (describe) The purpose of this appraisal is to develop an opinion of: This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work) Fee Simple Leasehold Leased Fee Other (describe) Property Rights Appraised: Intended Use: THIS REPORT IS BEING DONE AT THE REQUEST OF THE CITY OF JONESBORD FOR A PROPOSED DRAINAGE **CONTROL PROJECT.** Intended User(s) (by name or type): CITY OF JONESBORO Client: **CITY OF JONESBORO** Address: 515 W WASHINGTON, JONESBORO, AR 72401 Appraiser: SUSAN DUDLEY CR0830 Address: 1817 ELLEN DRIVE, JONESBORO, AR 72404 **X** Urban Predominant Occupancy Location: Suburban Rurai One-Unit Housing Change in Land Use Built up: ■ Over 75% 25-75% Under 25% **PRICE** One-Unit AGE 31 % Not Likely X Stable Rapid \$(000) Growth rate: Slow ■ Owner 50 (vrs) 2-4 Unit 2 % Likely * In Process ' Property values: Increasing __ Stable Declining Tenant 2 % * To: INDUSTRIAL 50 10 Low 40 Multi-Unit X Vacant (0-5%) Demand/supply: Shortage In Balance Over Supply High FROM RESIDENTIAL 50 70 Comm'l 65 % Marketing time: Under 3 Mos. 3-6 Mos. Over 6 Mos. Vacant (>5%) Pred 20-30 50+ **USAGE** Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): MARKET CONDITIONS APPEAR TO BE IN BALANCE. INTEREST RATES REMAIN FAVORABLE AND MOST FINANCING IS CONVENTIONAL, FHA AND VA. IT IS NOT UNCOMMON FOR SELLERS TO PAY ALL OR A PORTION OF BUYER'S CLOSING AND SETTLEMENT COSTS. MARKET Dimensions: 65 X 508 Site Area: Cul de Sac .76 ACRE +/-Corner Lot Zoning Classification: Description: INDUSTRIAL **FAIRLY LEVEL** Topography I-1 Legal Zoning Compliance: Legal nonconforming (grandfathered) Illegal No zoning Size **AVERAGE** Description Utilities **Public** Other Public Shape Off-site improvements Type Private RECTANGULAR X Electricity Street **ASPHALT** XXXX Drainage UNKNOWN Curb/Gutter CONCRETE View **RES/COMMERCIAL** X Landscaping Water Sidewalk YES MINIMAL Sanitary Sewer X Street Lights ELECTRIC X **YES** Storm Sewer Allev Yes X No FEMA Flood Zone X FEMA Map # 05031C0043C FEMA Map Date 9/27/1991 FEMA Spec'l Flood Hazard Area Highest & Best Use as improved: Present use, or Other use (explain) AS IMPROVED RESIDENTIAL Use as appraised in this report: RESIDENTIAL Actual Use as of Effective Date: Summary of Highest & Best Use: AS RESIDENTIAL PRESENTLY BUT, IN THE FUTURE, AS POSSIBLE WAREHOUSE OR INDUSTRIAL STORAGE IN COMPLIANCE WITH INDUSTRIAL ZONING. SITE IS LARGER THAN MANY IN THE AREA. RICELAND FOODS AND THE RAILROAD TRACKS ARE JUST NORTH OF Site Comments: SUBJECT PROPERTY. Exterior Description Foundation ★ None Heating General Description **Basement** Foundation Area Sq. Ft. Type STOVE # of Units **CONC BLOCK** Slab NO Acc.Unit **Exterior Walls** Crawl Space YES % Finished Fuel **GAS** # of Stories **METAL SIDING** COND UNKNOWN Type 🗙 Det. 🗌 Att. [**Roof Surface COMP SHGLE** Basement NONE Ceilina Cooling Walls Gutters & Dwnspts. NONE Sump Pump Design (Style) RANCH Central NONE Floor Window Type SNGLE PN/WD Dampness 🔀 Existing 🔲 Proposed 🔲 Und.Cons. Other Settlement **Outside Entry** WAC Actual Age (Yrs.) 60+ Storm/Screens NO/YES YES Infestation **PERSONAL** UNKNOWN Effective Age (Yrs.) 30 Car Storage None Attic Interior Description Appliances **Amenities** Woodstove(s) # Garage # of cars (2 Tot.) CRPT/VINYL/P Refrigerator None Fireplace(s) # Floors Attach. Stairs Patio Walls DRWALL/F Range/Oven Р Detach. Trim/Finish WOOD/P Disposal Drop Stair 🔀 Deck Blt.-In Dishwasher Scuttle Porch COVERED **Bath Floor VINYL/P** Carport Fan/Hood Floor Fence Bath Wainscot DRYWALL/F Driveway CHAT Microwave Heated Pool **HOLLOW CORE/P** Doors Surface Finished Washer/Dryer 860 Square Feet of Gross Living Area Above Grade 1 Bath(s) Finished area above grade contains: 4 Rooms Bedrooms THERE IS A SMALL METAL STORAGE BUILDING BEHIND HOUSE OF LITTLE VALUE. THE ROOF PORCH IS BADLY Additional features: NOTE: THIS REPORT DOES NOT INCLUDE A MOBILE HOME THAT SITS ON THE PROPERTY AND IS OWNED DETERIORATED. BY A THIRD PARTY. Describe the condition of the property (including physical, functional and external obsolescence): PROPERTY IS IN POOR CONDITION AND HAS SIGNIFICANT DEFERRED MAINTENANCE, BOTH INSIDE AND OUT.

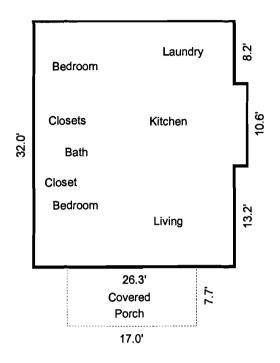
1st Prior Subject	ACCECCMENT DE	CORD OF OWNERSH	ubject property fo	or the three years prior to the	effective date of	File No.: 9042007 If this appraisal.	
	ASSESSIMENT REC	ORD OF OWNERSH	IIP				
Date: N/A	Alle Alle	alysis of Sale/Transfer Histo	ory: 				
Price:							
Source(s):							
2nd Prior Subject	Sale/Transfer						
Date:							
Price:							
Source(s):	ADDDOAOU TO VALUE (
FEATURE	APPROACH TO VALUE (I SUBJECT	COMPARABLE S	e Sales Comparis	son Approach was not develop	ped for this ap		
Address 105 S FLOY		108 CHESTNUT	DALE # 1	COMPARABLE SAL	<u>E#2</u>	COMPARABLE S	ALE # 3
	RO, AR 72401-2514	JONESBORO		233 NISBETT JONESBORO		224 S MCCLURE	
Proximity to Subject	,	0.11 miles		0.20 miles		JONESBORO	
	\$ N/A	The state of the s	18,000	No. and the second of the seco	19,000	0.56 miles	42.00
	\$ /sq.f			\$ 19.23 /sq.ft.	10,000	\$ 14.82 /sq.ft.	13,00
	SITE VISIT	DEED BK 746/385		DEED BK 727/93		DEED BK 739/987	
Verification Source(s) VALUE ADJUSTMENTS	COUNTY REC	PAR #01-143134-39		PAR #01-143134-018		PAR #01-144183-03	600
	DESCRIPTION N/A	DESCRIPTION	+(-) \$ Adjust.		+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjus
	N/A	NONE KNOWN		CONVENTIONAL		NONE	
	FEE SIMPLE	FEE SIMPLE		NONE KNOWN		KNOWN	
	N/A	4/17/2007	 	7/5/2006		FEE SIMPLE	
Location	URBAN	URBAN	 	URBAN		1/9/2007 URBAN	
Site	.78 ACRE +/-	.12 ACRE/INF	+10.000	.10 ACRE/INF	+10 000	.10 ACRE/INF	+10,00
	RES/COMM	RESID/COMM		RESIDENTIAL	. 10,000	RESIDENTIAL	+10,00
	RANCH	RANCH		RANCH		RANCH	
	VINYL SIDING/F	SIDING/F		VINYL SID/F		SIDING/F	
	A60+ E30	A60+ E30		A60+ E28	500	A60+ E30	
Above Grade	POOR Total Bdrms. Baths	FAIR	<u> </u>	FAIR		POOR	
Room Count	4 2 1	Total Bdrms. Baths 4 2 1		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area	860 sq.ft.	808 sq.ft.	+500	5 2 1	750	4 2 1	
	NONE	NONE		988 sq.ft.	-750	877 sq.ft.	
Rooms Below Grade	N/A_	N/A		N/A		N/A	
	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
leating/Cooling	STOVE/NONE	SPACE/WINDOW		CENTRAL		WALL/WAC	
	MINIMAL	MINIMAL		MINIMAL		MINIMAL	
	ON SITE PRKG	ON SITE PRKG		ON SITE PRKG		ON SITE PRKG	
	PORCHES None	PORCH		PORCHES		SCRN POR/PAT	500
		NONE NONE		NONE		NONE	
		STG BLDG		PARTL WOOD FN NONE		CH LINK FENCE NONE	-500
		<u> </u>	-200	MONE		NONE	
XTRAS N		X + □ - \$	10,300	X + □ - \$	5,750	X + - \$	9.000
ATRAS Note: Adjustment (Total) Idjusted Sale Price		X +	10,300	X + - \$ Net 30.3 %	5,750	X + ☐ - \$ Net 69.2%	9,000
ATRAS Net Adjustment (Total) Adjusted Sale Price of Comparables		Net 57.2 % Gross 59.4 % \$	28,300	Net 30.3 % Gross 75.0 % \$	24,750	Net 69.2 % Gross 84.6 % \$	22,000
let Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATIO DEEMED MORE API	ison Approach <u>THE</u> ON, SIZE, AGE AND PROPRIATE AND S	Net 57.2 % Gross 59.4 % \$ SALES CITED ARE QUALITY. THOUGH	28,300 THE MOST HONE OF THE RECENT BU	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA IE SALES IS A FEW M JT LESS SIMILAR PRO	24,750 R LOCATE IONTHS OV DPERTY SA	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE A	22,000) IN), IT WAS
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDIT	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN	28,300 THE MOST HONE OF THE RECENT BUILDS	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO IADE AT THE RATE OF	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE A HE SALES PRICE FO	22,000 IN IT WAS AGE DR EACH
ATRAS Net Adjustment (Total) Adjusted Sale Price of Comparables Comparables COMPARED FOR APPREFLECTS CONDITION	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN /E AGE DIFFERENC	Net 57.2 % Gross 59.4 % \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED AC	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO LADE AT THE RATE OF	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2 % Gross 59.4 % \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE
ATRAS Jet Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar FERMS OF LOCATION DEEMED MORE APP REFLECTS CONDITION FEAR OF EFFECTIV ADJUSTMENTS FOR	ison Approach THE ON, SIZE, AGE AND PROPRIATE AND S ION AND MAINTEN E AGE DIFFERENC R VALUE INFLUENCE	Net 57.2% Gross 59.4% \$ SALES CITED ARE QUALITY. THOUGH MILAR THAN MORE ANCE. ADJUSTMEN E. SITES WERE AD CING DIFFERENCES,	28,300 THE MOST HONE OF THE RECENT BU ITS WERE M JUSTED ACC THE RESUL	Net 30.3 % Gross 75.0 % \$ RECENT AND SIMILA HE SALES IS A FEW M JT LESS SIMILAR PRO ADE AT THE RATE OF CORDING TO VALUE, TING VALUE RANGE	24,750 R LOCATE IONTHS OV DPERTY SA F 1% OF TI NOT SIZE.	Net 69.2 % Gross 84.6 % \$ D AND CONFIRMED /ER ONE YEAR OLD ALES. EFFECTIVE / HE SALES PRICE FO AFTER APPROPRI	22,000 IN), IT WAS AGE DR EACH ATE

Provide adequate information for replication of the following cost figures and calculation			
Support for the opinion of site value (summary of comparable land sales or other metho	ds for estimating site value):	SITE VALUES 1	TAKEN FROM SALES
MARKET EXTRACTION AND TAX ASSESSMENT RECORDS.			
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	ODINION OF CITE VALUE		
Source of cost data:	OPINION OF SITE VALUE	Sq.Ft. @ \$	=\$1
Quality rating from cost service: Effective date of cost data:	DWELLING	Sq.Ft. @ \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	
DUE TO THE AGE AND DETERIORATED CONDITION OF THE		Sq.Ft. @ \$	=\$
PROPERTY, THE COST APPROACH WAS NOT CONSIDERED		Sq.Ft. @ \$	=\$
APPROPRIATE NOR RELIABLE.			=\$
	Garage/Carport	Sq.Ft. @ <u>\$</u>	=\$
	Total Estimate of Cost-New		=\$
	Less Physical	Functional Ext	ernal
	Depreciation	l	=\$(
	Depreciated Cost of Improveme		=\$
	"As-is" Value of Site Improvem	ents	
			<u>=\$</u>
etimeted Demaining Engagemia Life (if required):	NOTE INDICATED VALUE BY COST AS	DDOACH	=\$ =\$
Estimated Remaining Economic Life (if required): NCOME APPROACH TO VALUE (If developed) The Income Approach was no	ears INDICATED VALUE BY COST AP	<u>гниасп</u>	
			Bartad Wales Lada and A
stimated Monthly Market Rent \$ 325 X Gross Rent Multiplier			ndicated Value by Income A
Summary of Income Approach (including support for market rent and GRM): <u>SU</u>			
WAS TO MAKE SOME REPAIRS, WHICH HAS NOT BEEN DONE.	MARKET RENT IS ESTIMAT	ED AT \$325 A	MONTH. GRM TAKEI
FROM SIMILAR SALES TO INVESTORS.			
			
PROJECT INFORMATION FOR PUDs (If applicable) The Subject is part of a	Planned Unit Development.		
egal Name of Project:	Planned Onk Development.		
Describe common elements and recreational facilities:			
Describe common elements and recreational facilities:			
			
			- (II days love) O
	h (if developed) \$ N/A		h (if developed) \$ 19,500
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTIL	IZED TO ESTABLISH AN O	PINION OF MA	RKET VALUE FOR
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTIL SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE	IZED TO ESTABLISH AN O	PINION OF MA	RKET VALUE FOR ONSIDERED SUITAB
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTIL SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSI	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH	PINION OF MA H WAS NOT C MENT OF AN C	RKET VALUE FOR ONSIDERED SUITABI OPINION OF MARKET
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTIL SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSI	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH	PINION OF MA H WAS NOT C MENT OF AN C	RKET VALUE FOR ONSIDERED SUITABI OPINION OF MARKET
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSI VALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO	RKET VALUE FOR ONSIDERED SUITAB PINION OF MARKET ONING FOR FUTURE
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made X "as is". Subject to completion per plans and spec	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO Effications on the basis of a Hypo	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition t	RKET VALUE FOR ONSIDERED SUITABI PINION OF MARKET ONING FOR FUTURE that the improvements hav
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and spectompleted. subject to the following repairs or alterations on the basis of a Hy	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO Diffications on the basis of a Hypopothetical Condition that the repairs	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE hat the improvements have been completed, subject to the subject of th
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and spectompleted. subject to the following repairs or alterations on the basis of a Hy	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO Diffications on the basis of a Hypopothetical Condition that the repairs	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE hat the improvements have been completed, subject to the subject of th
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and spectompleted. subject to the following repairs or alterations on the basis of a Hy	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO Diffications on the basis of a Hypopothetical Condition that the repairs	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE hat the improvements have been completed, subject to the subject of th
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARISING Subject to the following repairs or alterations on the basis of a Hyphe following required inspection based on the Extraordinary Assumption that the contractions of the same properties of the following required inspection based on the Extraordinary Assumption that the contractions of the same properties of the following required inspection based on the Extraordinary Assumption that the contractions of the same properties of the following required inspection based on the Extraordinary Assumption that the contractions of the same properties of the following required inspection based on the Extraordinary Assumption that the contractions of the same properties of the	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO DISTRIBUTION OF THE BASIS OF A Hypotentical Condition that the repairs addition or deficiency does not require	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repar	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE hat the improvements have been completed, subject to the subject of th
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPATION of the following repairs or alterations on the basis of a Hyper following required inspection based on the Extraordinary Assumption that the control of the following report is also subject to other Hypothetical Conditions and/or Extraordinary	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO DIffications on the basis of a Hypotentical Condition that the repairs addition or deficiency does not require the Assumptions as specified in the attention of the stage of t	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repart tached addenda.	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subj air:
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTIL SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSI VALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and spec completed, subject to the following repairs or alterations on the basis of a Hy the following required inspection based on the Extraordinary Assumption that the col This report is also subject to other Hypothetical Conditions and/or Extraordinary Perced on the degree of Inspection of the subject property as indicated bel Perced on the degree of Inspection of the subject property as indicated bel Subject property as indicated bel	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO diffications on the basis of a Hypotentical Condition that the repairs addition or deficiency does not require the summation of the second defined Scope of Work, States	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repart tached addenda.	RKET VALUE FOR ONSIDERED SUITABLE OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjections and Limiting Con-
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and spectompleted, subject to the following repairs or alterations on the basis of a Hy the following required inspection based on the Extraordinary Assumption that the color of the subject property, as indicated beliand Appraiser's Certifications, my (our) Opinion of the Market Value (or other	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO infications on the basis of a Hypotenthetical Condition that the repairs addition or deficiency does not required assumptions as specified in the attook, defined Scope of Work, Starspecified value type), as defined specified value type), as defined in the attook of the specified value type), as defined specified value type), as defined in the attook of the specified value type), as defined specified value type), as defined in the attook of the specified value type), as defined the specified value type), as defined the specified value type).	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the in-	RKET VALUE FOR ONSIDERED SUITABI PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjair: ptions and Limiting Conteal property that is the
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and spectompleted, subject to the following repairs or alterations on the basis of a Hy the following required inspection based on the Extraordinary Assumption that the color of the subject property, as indicated beliand Appraiser's Certifications, my (our) Opinion of the Market Value (or other	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO infications on the basis of a Hypotenthetical Condition that the repairs addition or deficiency does not required assumptions as specified in the attook, defined Scope of Work, Starspecified value type), as defined specified value type), as defined in the attook of the specified value type), as defined specified value type), as defined in the attook of the specified value type), as defined specified value type), as defined in the attook of the specified value type), as defined the specified value type), as defined the specified value type).	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the in-	RKET VALUE FOR ONSIDERED SUITABI PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjair: ptions and Limiting Conteal property that is the
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPATION of the subject to the following repairs or alterations on the basis of a Hypericon description of the Extraordinary Assumption that the color of the subject is also subject to other Hypothetical Conditions and/or Extraordinary Description of the Subject property, as indicated believed and Appraiser's Certifications, my (our) Opinion of the Market Value (or other of this report is: \$ 24,700 , as of: SEI findicated above, this Opinion of Value is subject to Hypothetical Conditions	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO diffications on the basis of a Hypo pothetical Condition that the repairs addition or deficiency does not require Assumptions as specified in the at bow, defined Scope of Work, Sta specified value type), as define PTEMBER 14, 2007 and/or Extraordinary Assumption	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the in, which is the instituted in this	RKET VALUE FOR ONSIDERED SUITABLE OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective air: ptions and Limiting Conveal property that is the effective date of this apparent. See attached according to the serior.
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPATINIS appraisal is made (**X** "as is", ** subject to completion per plans and spectompleted, ** subject to the following repairs or alterations on the basis of a Hythe following required inspection based on the Extraordinary Assumption that the confidence of the subject property, as indicated belong the property of this report is: \$ 24,700	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO infications on the basis of a Hypotenthetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attow, defined Scope of Work, State specified value type), as defined TEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the in, which is the instituted in this	RKET VALUE FOR ONSIDERED SUITABLE OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective air: ptions and Limiting Conveal property that is the effective date of this apparent. See attached according to the serior.
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTIL SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSI VALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPA This appraisal is made "as is", subject to completion per plans and specerompleted, subject to the following repairs or alterations on the basis of a Hydre following required inspection based on the Extraordinary Assumption that the confidence of the subject property, as indicated belong the subject property, as indicated belong the subject is: 1. 24,700	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO infications on the basis of a Hypotenthetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attow, defined Scope of Work, State specified value type), as defined TEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the in, which is the instituted in this	RKET VALUE FOR ONSIDERED SUITABLE OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective air: ptions and Limiting Conveal property that is the effective date of this apparent. See attached according to the serior.
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARISON appraisal is made "as is", subject to completion per plans and spectompleted, subject to the following repairs or alterations on the basis of a Hyphen following required inspection based on the Extraordinary Assumption that the complete of the subject is also subject to other Hypothetical Conditions and/or Extraordinary Based on the degree of inspection of the subject property, as indicated being this report is: \$ 24,700 , as of: SEI findicated above, this Opinion of Value is subject to Hypothetical Conditions and complete copy of this report contains 10 pages, including exhibits properly understood without reference to the information contained in the complete Attached Exhibits:	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO indications on the basis of a Hypotentical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attraction of the second of the	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assume the heart of the report.	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective date of this apparaisal report may
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARISON appraisal is made "as is", subject to completion per plans and spectompleted, subject to the following repairs or alterations on the basis of a Hyphe following required inspection based on the Extraordinary Assumption that the confidence of the subject property, as indicated belowed the following repairs of the Market Value (or other of this report is: \$ 24,700 , as of: SET of Indicated above, this Opinion of Value is subject to Hypothetical Conditions and complete copy of this report contains 10 pages, including exhibits or operly understood without reference to the information contained in the complete Attached Exhibits: Limiting Cond./Certifications Hypothetical Conditions Hypothete	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO diffications on the basis of a Hypotentical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attow, defined Scope of Work, States as pecified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report.	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. Itement of Assumed herein, of the individual in this part of the report. The included in this part of the report. The included in this part of the report.	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apples report. See attached and This appraisal report may Narrative Addendum
THE SALES COMPARISON APPROACH WAS UTILISUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPACTOR Subject to the following repairs or alterations on the basis of a Hyphe following required inspection based on the Extraordinary Assumption that the control of the subject property, as indicated belond Appraiser's Certifications, my (our) Opinion of the Market Value (or other of this report is: **Second This Conditions** **A true and complete copy of this report contains 10 pages, including exhibits properly understood without reference to the information contained in the complete Attached Exhibits: **Scope of Work Limiting Cond./Certifications Hypothetical Conditions Indicated Addendum Indicated Addendum Indicated Indicated Addendum Indicated	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO diffications on the basis of a Hypotentical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attow, defined Scope of Work, States as pecified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report.	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. Itement of Assumed herein, of the individual in this part of the report. The included in this part of the report. The included in this part of the report.	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective date of this apparaisal report may
THE SALES COMPARISON APPROACH WAS UTILISED JECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPACTOR OF PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY OF THE SALES COMPACTOR O	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo pothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attook, defined Scope of Work, State specified value type), as defined premium as a specified in the attook, defined Scope of Work, State specified value type), as defined premium as a specified in the attook, as defined premium as a specified in the attook, as defined premium as a specified value type), as defined premium as a specified in the attook, as defined premium as a specified in the attook as a specified value type), as defined premium as a specified in the attook as a specified value type). Extraording and a specified in the attook as a specified value type), as defined premium as a specified in the attook as a specified in the attook as a specified in the attook as a specified value type). Extraording and a specified in the attook as a specified value type), as defined premium as a specified value type). Extraording and a specified in the attook as a specified value type), as defined premium as a specified in the attook as a specified in the attook as a specified value type). Extraording and a specified in the attook as a specified value type), as defined as a specified value type).	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assumed herein, of the in, which is the instituted in this part of the report. hary Assumptions Sales	RKET VALUE FOR ONSIDERED SUITABLE PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apples report. See attached and This appraisal report may Narrative Addendum
THE SALES COMPARISON APPROACH WAS UTILISED SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING THE SUBJECT TO THE SALES COMPARING THE SALES COMPARING THE SUBJECT TO THE SALES COMPARING THE SALES COMPARI	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo pothetical Condition that the repairs idition or deficiency does not required. Assumptions as specified in the attook, defined Scope of Work, State specified value type), as defined. PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. Cal Conditions dendum Extraordinal and Additional cent Name: CITY OF JONES	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. Itement of Assumed herein, of the instruction of the instruction of the instruction of the report. In any Assumptions Sales GBORO	RKET VALUE FOR ONSIDERED SUITABLE OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Contractive date of this appraisal report may Narrative Addendum Cost Addendum
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT WAS ENTRY BUT WAS GIVEN TO THE SALES COMPARING BUT WAS BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN BUT	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo othetical Condition that the repairs idition or deficiency does not required. Assumptions as specified in the at ow, defined Scope of Work, Sta specified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. cal Conditions dendum Additional ent Name: CITY OF JONES 515 W WASHINGTON, JOI	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repart tached addenda. tement of Assumed herein, of the report. which is the ns included in this part of the report. hary Assumptions I Sales BBORO NESBORO, AR	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT WAS ENTRY BUT WAS GIVEN TO THE SALES COMPARING BUT WAS BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN BUT	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO idications on the basis of a Hypotopothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attory defined Scope of Work, State specified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. Cal Conditions Extraordinary Additional Cent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the report. The part of the report. T	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIDERAL BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT WAS ENTRY BUT WAS GIVEN TO THE SALES COMPARING BUT WAS BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN BUT	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo othetical Condition that the repairs idition or deficiency does not required. Assumptions as specified in the at ow, defined Scope of Work, Sta specified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. cal Conditions dendum Additional ent Name: CITY OF JONES 515 W WASHINGTON, JOI	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the report. The part of the report. T	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING BUT WAS ENDIFICION OF PROPERTY OF THE SALES COMPARING BUT WAS ENDIFICIAL BUT WAS GIVEN TO THE SALES COMPARING BUT WAS GIVEN TO THE SALES COMPARING BUT WAS	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO idications on the basis of a Hypotopothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attory defined Scope of Work, State specified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. Cal Conditions Extraordinary Additional Cent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the report. The part of the report. T	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
This appraisal is made "as is", subject to completion per plans and spectompleted, subject to the following repairs or alterations on the basis of a Hypothetical conditions and/or extraordinary assumption that the conditions are confident above, this opinion of value is subject to Hypothetical Conditions and conditions and conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions and conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions and conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above, this Opinion of Value is subject to Hypothetical Conditions are confident above. The confident above, the confident above, the confident above are confident above. The confident above are confident above, the confident above are confident above. The confident above are confident above. The confident above are confident above are confident above are confident above. The confident above are confident above are confident above are confident above. The confident above are confident above are confident above are confident ab	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO idications on the basis of a Hypotopothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attory defined Scope of Work, State specified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. Cal Conditions Extraordinary Additional Cent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the report. The part of the report. T	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARITION OF PROPERTY AND A SALES COMPARITION OF THE	IZED TO ESTABLISH AN OURTY, THE COST APPROACE DERED IN THE ESTABLISH RISON APPROACH AND TO idications on the basis of a Hypotopothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attory defined Scope of Work, State specified value type), as defined PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. Cal Conditions Extraordinary Additional Cent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to alterations have re alteration or repart tached addenda. tement of Assumed herein, of the report. The part of the report. T	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
THE SALES COMPARISON APPROACH WAS UTILISED SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARION OF PROPERTY OF THE SALES COMPARION OF PROPERTY OF THE SALES COMPARION	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo orthetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attow, defined Scope of Work, State specified value type), as defined. PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. Cal Conditions Extraordinary Additional cent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS Or CO-APPRAISER (if approach in the propertion of the properti	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assumed herein, of the respect of the report. hary Assumptions I Sales BBORO NESBORO, AR ER (if required plicable)	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401
This report is also subject to other Hypothetical Conditions and/or Extraordinary Based on the degree of Inspection of the Subject to Hypothetical Conditions and Conditions or State and Complete above, this Opinion of Value is subject to the Market Value (or other Inflicated above, this Opinion of Value is subject to Hypothetical Conditions and Cond	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo othetical Condition that the repairs addition or deficiency does not requil Assumptions as specified in the at ow, defined Scope of Work, Sta specified value type), as define PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. cal Conditions dendum Extraordin Additional ent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS or CO-APPRAISER (if approximately supervisory or Co-Appraiser Name:	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repart tached addenda. tement of Assumed herein, of the respect of the report. Mary Assumptions I Sales BBORO NESBORO, AR ER (if required plicable)	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401
This report is also subject to other Hypothetical Conditions and/or Extraordinary Based on the degree of Inspection of the Subject to Hypothetical Conditions and Conditions or State and Complete above, this Opinion of Value is subject to the Market Value (or other Inflicated above, this Opinion of Value is subject to Hypothetical Conditions and Cond	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo oothetical Condition that the repairs idition or deficiency does not requil Assumptions as specified in the at ow, defined Scope of Work, Sta specified value type), as define PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. cal Conditions dendum Extraordin Supervisory or CO-APPRAISER (if approximately company: Supervisory or Co-Appraiser Name: Company:	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assumed herein, of the respect of the report. Mary Assumptions I Sales BBORO NESBORO, AR ER (if required plicable)	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401
This report is also subject to other Hypothetical Conditions and/or Extraordinary Based on the degree of Inspection of the subject property, as indicated beland Appraiser's Certifications, my (our) Opinion of the Market Value (or other Indicated above, this Opinion of Value is subject to Hypothetical Conditions and: A true and complete copy of this report contains A true and complete copy of	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo oothetical Condition that the repairs idition or deficiency does not requil Assumptions as specified in the at ow, defined Scope of Work, Sta specified value type), as define PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. cal Conditions dendum Extraordin Supervisory or CO-APPRAISER (if approach Supervisory or CO-APPRAISER (if approach Company: Phone:	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assumed herein, of the respect of the report. Mary Assumptions I Sales BBORO NESBORO, AR ER (if required plicable)	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the confidence of Inspection of the subject property, as indicated belief this report is: 1 Indicated above, this Opinion of Value is subject to Hypothetical Conditions and Complete copy of this report contains 10 pages, including exhibits: 1 Indicated Exhibits: 1 Scope of Work	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo pothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the attow, defined Scope of Work, States specified value type), as defined by the specified in the attention of the	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assumed herein, of the respect of the report. Mary Assumptions I Sales BBORO NESBORO, AR ER (if required plicable)	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401
Enal Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARITION OF PROPERTY OF THE SALES COMPARITION OF PROPERTY OF THE SALES COMPARITION OF THE SALES COMPARITIO	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo pothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the at the company of the company of the company: Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature):	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. tement of Assumed herein, of the respect of the report. Mary Assumptions I Sales BBORO NESBORO, AR ER (if required plicable)	RKET VALUE FOR ONSIDERED SUITAB PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401
Enal Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPERTY AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPARING A subject to the following repairs or alterations on the basis of a Hymer following required inspection based on the Extraordinary Assumption that the confidence of Inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other of this report is: \$ 24,700 , as of: SEI findicated above, this Opinion of Value is subject to Hypothetical Conditions and the complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of this report contains 10 pages, including exhibits are and complete copy of the subject to Hypothetical Conditions 10 pages, including exhibits are and complete copy of this report c	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO ifications on the basis of a Hypo pothetical Condition that the repairs addition or deficiency does not required. Assumptions as specified in the at the company of the company of the company: Phone: E-Mail: Date of Report (Signature): License or Certification #:	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. Itement of Assumed herein, of the report. In any Assumptions I Sales BBORO NESBORO, AR ER (if required plicable) Fax:	RKET VALUE FOR ONSIDERED SUITAB OPINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conveal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum
Final Reconciliation THE SALES COMPARISON APPROACH WAS UTILE SUBJECT PROPERTY. DUE TO AGE AND CONDITION OF PROPE AS A VALUE INDICATOR. THE INCOME APPROACH WAS CONSIVALUE, BUT MORE WEIGHT WAS GIVEN TO THE SALES COMPATTHIS appraisal is made appraisal is made are subject to complete to the following repairs or alterations on the basis of a Hy the following required inspection based on the Extraordinary Assumption that the conditions required inspection of the subject property, as indicated believed and Appraiser's Certifications, my (our) Opinion of the Market Value (or other of this report is: \$ 24,700 , as of: SEI indicated above, this Opinion of Value is subject to Hypothetical Conditions A true and complete copy of this report contains 10 pages, including exhibits properly understood without reference to the information contained in the complete Attached Exhibits: **EXAMBLE SCOPE OF WORK** **EXAMBLE SCOPE OF WORK** **EXAMBLE SCOPE OF WORK** **ACTIONAL OF THE SALES COMPACT OF T	IZED TO ESTABLISH AN O RTY, THE COST APPROAC DERED IN THE ESTABLISH RISON APPROACH AND TO iffications on the basis of a Hypo pothetical Condition that the repairs idition or deficiency does not requil Assumptions as specified in the at ow, defined Scope of Work, Sta specified value type), as define PTEMBER 14, 2007 and/or Extraordinary Assumption which are considered an integral report. cal Conditions ent Name: CITY OF JONES 515 W WASHINGTON, JOI SUPERVISORY APPRAIS or CO-APPRAISER (if app Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Expiration Date of License or Certification Extraordinary Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Expiration Date of License or Certification	PINION OF MA H WAS NOT CO MENT OF AN CO THE LOT'S ZO thetical Condition to or alterations have re alteration or repartached addenda. Itement of Assumed herein, of the report. In any Assumptions I Sales BBORO NESBORO, AR ER (if required plicable) Fax:	RKET VALUE FOR ONSIDERED SUITAB PINION OF MARKET ONING FOR FUTURE that the improvements have been completed, subjective and Limiting Conceal property that is the effective date of this apparaisal report may Narrative Addendum Cost Addendum 72401

ADDITIONAL COMPARABLE SALES File No.: 9042007 SUBJECT COMPARABLE SALE # 5 COMPARABLE SALE # 6 Address 105 S FLOYD 100 CHESTNUT JONESBORO, AR 72401-2514 **JONESBORO** Proximity to Subject 0.11 miles Sale Price N/A 18,000 18.63 /sq.ft. Sale Price/GLA /sq.ft. \$ /sq.ft. /sq.ft. SITE VISIT Data Source(s) **DEED BK 746/385** Verification Source(s) **COUNTY REC** PAR #01-143134-39000 VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION DESCRIPTION +(-) \$ Adjust. +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. Sales or Financing N/A NONE Concessions N/A KNOWN Rights Appraised **FEE SIMPLE** FEE SIMPLE Date of Sale/Time N/A 4/17/2007 Location URBAN **URBAN** Site .78 ACRE +/-.14 ACRE/INF +10,000 View RES/COMM RES/COMM Design (Style) **RANCH** RANCH Quality of Construction VINYL SIDING/F SIDING/F Actual Age A60+ E30 A60+ E30 Condition **POOR** POOR Above Grade Total Bdrms. Total Bdrms. Baths Baths Total Bdrms. Baths Total Bdrms. Baths Room Count 4 2 4 Gross Living Area 860 sq.ft. 966 sq.ft. -750 sq.ft. sq.ft. Basement & Finished NONE NONE Rooms Below Grade N/A N/A Functional Utility **AVERAGE AVERAGE** Heating/Cooling STOVE/NONE CENTRAL -2,500 Energy Efficient Items MINIMAL MINIMAL Garage/Carport **ON SITE PRKG** 1 CARPORT -1,000 Porch/Patio/Deck PORCHES PORCH FIREPLACE NONE NONE FENCE/STORAGE/ETC NONE **FENCE** -500 <u>extras</u> NONE NONE SALES COMPARISON APPROACE Net Adjustment (Total) 5,250 \$ Adjusted Sale Price Net 29 2 % Net of Comparables Gross 81.9 % \$ Gross Gross 23,250 Summary of Sales Comparison Approach

Building Sketch (Page - 1)

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



Sketch by Apex IV™

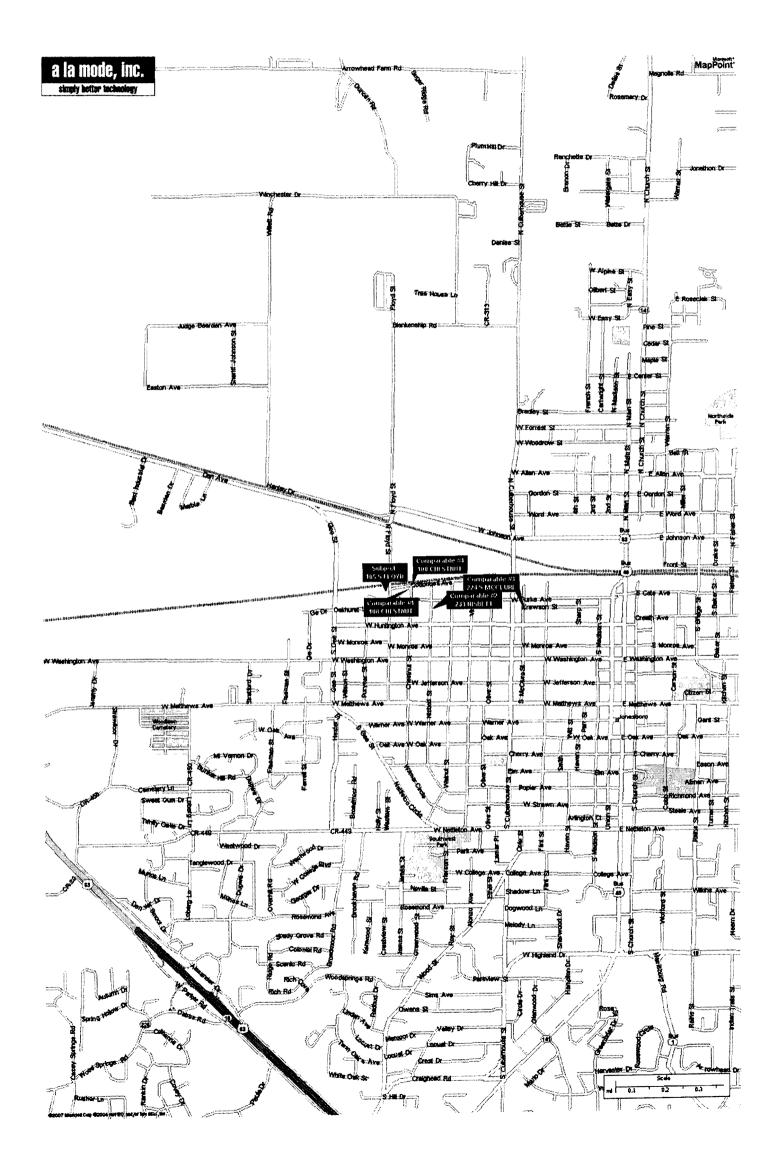
Comments: INTERIOR ROOM PLACEMENT NOT TO SCALE. THEY ARE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY. SQUARE FOOTAGE DETERMINED BY EXTERIOR DIMENSIONS.

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

LIVING AREA BREAKDOWN Breakdown Subtotals					
First Floor	x 10.6 x 32.0	17 842	.7		
2 Items	(Ro	unded) 8	60		

Location Map

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



Subject Photo Page

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



Subject Front

105 S FLOYD

Sales Price N/A
Gross Living Area 860
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1
Location URE

 Location
 URBAN

 View
 RES/COMMER

 Site
 .78 ACRE +/

 Quality
 VINYL SIDING/F

 Age
 A60+ E30



Subject Rear



Subject Street

Comparable Photo Page

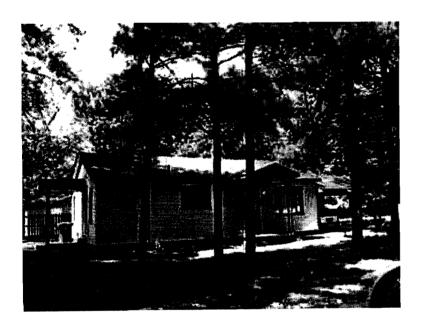
Borrower/Client			
Property Address 105 S FLOYD			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2514
Lender CITY OF JONESBORO			



Comparable 1

108 CHESTNUT

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



Comparable 2

233 NISBETT

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



Comparable 3

224 S MCCLURE

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

Comparable Photo Page

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



Comparable 4

100 CHESTNUT

Prox. to Subject Sale Price 18,000
Gross Living Area Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1

 Location
 URBAN

 View
 RES/COMM

 Site
 .14 ACRE/INF

 Quality
 SIDING/F

 Age
 A60+ E30

Comparable 5

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

Comparable 6

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

Reu Stamps # 24

0259523

\$2.28 \$5.50 \$5.50 \$0.46385 5 0175202

WARRANTY DEED

UNMARRIED PERSON

·		•	
NOW ALL MENING	TUESE DE CENTRO	•	593
CNOW ALL MEN BY T			
THAT I,	Buster H	Beuley	, an unmarried person,
or an in consideration o	of the sum of Ten and	No/100	
and other goo William M. Di	od and valuable o	onsiderations to the of which is her	o me in hand paid ceby acknowledged,
lo hereby grant, bargain	n, sell and convey unto the sa	aid <u>William M.</u> I	Dixon
Craighead	and State of Arkansas,	A BLANCE CONTRACTOR	ARATO OLILUA
The Sou	ith 111.4 feet of	f the East 208.7	feet of
Lot 4 i	n Block "B" of I	Loyd Subdivision	of the
East Ha	lf of the South	east Quarter of t	the South-
we st Qu	arter of Section	n 10, Township 14	North,
Range 4	East.	•	
	•		
		•	
•		·	
To have and to ho	old the same unto the said	William M. Dixo	on
And	bereby coven	rever, with all appurtenances ant with said Willian I	
	ainst all lawful claims whatev		- will torever warrant ind deten
			of January 19 82
	,	Buster 1	Seula ISEAL
	•	Puetos Poulos	[SLAL]
	_	Buster Beuley	

111111111111111111111111111111111111111	RKANSAS,	1				
ounty of	Craighea	d ss.		1.00		\ ss.
BE IT I	REMEMBERED,	That on this da	y came before m	e, the undersigned	, Notary	Public
		1.00			nd acting Buste	r Beule
				1	going Deed, and	
hat h	e	had executed t	he same for the	consideration and	d purposes therein	mentioned a
et forth.				•		
WITNE	ESS my hand and	seal as such	Notary	Public		
			many.	19 _82 .	•	
) E	lisalieth.	A. Han	M
Iy Commissi	ion Expires:			1	Notary Pul	blic
le-	20-89		,	O		8
	animana.					
zuri.	NBE .					
	NOTARL	包		,	•	
N.C.	PUBLIC :	SAS		•	•	
	OBLIO .	E		•	•	
34	COUNTY	ALTO CONTRACTOR OF THE PARTY OF		•		
	427144884					
						٠.
			•	-	~ .	
Q			•	-		Clerk.
EED			•			M. Clerk.
DEED						M. Clerk.
RSO .					13 61 61 61 61 61 61 61 61 61 61 61 61 61	M. Clerk.
RSO .					68 61	M. M. Clerk.
RSO .	TO				68 61	7
RSO .	TO				n this 4	o'clock M.
RSO .	TO				and on this	7
RSO .	TO				record on this	7
RSO .	TO				d for record on this	7
RSO .	TO				Filed for record on this type of 19 8	
RSO .	TO				Filed for record on this 4	7
. SS	TO	CERT	IFICATE OF	RECORD	Filed for record on this day of 198	7
WARRANTY UNMARRIED PERSO	OF ARKANSAS		IFICATE OF	RECORD	Filed for record on this day of 198	7
STATE	OF ARKANSA	S,	IFICATE OF	RECORD	Filed for record on this the state of the st	7
WARRANTY UNMARRIED PERSO		s, d	ss.		Filed for record on this day of 19 8	21 3. (5 o'clock
WARRANTY Johnnarried Perso	OF ARKANSA! Craighea DIANE PA foresaid, do here	S, d RKER bby certify that	ss. Cle	rk of the Circuit (cio Recorder s filed for rec

DIANE PARKER Clerk.
592 by Kally Hawkins D.C.