



CITY OF JONESBORO

Please be advised that I am in receipt of an appraisal located on 1005 Owens Ave. and owned by Charles and Amy Sloan in the amount of \$1,800.00.

I hereby recommend that an additional sum of \$662.00 be added to the appraised value for purchase of said property for the total price of \$2,462.00. My recommendation is based upon the Following criteria, established in Resolution #2006-62, to wit:

PARAGRAPH D

 A. ACTUAL REASONABLE EXPENSE IN MOVING

 B. DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY

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

 X D. REPLACEMENT HOUSING COSTS, INCLUDING BUT NOT LIMITED TO TITLE RESEARCHES(\$340.00), RECORDING FEES(\$22.00) & CLOSING COSTS(\$22.00): \$662.00

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

Total: \$2,462.00 (Appraised value & additional expenditures)

Sincerely,

Mayor

*Prepared by:
Bradley P. Hancock
Surveying & Mapping
P.O. Box 1522
Paragould, Arkansas*

DRAINAGE EASEMENT FOR CITY OF JONESBORO, ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable considerations paid to the undersigned, hereinafter referred to as grantor, whether one or more, by the City of Jonesboro, Arkansas, hereinafter referred to as grantee, the receipt of which is hereby acknowledged, the grantor does hereby grant, bargain, sell, transfer and convey unto the grantee, its successors and assigns, a perpetual easement crossing grantor's property, with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove facilities for drainage, together with the right of ingress and egress over the adjacent lands of the grantor, its successors and assigns, said lands being more specifically described as the following lands located in Craighead County, Arkansas, to-wit:

OWNER

Easement Parcel No. 3
Charles & Amy Sloan

Property Address

1005 Owens

DESCRIPTION:

A 20-foot perpetual easement, described as follows: The South 20-feet of Lot 79, Block B, of Sim's Second Addition to the City of Jonesboro, Arkansas.

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO
OFFER AND ACCEPTANCE**

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

2. **PROPERTY DESCRIPTION:**

**Lot 79 , Block B, Sims 2nd Addition; also known as
1005 Owens Ave (20' easement)**

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, The sum of **\$1,800.00**, plus allowable expenses not to exceed 10% of the appraised value.

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

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

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

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

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

60 days after closing date.

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

City of Jonesboro

**BY: _____
DOUG FORMON, MAYOR**

THE ABOVE OFFER IS ACCEPTED ON

SELLER

SELLER

Mark S. Shea 7/23/07
Date
Amy Sloan 7/23/07
Date

**STATE OF ARKANSAS
COUNTY OF CRAIGHEAD**

LAND APPRAISAL SUMMARY REPORT

File No.: 4162007

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): **TAX ASSESSMENT RECORD OF OWNERSHIP**

1st Prior Subject Sale/Transfer: _____ Analysis of sale/transfer history and/or any current agreement of sale/listing: **N/A**

Date: **N/A**

Price: _____

Source(s): _____

2nd Prior Subject Sale/Transfer: _____

Date: **N/A**

Price: _____

Source(s): _____

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	1005 OWENS JONESBORO, AR 72401-5720	1003 SIMS JONESBORO		2203 WOOD STREET JONESBORO		LOT 2, CROFT ESTATES JONESBORO	
Proximity to Subject		0.06 miles		0.21 miles		0.21 miles	
Sale Price	\$ N/A	\$ 13,500		\$ 14,000		\$ 14,000	
Price/ Sq.Ft.	\$	\$ 1.20		\$ 1.00		\$ 1.29	
Data Source(s)	OBSERVATION	DEED BK 740/607		MLS #10015852		MLS #10015853	
Verification Source(s)	COUNTY REC	PAR #01-143251-22401		PAR #01-143251-07000		PAR #01-143251-07100	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing	N/A	NONE		CASH		CASH	
Concessions	N/A	KNOWN		NONE KNOWN		NONE KNOWN	
Date of Sale/Time	N/A	1/18/2007		4/21/2005		4/21/2005	
Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Location	URBAN	URBAN		URBAN		URBAN	
Site Area (in Sq.Ft.)	8,993	11,250		13,939		10,890	
		+1.20		+1.00		+1.29	
EASEMENT SIZE	20 X 75						
	1500 SQ FEET						
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,939		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 14,048	
Net Adjustment (Total, in \$ / Sq.Ft.)		Net 100.0 % (\$ 1.2 /Sq.Ft.)		Net 99.6 % (\$ 1 /Sq.Ft.)		Net 100.3 % (\$ 1.29 /Sq.Ft.)	
Adjusted Sale Price (in \$ / Sq.Ft.)		Gross 100.0 % \$ 2.4		Gross 99.6 % \$ 2		Gross 100.3 % \$ 2.58	

Summary of Sales Comparison Approach **SALES OF VACANT LOTS IN FULLY DEVELOPED AREAS LIKE THIS ARE RARE. HOWEVER, COMPARABLE SALE #1 IS MOST SIMILAR TO SUBJECT IN TERMS OF LOCATION, SITE TERRAIN AND VALUE, AND VALUE INFLUENCING FACTORS. MOST WEIGHT WAS GIVEN TO THIS SALE. THEREFORE, THE SUBJECT LOT IS VALUED AT \$10,790 AND THE 20 FOOT REAR EASEMENT (20 X 75) AT \$1800.**

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ **1,800**

Final Reconciliation **MOST WEIGHT GIVEN TO SALE #1 DUE TO LOCATION AND SIMILARITIES IN VALUE INFLUENCING FACTORS.**

This appraisal is made "as is", or subject to the following conditions: **PLUS THE RELOCATION COSTS OF A FENCE OR STORAGE BUILDING IF APPLICABLE.**

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **1,800**, as of: **APRIL 26, 2007**, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains **8** pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work Limiting Cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: _____ Client Name: **CITY OF JONESBORO**

E-Mail: _____ Address: **515 W WASHINGTON, JONESBORO, AR 72401**

APPRaiser

Appraiser Name: **SUSAN DUDLEY, CR0830**

Company: **SUSAN DUDLEY APPRAISAL SERVICE**

Phone: **870-931-4002** Fax: **870-931-9922**

E-Mail: **susandudleyappraisal@suddenlink.net**

Date of Report (Signature): **APRIL 30, 2007**

License or Certification #: **CR0830** State: **AR**

Designation: _____

Expiration Date of License or Certification: **6/30/2007**

Inspection of Subject: Did Inspect Did Not Inspect (Desktop)

Date of Inspection: **APRIL 26, 2007**

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: _____

