

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. _____

COST APPROACH

ESTIMATED SITE VALUE	= \$ 15,000
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:	
Dwelling 922 Sq. Ft. @\$ 56.20	= \$ 51,816
None Sq. Ft. @\$	=
Porch, Etc	= 500
Garage/Carport 288 Sq. Ft. @\$ 10.00	= 2,880
Total Estimated Cost New	= \$ 55,196
Less Physical Functional External	
Depreciation 13,799	= \$ 13,799
Depreciated Value of Improvements	= \$ 41,397
"As-is" Value of Site Improvements	= \$ 500
INDICATED VALUE BY COST APPROACH	= \$ 56,897

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): See attached for measurements. Cost figures were from the Marshall & Swift Residential Evaluation Service and from appraiser's knowledge of local market.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	410 Parkview St Jonesboro	500 Parkview Jonesboro	906 Owens Jonesboro	405 Parkview Jonesboro
Proximity to Subject		0.05 miles W	0.33 miles SW	0.04 miles SE
Sales Price	\$ NA	\$ 55,000	\$ 59,000	\$ 50,000
Price/Gross Living Area	\$ NA	\$ 59.59	\$ 75.64	\$ 53.65
Data and/or Verification Source	Inspection TaxRec	Comp Services Parcel Card	Comp Services Parcel Card, MLS	Comp Services Parcel Card
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		Conv None Known	Conv None Known	Unk Unk
Date of Sale/Time		9-29-06	12-30-05	7-26-06
Location	Urban	Urban	Urban	Urban
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.42 ac	.35 ac	.26 ac +2,500	.24 ac +2,500
View	Residential	Residential	Residential	Residential
Design and Appeal	1 Sty	1 Sty	1 Sty	1 Sty
Quality of Construction	Vinyl - Avg	Vinyl - Avg	Vinyl - Avg	Brick - Avg -2,500
Age	50 Act/25 Eff+	50-55 Act/25 Eff	45-50 Act/15 Eff -5,900	50-55 Act/25 Eff
Condition	Average	Average	Average	Average
Above Grade Room Count	Total Bdrms Baths 5 3 1	Total Bdrms Baths 5 3 1	Total Bdrms Baths 4 2 1	Total Bdrms Baths 5 2 1
Gross Living Area	922 Sq. Ft.	923 Sq. Ft.	780 Sq. Ft. +2,840	932 Sq. Ft. -200
Basement & Finished Rooms Below Grade	None None	None None	None None	None None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	CH&WindowAir	CHA -1,000	CHA -1,000	CHA -1,000
Energy Efficient Items	Stms/Scrns	Similar	Similar	Similar
Garage/Carport	1 Carport	Open Space +1,000	Open Space +1,000	1 Garage -1,500
Porch, Patio, Deck, Fireplace(s), etc.	Porches None	Porches None	Porch, Patio None	Porches None
Fence, Pool, etc.	None	C Link Fnc -1,000	C Link Fnc +1,000	C Link Fnc, Shop -2,000
Net Adj. (total)		+ - \$ -1,000	+ - \$ 440	+ - \$ -4,700
Adjusted Sales Price of Comparable		\$ 54,000	\$ 59,440	\$ 45,300

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Those selected represent the best available to the appraiser. Comp #3 was a bank sale. Less weight placed on this sale. Comp #2 has recently been remodeled and reflects an effective age of 15 years.

RECONCILIATION

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	None in past three years	None in past year	Sold as a bank sale in the past year - \$0 shown on tax card (Feb 05 from HUD)	7-06 \$0 Comm Deed 8-05 \$0 Red Deed
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: City is trying to purchase subject property. This appraisal is made to estimate a fair market value.				

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 55,000
 INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ 350 /Mo. x Gross Rent Multiplier 100 = \$ 35,000

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

Final Reconciliation: The Cost, Income & Sales Comparison Approaches were considered. However, the Income Approach was not applicable due to the majority of property in the area being owner occupied. More weight was given to the Sales Comparison Approach in the final reconciliation.

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

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF Nov 9, 2006
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 55,000

APPRaiser: Signature _____ Name Bob Gibson Date Report Signed November 13, 2006 State Certification # CG0247 State AR Or State License # _____
 SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State _____ Or State License # _____