

Uniform Residential Appraisal Report

File # 4072007

There are **2** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **45,000** to \$ **49,900**
 There are **7** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **55,000** to \$ **70,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	702 OWENS AVE JONESBORO, AR 72401-5726	717 SIMS JONESBORO		2406 CIRCLE DRIVE JONESBORO		1607 ETHEL JONESBORO	
Proximity to Subject		0.06 miles		0.09 miles		0.53 miles	
Sale Price	\$ N/A	\$ 68,000		\$ 55,000		\$ 65,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 45.42 sq.ft.		\$ 53.29 sq.ft.		\$ 48.73 sq.ft.	
Data Source(s)		DEED BK 742/10		DEED BK 738/621		DEED BK 737/869	
Verification Source(s)		PAR #01143251-03000		PAR #01-144214-D1500		PAR #01-143244-17200	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		CONVEN		CONVEN		NONE	
		NONE KNOWN		NONE KNOWN		KNOWN	
Date of Sale/Time		2/20/2007		12/14/2006		12/5/2006	
Location	URBAN	URBAN		URBAN		URBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	.17 ACRE +/-	.17 ACRE/SUP	-2,000	.20 ACRE/SUP	-2,000	.34 ACRE/SUP	-3,500
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Design (Style)	RANCH	RANCH		RANCH		RANCH	
Quality of Construction	MASONITE/A	SIDING/A		VINYL SID/A		SIDING/A	
Actual Age	A40 E20	A45 E20		A50 E20		A40-45 E20	
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 2 2	5 3 1	+1,250	4 2 1	+1,250	5 3 1	+1,250
Gross Living Area	1,206 sq.ft.	1,277 sq.ft.	-1,000	1,032 sq.ft.	+2,750	1,334 sq.ft.	-2,000
Basement & Finished Rooms Below Grade	NONE N/A	NONE N/A		NONE N/A		NONE N/A	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	GAS LOG/WAC	CENTRAL	-3,000	CENTRAL	-3,000	CENTRAL	-3,000
Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL		TYPICAL	
Garage/Carport	ON SITE PRK	ON SITE PRK		2 CARPORT	-3,000	1 GARAGE	-3,000
Porch/Patio/Deck	DECKS	PORCH		PORCH/PATIO		PORCH/DECK	
FIREPLACE	FIREPLACE	NONE	+1,500	NONE	+1,500	NONE	+1,500
FENCE/STORAGE/ETC.	SHOP	FENCE	+500	FENCE	+500	NONE	+1,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,750
Adjusted Sale Price of Comparables		Net Adj. 4.7%		Net Adj. 3.6%		Net Adj. 11.9%	
		Gross Adj. 15.9%	\$ 55,250	Gross Adj. 25.5%	\$ 63,000	Gross Adj. 23.5%	\$ 67,250

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) **TAX ASSESSMENT RECORD OF OWNERSHIP**

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) **TAX ASSESSMENT RECORD OF OWNERSHIP**

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 WITHIN 36 MOS.	NONE WITHIN 12 MOS.	NONE WITHIN 12 MOS.	NONE WITHIN 12 MOS.
Price of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Data Source(s)	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS
Effective Date of Data Source(s)	4/20/2007	4/20/2007	4/20/2007	4/20/2007

Analysis of prior sale or transfer history of the subject property and comparable sales **N/A**

Summary of Sales Comparison Approach THE SALES SUBMITTED ARE ALL IN THE SUBJECT NEIGHBORHOOD AND ARE SIMILAR IN AGE, SIZE AND QUALITY. SITES ARE ADJUSTED ACCORDING TO VALUE, NOT SIZE. EFFECTIVE AGE (E) REFLECTS CONDITION AFTER MAINTENANCE, REMODELING, AND UPDATES. AFTER ADJUSTMENTS FOR SIGNIFICANT VALUE INFLUENCING FACTORS, THE INDICATED VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF MARKET VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF MARKET VALUE.