

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

107 Floyd Street  
Part of Lot 1 of NE1/4, NE1/4, SW1/4 J'BORO CITY  
Jonesboro, AR 72401-2514

**FOR:**

Peggy Dunlap  
107 S. Floyd  
Jonesboro, AR 72401

**AS OF:**

November 21, 2007

**BY:**

John Whitehead  
Landmark Appraisal Group

**SUMMARY OF SALIENT FEATURES**

SUBJECT INFORMATION	Subject Address	107 Floyd Street
	Legal Description	Part of Lot 1 of NE1/4, NE1/4, SW1/4 J'BORO CITY
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401-2514
	Census Tract	0002.00
	Map Reference	27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower	Peggy Dunlap
	Lender/Client	Peggy Dunlap
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	966
	Price per Square Foot	\$
	Location	Avg/Urban
	Age	N/A
	Condition	Fair
	Total Rooms	5
	Bedrooms	2
	Baths	1
APPRAISER	Appraiser	John Whitehead
	Date of Appraised Value	November 21, 2007
VALUE	Opinion of Value	\$ 30,000

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

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

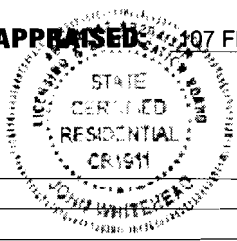
1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those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

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

**ADDRESS OF PROPERTY APPRAISED:** 107 Floyd Street, Jonesboro, AR 72401-2514

**APPRAISER:**

Signature: *John Whitehead*  
 Name: John Whitehead  
 Date Signed: November 28, 2007  
 State Certification #: CR-1911  
 or State License #: \_\_\_\_\_  
 State: AR  
 Expiration Date of Certification or License: 6/30/2008



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

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

Did  Did Not Inspect Property

# Uniform Residential Appraisal Report

File # 07-1102101A

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

SUBJECT

Property Address 107 Floyd Street City Jonesboro State AR Zip Code 72401-2514  
 Borrower Peggy Dunlap Owner of Public Record Peggy Dunlap County Craighead  
 Legal Description Part of Lot 1 of NE1/4, NE1/4, SW1/4 J'BORO CITY  
 Assessor's Parcel # 01-143133-00100 Tax Year 2007 R.E. Taxes \$ 211.92  
 Neighborhood Name Jonesboro City Map Reference 27860 Census Tract 0002.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ None  PUD HOA \$ N/A  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) Market Valuation  
 Lender/Client Peggy Dunlap Address 107 S. Floyd, Jonesboro, AR 72401  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s).

CONTRACT

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

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	98 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	25	Low	10	Multi-Family	%
Neighborhood Boundaries	<u>See Attached Map:</u>						75	High	75	Commercial	%
							35	Pred.	50	Other	%

Neighborhood Description The subject is located in an older area near the central section of the city. Most homes in the area are average quality structures, with most appearing to be in average condition. S. Floyd Street to Huntington provides easy access to the major shopping, medical, employment and educational centers of the city.  
 Market Conditions (including support for the above conclusions) Research indicates an average market time of 90-180 days. List to sales price ratio is approximately 95 percent. I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. No sales or financing concessions evident in the subject market area.

SITE

Dimensions 54 x 308 Area .38 Ac/Avg Shape Rectangular View Residential  
 Specific Zoning Classification R-3 Zoning Description Multi-Family High Density District  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 05031C0043C FEMA Map Date 9/27/1991  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
No known adverse easements or encroachments. The subject is near a designated flood zone. A busy railroad & Riceland Foods Mill is located just north of the subject. Additional comments on page 3 section (B).

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	<u>Conc. Blocks/Avg</u>	Floors	<u>Carpet-Vinyl/Poor</u>
# of Stories <u>1</u>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<u>Metal/Avg</u>	Walls	<u>Drywall/Wood/Fair</u>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <u>None</u> sq.ft.	Roof Surface	<u>Comp. Shingles/Avg</u>	Trim/Finish	<u>Wood/Paint/Poor</u>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <u>N/A</u> %	Gutters & Downspouts	<u>No/No</u>	Bath Floor	<u>Vinyl/Poor</u>
Design (Style) <u>1 Story</u>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<u>Wood/Avg</u>	Bath Wainscot	<u>Tile/Fiberglass/Poor</u>
Year Built <u>N/A</u>	Evidence of <input type="checkbox"/> Infestation <u>None</u> note	Storm Sash/Insulated	<u>Yes/No/Avg</u>	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs) <u>30</u>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<u>Yes/Avg</u>	<input checked="" type="checkbox"/> Driveway	# of Cars <u>1</u>
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	<u>Chat</u>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <u>Fuel Gas</u>	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence <u>Yes</u>	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch <u>Yes-2</u>	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 5 Rooms 2 Bedrooms 1 Bath(s) 966 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.). Front & back porches, storage building.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject improvements are in fair condition for the area, however I observed some roof wood deck deterioration near drip line at rear of house, damage to rear entry doorway, damaged/deteriorated floor covering, unpainted wood walls in office area, huge amount of storage items in every room making access from room to room a possible trip hazard, also rear lawn not maintained, these items are curable and if completed would change improvements to an average condition.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

# Uniform Residential Appraisal Report

File # 07-1102101A

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$			
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$			
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	107 Floyd Street Jonesboro, AR 72401-2514	500 Wilson Jonesboro, AR 72401		319 S. McClure Street Jonesboro, AR 72401		303 Walnut Street Jonesboro, AR 72401	
Proximity to Subject		0.29 miles SW		0.56 miles E		0.28 miles SE	
Sale Price	\$ N/A	\$ 30,000		\$ 32,400		\$ 43,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 31.51 sq.ft.		\$ 28.20 sq.ft.		\$ 48.64 sq.ft.	
Data Source(s)		County/DR 744-798		MLS-10024604		County/DR 738-529	
Verification Source(s)		Exterior observation		Exterior observation		Exterior observation	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Conv.		Conv.		Conv.	
		None known		None known		None known	
Date of Sale/Time		03/26/07		07/24/07		12/13/06	
Location	Avg/Urban	Avg/Urban		Avg/Urban		Avg/Urban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.38 Ac/Avg	.20 Ac/Avg		.16 Ac/Avg		.09 Ac/Avg	
View	Residential	Residential		Residential		Residential	
Design (Style)	1 Story	1 Story		1 Story		1 Story	
Quality of Construction	Avg/Metal	Avg/Frame		Avg/Vinyl		Avg/Frame	
Actual Age	N/A	N/A		A-67		N/A	
Condition	Fair	Average	-5,000	Average	-5,000	Average	-5,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 2 1	5 2 1		5 2 1		5 3 1	
Gross Living Area	966 sq.ft.	952 sq.ft.		1,149 sq.ft.	-4,500	884 sq.ft.	+2,000
Basement & Finished Rooms Below Grade	None N/A	None N/A		None N/A		None N/A	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	Central/Wdw	Floor/Window		Central	-500	Central	-500
Energy Efficient Items	Storm Wdws.	Storms Wdws.		Storm Wdws.		Storm Wdws	
Garage/Carport	On site parking	On site parking		1-Garage/Det	-1,000	On site parking	
Porch/Patio/Deck	Porch/2	Porch/2		Porch-Deck		Porch	+500
Extras	Fence, Storage	None	+500	Storage	+250	None	+500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2,500
Adjusted Sale Price of Comparables		Net Adj. 15.0 % Gross Adj. 18.3 %	\$ 25,500	Net Adj. 33.2 % Gross Adj. 34.7 %	\$ 21,650	Net Adj. 5.8 % Gross Adj. 19.8 %	\$ 40,500

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **County Records**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **County Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	None in 36 months	None in 12 months	01/25/07 & 04/04/07	None in 12 months
Price of Prior Sale/Transfer	None	None	\$0.00	N/A
Data Source(s)	County Records	County Records	County Records	County Records
Effective Date of Data Source(s)	11/07	11/07	11/07	11/07

Analysis of prior sale or transfer history of the subject property and comparable sales **A 36 month history of the subject and a 12 month history of comparable properties is shown above.**

**Summary of Sales Comparison Approach** All sales are located in competing areas and are less than one year old. Overall plus/minus bracketing was achieved and adjustments are minimal with sales 1 & 3. Comparable #1 is located in a competing subdivision and is within the most recent total percentage adjustments of 15% net & 25% gross.. Sale #2 is located in a competing subdivision east of the subject and has the highest overall percentage adjustments. Comparable #3 is located in a competing subdivision south of the subject and is within the percentage adjustments guidelines of 15% net & 25% gross. The indicated price per square foot of the subject is within the above range reflected by the comparable sales. After adjusting for differences, the above sales support a similar range of value for the subject property.

Indicated Value by Sales Comparison Approach \$ 30,000

**Indicated Value by: Sales Comparison Approach \$ 30,000 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$ N/A**

The Sales Comparison Approach was used in the estimate of value. Due to age of subject the Cost Approach was not used. The Income Approach was not used due to the limited rental data and lack of application for this property type.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No allowances were allowed for items of a personal nature.

**Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 30,000, as of November 21, 2007, which is the date of inspection and the effective date of this appraisal.**

# Uniform Residential Appraisal Report

File # 07-1102101A

**SCOPE OF THE APPRAISAL**

(A) The effective date of the appraisal was 11/21/07 which is the date of the physical inspection of the property. The date of the report reflects the actual preparation and signature date of the appraisal. The intended user of this report is Peggy Dunlap with the intended use for a market valuation. I have the knowledge and experience to complete the assignment in a competent manner. The scope of this appraisal includes a specific identification of the property rights valued, a specific definition of the value sought, a complete consideration of the physical and economic environment surrounding the subject property, an estimate of the Highest and Best Use of the subject property, and a full and detailed application of the Sales Comparison Approach to value, including the analysis of comparable sales, due to age of subject property the cost approach was not applicable in this assignment.

(B) The subject is located in an older area near the central section of the city. A busy railroad & Riceland Foods Mill are located just north of the subject. These are external obsolescence that are not considered curable, however does not change opinion of value due to comparable sales used having same externalities.

ADDITIONAL COMMENTS

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

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

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$
Source of cost data	DWELLING Sq.Ft. @ \$ ..... = \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	..... = \$
	Garage/Carport Sq.Ft. @ \$ ..... = \$
	Total Estimate of Cost-New ..... = \$
	Less Physical Functional External
	Depreciation ..... = \$( )
	Depreciated Cost of Improvements ..... = \$
	"As-is" Value of Site Improvements ..... = \$
Estimated Remaining Economic Life (HUD and VA only) Years	<b>INDICATED VALUE BY COST APPROACH</b> ..... = \$

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

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

INCOME

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal Name of Project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data source(s)  
Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
Does the project contain any multi-dwelling units?  Yes  No Data Source  
Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
  
Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities.

PUD INFORMATION

# Uniform Residential Appraisal Report

File # 07-1102101A

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

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

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

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

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

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



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

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

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

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

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

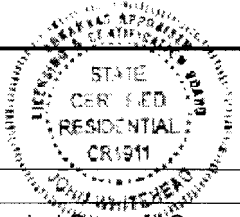
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

**APPRAISER**



Signature *John Whitehead*  
 Name John Whitehead  
 Company Name Landmark Appraisal Group, LLC  
 Company Address 4344 CR 333, Jonesboro, AR 72401  
 Telephone Number (870) 931-9116  
 Email Address landmarkappraisal@rittermail.com  
 Date of Signature and Report November 28, 2007  
 Effective Date of Appraisal November 21, 2007  
 State Certification # CR-1911  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State AR  
 Expiration Date of Certification or License 6/30/2008

**ADDRESS OF PROPERTY APPRAISED**  
107 Floyd Street  
Jonesboro, AR 72401-2514  
**APPRAISED VALUE OF SUBJECT PROPERTY \$** 30,000  
**LENDER/CLIENT**  
 Name \_\_\_\_\_  
 Company Name Peggy Dunlap  
 Company Address 107 S. Floyd, Jonesboro, AR 72401  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

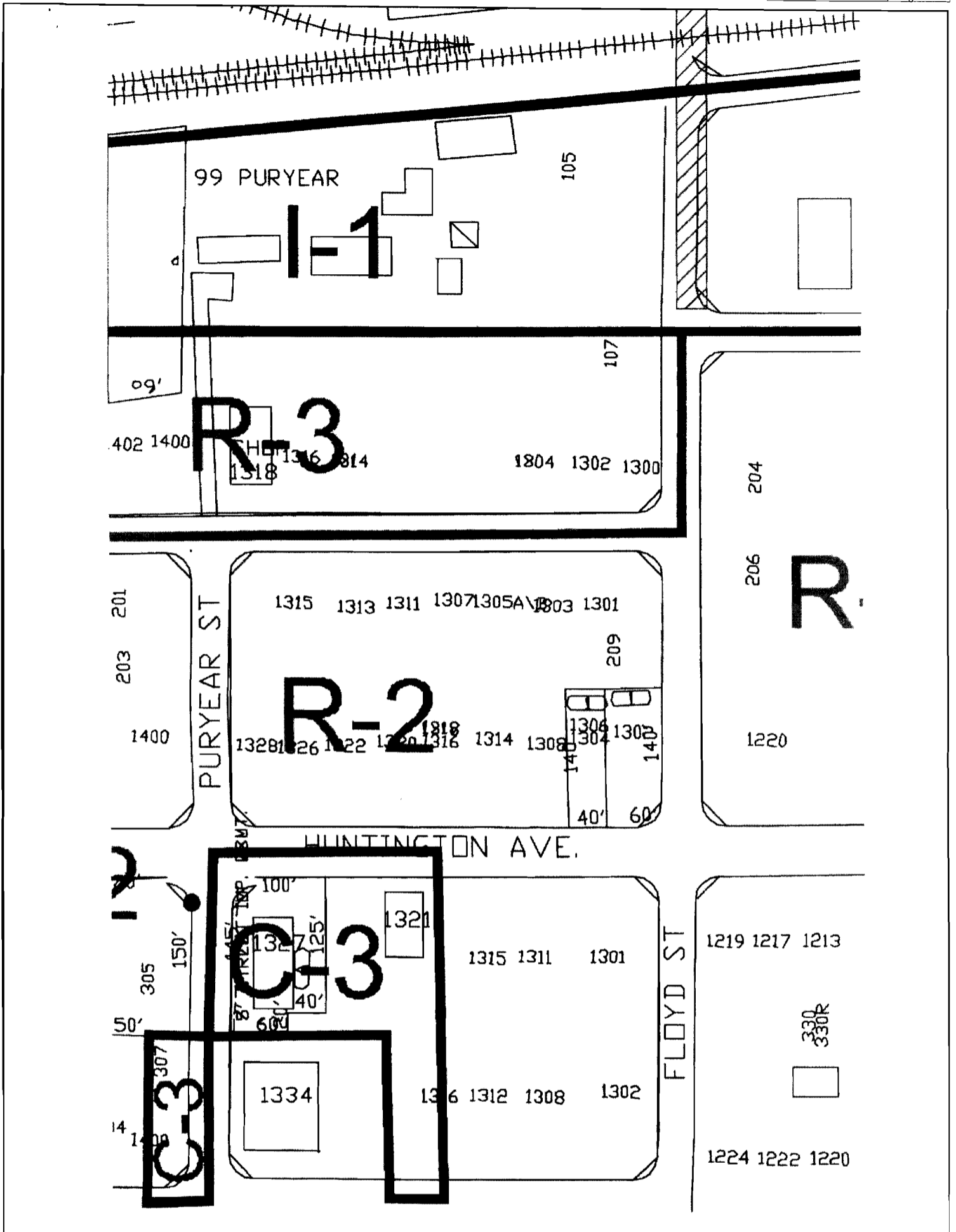
Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

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

**COMPARABLE SALES**

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



## Chapter 14.16

### Establishment of Zoning Districts and Boundaries

**Sections:**

- 14.16.01 Zoning Districts Established
- 14.16.02 Zoning District Hierarchy
- 14.16.03 Zoning District Boundary Map
- 14.16.04 Interpretation of District Boundaries
- 14.16.05 Classification of Annexed Lands
- 14.16.06 Vacation of Public Rights-of-Ways

**14.16.01 Zoning Districts Established.** The following zoning districts, which may be referred to by their abbreviations, are hereby established:

**(a) Base Zoning Districts:**

- AG Agricultural District
- RR Rural Residential District
- R-0 Single-Family Low Density District
- R-1 Single-Family Medium Density District
- R-1A Single-Family High Density District
- R-2 Multi-Family Low Density District
- R-2A Multi-Family Medium Density District
- R-3 Multi-Family High Density District
- C-5 Neighborhood Office District
- C-4 Neighborhood Commercial District
- C-3 General Commercial District
- C-2 Downtown Fringe Commercial District
- C-1 Downtown Core Commercial District
- I-1 Limited Industrial District
- I-2 General Industrial District

**(b) Overlay and Special Purpose Zoning Districts**

- LU-O Limited Use Overlay District
- VR-O Village Residential Overlay District
- JMA-O Jonesboro Municipal Airport Overlay District
- PUD Planned Unit Development District

(5) R-1A, Single-Family High Density District. This district is to provide for a slightly higher density and a greater diversity of housing type, but with restrictions similar to the R-1 district. It is intended for application in areas in which municipal water and sanitary sewer services are available.

(6) R-2, Multi-Family Low Density District. The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.

(7) R-2A, Multi-Family Medium Density District. The purpose of this zone is to accommodate moderate density multi-family residential development and complementary land uses, and is intended for application in areas where all municipal services are available. The maximum density in this zone is twelve (12) dwelling units to the acre.

(8) R-3, Multi-Family High Density District. This district is to provide for high density, multi-family development, with restrictions similar to the R-2A district, and with all municipal services available. The maximum density in this zone is eighteen (18) dwelling units to the acre.

(b) Uses Permitted. Uses permitted in the residential districts are set forth in the following table. Where the letter "P" appears opposite a listed use and underneath a residential district, the use is permitted in that district "by right" subject to: (1) providing off-street parking and loading facilities as required by Chapter 14.36.01; (2) providing landscaping and screening as provided by Chapter 14.36.03; and (3), conformance with special conditions applying to certain uses as set forth in Chapter 14.32. Only one (1) principal structure per lot shall be permitted in R-O, R-1, R-1A and R-2 districts.

Where the letter "C" appears instead of "P", the use is permitted subject to acquiring a conditional use permit as set forth in Chapter 14.24. Where neither "P" nor "C" appears similarly within the table, the use is not permitted.

**USE TABLE  
RESIDENTIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**AG RR R-O R-1 R-1A R-2 R-2A R-3**

**RESIDENTIAL USES**

Single-family detached	P	P	P	P	P	P	P	P
Single-family attached				C	C	P	P	P
Duplex, triplex, 4-plex					P	P	P	P
Emergency housing unit	C	C	C	C	C	C		
Multi-family							P	P
Manufactured housing unit	P	P						P
Manuf. housing, residential design	P	P	C	C	P	P	P	P
Manufactured housing park	P	P						C
Group residential		C	C	C	C	C	P	P
Accessory dwelling unit	P	P	P	P	C	C	C	C

**CIVIC AND COMMERCIAL USES**

Airport or airstrip	C							
Animal care, general	C							
Animal care, limited	C							
Automated teller machine								C
Bed and breakfast				C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C
Church	P	P	C	C	C	P	P	P
College or university				P	P	P	P	P
Communication tower	C	C	C	C	C	C	C	C
Convenience store								C
Day care, limited (family home)	P	P	C	C	C	P	P	P
Day care, general							C	C

(c) Lot, yard, and height regulations. Except as otherwise provided herein, no lot or yard shall be established or reduced in dimension or area in any residential district that does not meet the minimum requirements in the following table; nor shall any building or structure be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in said table. A listing of supplements and exceptions to these regulations follows the table.

**MINIMUM DIMENSION REQUIREMENTS  
RESIDENTIAL DISTRICTS**

<u>DISTRICTS</u>	<u>ZONING</u>							
	AG	RR	R-O	R-1	R-1A	R-2	R-2A	R-3
<b>DIMENSION</b>								
<b>Lot size</b>								
Single-family (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Duplex (sq. ft.)	NP	NP	NP	NP	NP	7,200	7,200	7,200
Nonresidential uses (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Multi-family (area/family)	NP	NP	NP	NP	NP	3,600	3,600	2,400
Lot width (all uses)	240'	120'	100'	60'	50'	50'	50'	50'
Lot depth (all uses)	400'	200'	100'	100'	100'	100'	100'	100'
Street setback (all uses)	30'	30'	30'	25'	25'	25'	25'	20'
Side setback (all uses)	10'	10'	10'	7.5'	7.5'	7.5'	7.5'	7.5'
Rear setback (all uses)	30'	30'	30'	25'	20'	20'	20'	20'
NP = "not permitted"								

(1) Maximum lot coverage (all buildings), shall not exceed thirty-five percent (35%) in AG, RR, R-O, and R-1 zones; and forty percent (40%) in all other residential zones.

(2) When an existing lot is reduced because of conveyance to a federal, state or local government for a public purpose, and the remaining area is at least seventy-five percent (75%) of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to comply with minimum lot size requirements.

(3) Utility facilities, using land or an unoccupied building requiring less than one thousand (1,000) square feet of site area, are exempt from minimum lot size requirements of all districts.

## Chapter 14.36

### General Standards

#### Sections:

- 14.36.01 Off-Street Parking and Loading
- 14.36.02 Driveways and Access - Multifamily and Nonresidential
- 14.36.03 Landscaping and Screening
- 14.36.04 Corner Visibility
- 14.36.05 Residential Compatibility Standards
- 14.36.06 Fences
- 14.36.07 Sidewalks
- 14.36.08 Drainage and Stormwater Management

#### 14.36.01 Off-Street Parking and Loading.

(a) **Applicability.** Off-street parking and loading shall be provided in accordance with the regulations of this section for all new development, and for any existing development that is altered in a way that enlarges or increases capacity by adding or creating dwelling units, guest rooms, floor area or seats.

#### (b) **Parking and Loading Schedules.**

(1) **Off-Street Parking Schedule A.** Off-street parking spaces shall be provided in accordance with the following off-street parking schedule ("Schedule A"), provided that there shall be no minimum off-street parking requirement for uses located in the C-1 district. In some cases, the applicable off-street parking space requirement in Schedule A refers to Schedule B.

The number of parking spaces required for a use not listed herein shall be the same as for a similar use which is listed. Where the required number of spaces cannot be ascertained by this method, or the applicant and the city staff cannot agree, the matter shall be submitted to the planning commission for determination.

Such determination shall be subject to appeal to the City Council.



## **PRIVACY NOTICE**

**Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.**

### **Types of Nonpublic Personal Information We Collect**

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

### **Parties to Whom We Disclose Information**

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

### **Confidentiality and Security**

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

## APPRAISER DISCLOSURE STATEMENT

File No. 07-1102101AName of Appraiser: John Whitehead


Class of Certification/Licensure:  Certified General  
 Certified Residential  
 Licensed Residential  
 Temporary  General  Licensed

Certification/Licensure Number: CR-1911  
 Certification/Licensure State: AR Expires: 6/30/2008

Scope: This Report  is within the scope of my Certification or License  
 is not within the scope of my Certification or License

Service Provided By:  Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

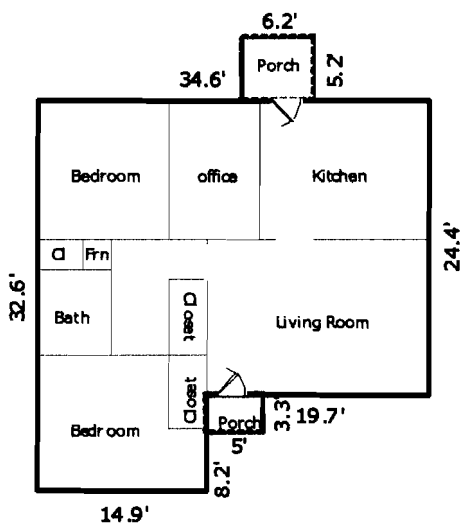
Signature of person preparing and reporting the Appraisal:

John Whitehead 

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

### Building Sketch

Borrower/Client	Peggy Dunlap		
Property Address	107 Floyd Street		
City	Jonesboro	County Craighead	State AR Zip Code 72401-2514
Lender	Peggy Dunlap		



Comments:

AREA CALCULATION SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Gross Area	Dimensions			Subtotal
GLA1	First Floor	966.4	966.4				
R/P	Porch	16.6					
	Back Porch	32.3	49.0				
				First Floor			
				24.4 x 34.6			844.4
				8.2 x 14.9			121.8
				0.5 x 0.0 x 0.0			0.2
Net LVA/ELE Area		(rounded)	966	3 Items		(rounded)	966

**Subject Photo Page**

Borrower/Client	Peggy Dunlap						
Property Address	107 Floyd Street						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401-2514
Lender	Peggy Dunlap						

**Subject Front**

107 Floyd Street  
Sales Price N/A  
Gross Living Area 966  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1  
Location Avg/Urban  
View Residential  
Site .38 Ac/Avg  
Quality Avg/Metal  
Age N/A

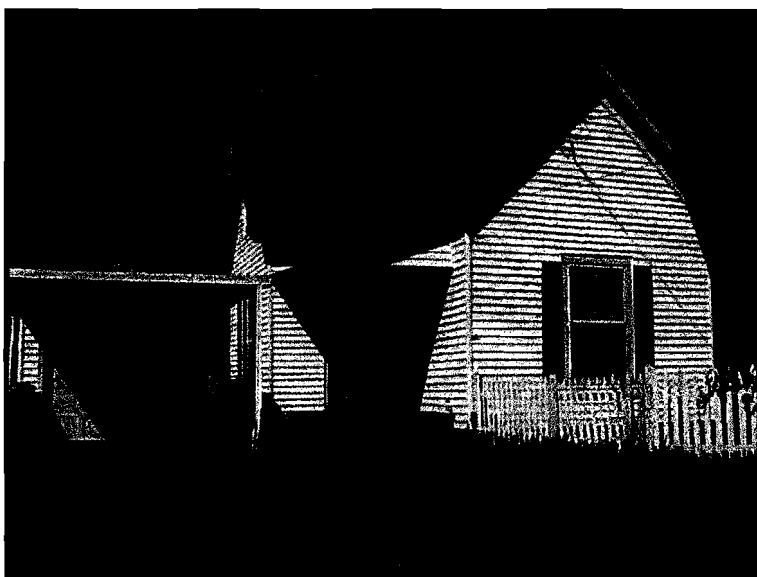
**Subject Rear****Subject Street**

**Comparable Photo Page**

Borrower/Client	Peggy Dunlap			
Property Address	107 Floyd Street			
City	Jonesboro	County	Craighead	State AR Zip Code 72401-2514
Lender	Peggy Dunlap			

**Comparable 1**

500 Wilson	
Prox. to Subject	0.29 miles SW
Sales Price	30,000
Gross Living Area	952
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Avg/Urban
View	Residential
Site	.20 Ac/Avg
Quality	Avg/Frame
Age	N/A

**Comparable 2**

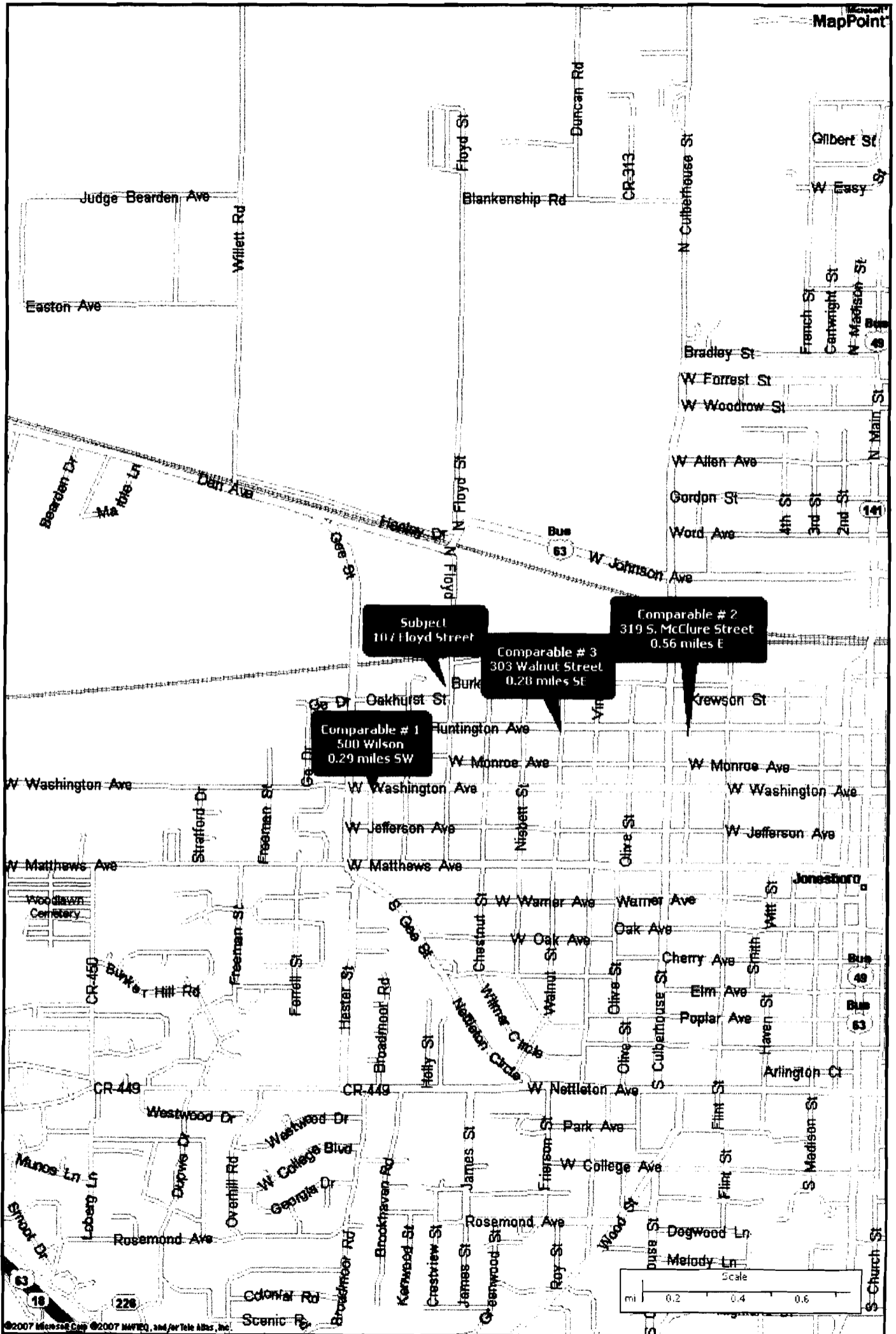
319 S. McClure Street	
Prox. to Subject	0.56 miles E
Sales Price	32,400
Gross Living Area	1,149
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Avg/Urban
View	Residential
Site	.16 Ac/Avg
Quality	Avg/Vinyl
Age	A-67

**Comparable 3**

303 Walnut Street	
Prox. to Subject	0.28 miles SE
Sales Price	43,000
Gross Living Area	884
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Avg/Urban
View	Residential
Site	.09 Ac/Avg
Quality	Avg/Frame
Age	N/A

### Location Map

Borrower/Client	Peggy Dunlap		
Property Address	107 Floyd Street		
City	Jonesboro	County	Craighead
		State	AR
		Zip Code	72401-2514
Lender	Peggy Dunlap		

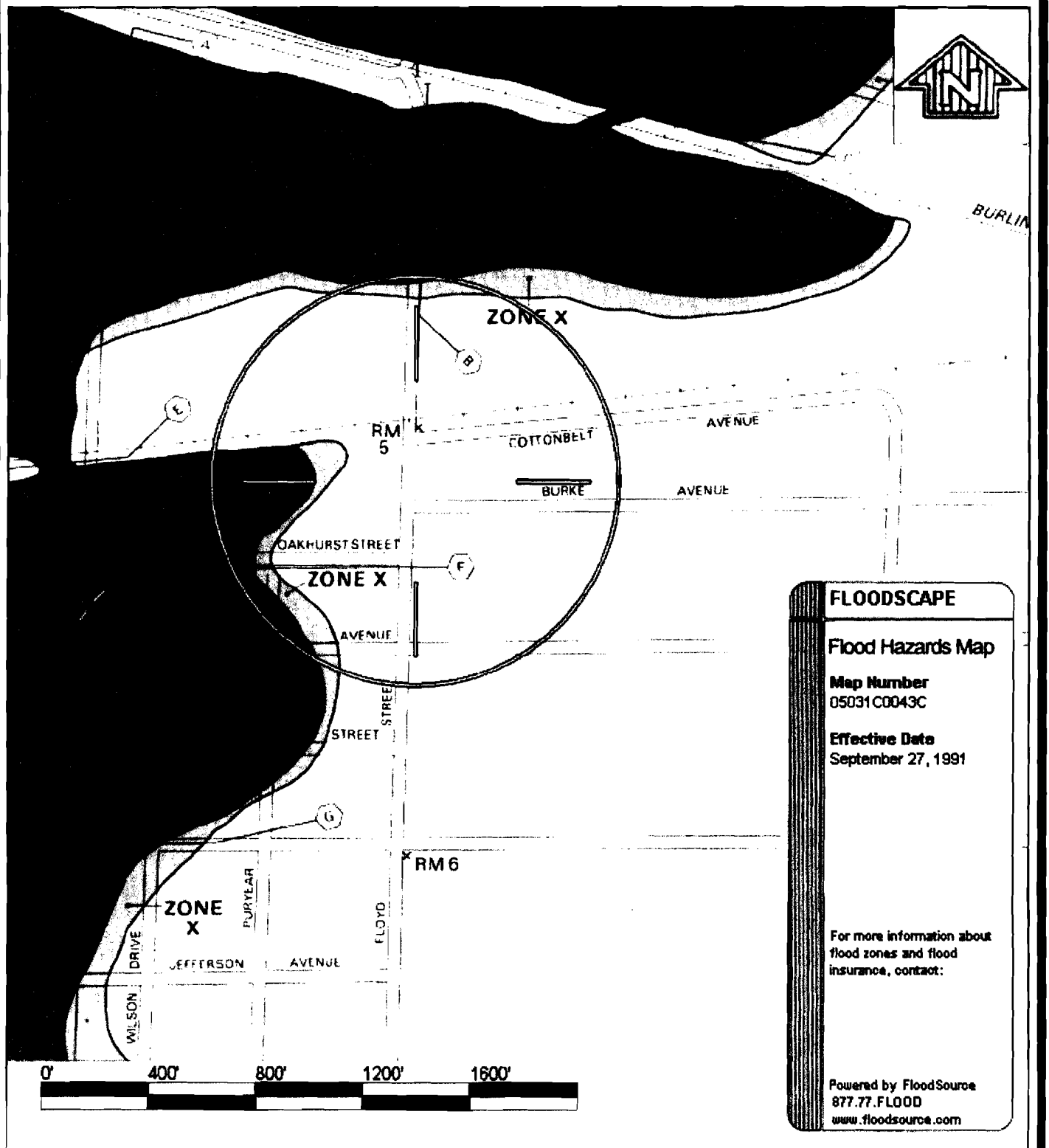


# Flood Map

Borrower/Client	Peggy Dunlap			
Property Address	107 Floyd Street			
City	Jonesboro	County Craighead	State AR	Zip Code 72401-2514
Lender	Peggy Dunlap			

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**Prepared for:**  
 Landmark Appraisal Group  
 107 Floyd Street  
 Jonesboro, AR 72401-2514



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