File No.: 10052007

SUSAN DUDLEY APPRAISAL SERVICE



DATE

OCTOBER 11, 2007

SUBJECT

1201 W HUNTINGTON AVE LOT 2, SACHS SUBDIVISION JONESBORO, AR 72401-2530

CLIENT

CITY OF JONESBORO 515 W WASHINGTON, JONESBORO, AR 72401

RESIDENTIAL APPRAISAL REPORT

Invoice	1
Supplemental Addendum	
Summary of Salient Features	
General Purpose Residential	
Additional Comparables 4-6	
Building Sketch (Page - 1)	8
Location Map	
Subject Photos	10
Comparable Photos 1-3	11
	12



SUPPLEMENTAL ADDENDUM

			File No. 10052007
Borrower/Client			
Property Address 1201 W HUNTI	NGTON AVE		
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORG)		

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 the street, both front and rear, as several attempts at interior access were not successful. County tax assessment records were relied on for basic information - square footage, lot size and amenities. THIS IS AN EXTERIOR APPRAISAL REPORT. An interior inspection could raise or lower the market value contained in this report.

A search for for recent comparable sales in this market area was made using public and MLS records. 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. An opinion of value was rendered based on the available data.

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.

SUMMARY OF SALIENT FEATURES

	Subject Address	1201 W HUNTINGTON AVE
	Legal Description	LOT 2, SACHS SUBDIVISION
No	City	JONESBORO
ORMAT	County	CRAIGHEAD
SUBJECT INFORMATION	State	AR
SUBJ	Zip Code	72401-2530
	Census Tract	05031-0002.00-1
	Map Reference	MSA 27860
SALES PRICE	Sale Price	S N/A
SALES	Date of Sale	N/A
3		
CLIENT	Borrower / Client	
ರ	Lender	CITY OF JONESBORO
		
	Size (Square Feet)	884
VTS	Price per Square Foot \$	
OF IMPROVEMENTS	Location	URBAN
F IMPR	Age	A60+ E30+
D NOIL	Condition	FAIR
DESCRIPTION	Total Rooms	
	Bedrooms	
	Baths	1
		
APPRAISER	Appraiser	SUSAN DUDLEY CR0830
APP	Date of Appraised Value	OCTOBER 11, 2007
VALUE	Final Estimate of Value \$	19,000

RESIDENTIAL SUMMARY APPRAISAL REPORT

	ESIDENTIAL SUN							
	Property Address: 1201 W HUNTIN			City: JONES		Stat	e: AR	Zip Code: 72401-2530
SUBJECT	County: CRAIGHEAD	Legal Desc	cription: LOT	2, SACHS S	UBDIVISION			
입						_		_
8	Assessor's Parcel #: 01-143134-43			Tax Year: 2007		: \$ 223.65		sessments: \$ N/A
밇		SUE DERRYBERRY		Occupant:	Owner >	【 Tenant	Vacant	Manufactured Housing
		ominium Cooperative	Other (d			HOA: \$_	[per year per month
	Market Area Name: N/A_				ference: MSA 2	7860	Census Tr	ract: 05031-0002.00-1
	The purpose of this appraisal is to develop	an opinion of: 🔀 Marke	et Value (as det		ther type of value			
	This report reflects the following value (if	not Current, see comments):	X Curre	nt (the Inspection	Date is the Effect		Retrospecti	
ASSIGNMENT	Approaches developed for this appraisal:	★ Sales Comparison Approximation Ap	roach 🔲 C	ost Approach [Income Approx	ach (See Reco	nciliation Com	ments and Scope of Work)
쀻	Property Rights Appraised: X Fee Si	mple Leasehold	Leased Fee	Other (de:	scribe)			
Ž	Intended Use: PROPOSED DRAIN	AGE PROJECT						
š								
S	Intended User(s) (by name or type): CI	TY OF JONESBORO	NGINEERI	NG DEPART	MENT			
	Client: CITY OF JONESBORO		Address:	515 W WASH	INGTON, JON	IESBORO, AI	R 72401	
	Appraiser: SUSAN DUDLEY CI	R0830	Address: 1	1817 ELLEN	DRIVE, JONE	SBORO, AR	72404	
	Location: 🔀 Urban 🔲	Suburban 🗌 Rural	Predomi	nant One	-Unit Housing	Present La	nd Use	Change in Land Use
	Built up: X Over 75% 🔲 3	25-75% Under 25%	Occupa	ncy PRIC	E AGE	One-Unit	85 %	Not Likely
	Growth rate: Rapid	Stable Slow	X Owner	50 \$(00	0) (yrs)	2-4 Unit	3 %	Likely * 🔲 In Process *
õ	Property values: Increasing	Stable Declining	▼ Tenant	50 25	Low 40	Multi-Unit	2 % * 1	Го:
	Demand/supply: Shortage	n Balance Over Supply	✓ Vacant	(0-5%) 60	High 70	Comm'l	10 %	
2	Marketing time: Under 3 Mos. 🔀			(>5%) 40-5	50 Pred 50+		- %	
7	Market Area Boundaries, Description, and					MAR	KET CON	OITIONS APPEAR TO
4	BE IN BALANCE. INTEREST R							
3	UNCOMMON FOR SELLERS TO							
Z								
MARKET AREA DESCRIPTION	PROPERTY IS BOUNDED ON T	HE NORTH BY BURK	E; ON THE	SOUTH BY	MONROE: OI	N THE EAST	BY NISBIT	T; AND ON THE
Ā	WEST BY PURYEAR.							
AR								
30300000	Dimensions: 75 X 175			Site Area: .30	ACRE		_ _	Comer Lot 🔲 Cul de Sac
	Zoning Classification: R-2	Description: UP TO				Topography		
		Legal nonconforming (grandf		Illegal	No zoning	Size	AVERA	 GE
E-2007			provements	Type	Public Priv	ate Shape		NGULAR
25050	Electricity	Street	ASPHAL1		X	Drainage	UNKNO	
8.038	Gas X		CONCRE		— X [NTIAL/COMM
	Water X	Sidewalk	YES				TYPICA	
000.00	Sanitary Sewer		ELECTRIC	<u>. </u>	— X [1		
5	Storm Sewer X			<u> </u>				
*****		∨مال∆ ا	YES		X	1		
8		Alley No. FFMA Flood Zone	YES X	FEMA Map]	FEMA M	ap Date 9/27/1991
SCR	FEMA Spec'l Flood Hazard Area 🔲 Yes	No FEMA Flood Zone	Х	FEMA Map	# 05031C004	3C	FEMA M	ap Date 9/27/1991
SCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved:	Present use, or Other u	X ise (explain)		# 05031C004			
DESCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved: Actual Use as of Effective Date: SING	Present use, or Other use FAMILY RESIDEN	X ise (explain) TIAL					
DESCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved: X F Actual Use as of Effective Date: SING	Present use, or Other u	X ise (explain) TIAL		# 05031C004			
DESCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved: Actual Use as of Effective Date: SING	Present use, or Other use FAMILY RESIDEN	X ise (explain) TIAL		# 05031C004			
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR	NO FEMA Flood Zone Present use, or Other use Other USE, AS IMPR	X ise (explain) TIAL OVED	Use as a	# 05031C004	oort: SINGLE	FAMILY R	RESIDENTIAL
SITE DESCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR	Present use, or Other use FAMILY RESIDEN	X ise (explain) TIAL OVED	Use as a	# 05031C004	oort: SINGLE	FAMILY R	RESIDENTIAL
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR	NO FEMA Flood Zone Present use, or Other use Other USE, AS IMPR	X ise (explain) TIAL OVED	Use as a	# 05031C004	oort: SINGLE	FAMILY R	RESIDENTIAL
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR	NO FEMA Flood Zone Present use, or Other use Other USE, AS IMPR	X ise (explain) TIAL OVED	Use as a	# 05031C004	oort: SINGLE	FAMILY R	RESIDENTIAL
SITE DESCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved: X F Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL	No FEMA Flood Zone Present use, or Other using the Family Resident ESENT USE, AS IMPRESENT USE, AS IMP	X ise (explain) TIAL OVED	Use as a	# 05031C004 opraised in this re	ort: SINGLE IN THE GEN Basement	FAMILY R	RESIDENTIAL EA. Heating
A SITE DESCR	FEMA Spec'l Flood Hazard Area Yes Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description	No FEMA Flood Zone Present use, or Other use. CLE FAMILY RESIDEN ESENT USE, AS IMPR OF MANY IN AREA. Exterior Description	X ISE (explain) TIAL OVED	Use as a	# 05031C004 opraised in this re	ort: SINGLE	FAMILY F	RESIDENTIAL A. Heating Type SPACE/FLR
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description Acc. Unit	No FEMA Flood Zone Present use, or Other use. CLE FAMILY RESIDEN ESENT USE, AS IMPR OF MANY IN AREA. Exterior Description Foundation CON	X ISE (EXPLAIN) TIAL OVED THERE AR	Use as a	# 05031C004 opraised in this re	ort: SINGLE IN THE GEN Basement	FAMILY F	RESIDENTIAL EA. Heating
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: SING Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description Acc. Unit of Stories ONE	Present use, or Other use. OTHER USE, AS IMPRESENT USE, AS IMPRESE	X ISE (explain) TIAL OVED	Use as a E DRAINAGE Foundation Slab Crawl Space Y	# 05031C004 opraised in this re	Basement Area Sq. Ft. % Finished Ceiling	FAMILY F	Heating Type SPACE/FLR Fuel GAS
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att.	Present use, or Other use, or Other use, or Other use. CLE FAMILY RESIDENT ESENT USE, AS IMPR OF MANY IN AREA. Exterior Description Foundation CONTEXT Exterior Walls WOO Roof Surface COM	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE	Use as a E DRAINAGE Foundation Slab Crawl Space Y	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES	Basement Area Sq. Ft. % Finished Ceiling Walls	FAMILY F	RESIDENTIAL A. Heating Type SPACE/FLR Fuel GAS Cooling
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH	Present use, or Other use. OTHER WILL FAMILY RESIDENT USE, AS IMPR ESENT USE, AS IMPR OF MANY IN AREA. Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. NON	X use (explain) TIAL OVED THERE AR C BLOCK DD SIDING P SHGLE	Use as a DRAINAGE DRAINAGE Foundation Slab Natural Space Yassement Natural Space Yassement Natural Space Spa	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES	Basement Area Sq. Ft. % Finished Ceiling Walls Floor	FAMILY F	RESIDENTIAL A. Heating Type SPACE/FLR Fuel GAS Cooling Central NO
SITE DESCR	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons	Present use, or Other use. OTHER TOTAL CONTROL OF MANY IN AREA. Exterior Description Foundation Exterior Walls WOO Roof Surface COM Gutters & Dwnspts. NON SP/M.	X ISE (EXPLAIN) ITIAL OVED THERE AR OBJOING P SHGLE E VOOD	Foundation Slab Crawl Space Y Basement N Sump Pump	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES	Basement Area Sq. Ft. % Finished Ceiling Walls	FAMILY F	RESIDENTIAL A. Heating Type SPACE/FLR Fuel GAS Cooling
AND THE DESCRIPTION OF THE PERCENTAGE OF THE PER	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+	Present use, or Other use. OTHER WILL FAMILY RESIDENT USE, AS IMPR ESENT USE, AS IMPR OF MANY IN AREA. Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. NON	X ISE (EXPLAIN) ITIAL OVED THERE AR OBJOING P SHGLE E VOOD	Foundation Slab N Crawl Space Y Basement N Sump Pump D Dampness	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES	Basement Area Sq. Ft. % Finished Ceiling Walls Floor	ERAL ARE	RESIDENTIAL EA. Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR
SITE DESCRI	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+	Present use, or Other use. OTHER TOTAL CONTROL OF MANY IN AREA. Exterior Description Foundation CONTROL OF Surface COMTROL OF	X ISE (EXPLAIN) ITIAL OVED THERE AR OD SIDING P SHGLE E /OOD 'ES	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation	# 05031C004 opraised in this re E PROBLEMS IO ES IONE	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry	ERAL ARE	RESIDENTIAL A. Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage None
AND THE DESCRIPTION OF THE PERCENTAGE OF THE PER	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description	Present use, or Other use. OTHER TOTAL CONTROL OF MANY IN AREA. Exterior Description Foundation CONTEXT COMMENTAGE Roof Surface COMMENTAGE Gutters & Dwnspts. NON Window Type Storm/Screens NOY Appliances Attic	X ISE (EXPLAIN) ITIAL OVED THERE AR OD SIDING P SHGLE E /OOD 'ES	Foundation Slab N Crawl Space Y Basement N Sump Pump Dampness Settlement Infestation	# 05031C004 opraised in this re E PROBLEMS IO ES IONE	Basement Area Sq. Ft. % Finished Ceiling Walls Floor	ERAL ARE None	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage # of cars (Tot.
AND THE DESCRIPTION OF THE PERCENTAGE OF THE PER	FEMA Spec'l Flood Hazard Area Yet Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN	Present use, or Other use, or Other use, or Other use. Present use, or Other use. Exterior use, as impresent use. Exterior Description Foundation CON: Exterior Walls WOO Roof Surface COM: Gutters & Dwnspts. NON: Window Type SP/M. Storm/Screens NO/Y Appliances Attic Refrigerator None	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E /OOD 'ES Arr e	Foundation Slab N Crawl Space Y Basement N Sump Pump Dampness Settlement Infestation Infes	# 05031C004 opraised in this re E PROBLEMS IO ES IONE	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry	ERAL ARE Cai Ga A	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage # of cars (Tot ttach.
AND THE DESCRIPTION OF THE PERCENTAGE OF THE PER	FEMA Spec'I Flood Hazard Area Yet Highest & Best Use as improved: SING Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN	Present use, or Other use, or Other use, or Other use. Present use, or Other use. EXEMPRESIDENT EXEMPT USE, AS IMPR CONTENT OF MANY IN AREA. Exterior Description Foundation Exterior Walls WOC Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Attic Refrigerator Range/Oven Stair	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E /OOD 'ES Arr e	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES IONE Woo	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry	ERAL ARE Cai Ga A D	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage None rage # of cars (Tot. ttach. etach.
AND THE DESCRIPTION OF THE PERCENTAGE OF THE PER	FEMA Spec'I Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Trim/Finish UNKNOWN	Present use, or Other use, or Other use, or Other use. Present use, or Other use. Exterior Use, As IMPR COMMANY IN AREA. Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Stair	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE FOOD TES Arr e Fire s Pai	Foundation Slab Crawl Space Y Basement Sump Pump Dampness Settlement Infestation Infestation Infestation Infestation Infestation Infestation Infestation	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES IONE Woo	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry	ERAL ARE None Cal Ga A D B	RESIDENTIAL Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage None rage # of cars (Tot. ttach. etach. etach.
MPROVEMENTS SITE DESCR	FEMA Spec'I Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Bath Floor UNKNOWN	Present use, or Other use. Or Other use. OTHER USE, AS IMPR COF MANY IN AREA. Exterior Description Foundation CONE Exterior Walls WOO Roof Surface COM Gutters & Dwnspts. NON Window Type SP/M Storm/Screens NO/Y Appliances Attic Refrigerator None Range/Oven Stair Disposal Drop	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E OOD TES S Pai S De O Stair De O De The Po	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES IONE Woo	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry	ERAL ARE None Cal Ga A D B Ca	RESIDENTIAL Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage None rage # of cars (Tot. ttach. etach. itin rport
MPROVEMENTS SITE DESCR	FEMA Spec'I Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description Acc.Unit ONE Acc.Unit ONE ONE ONE ONE ONE ONE ONE ON	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Other u Othe	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E //OOD /ES Arr e	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Henitles eplace(s) # tio ck rch COVER	# 05031C004 ppraised in this representation E PROBLEMS IO 'ES IONE Woo	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry	ERAL ARE None Cal Ga A D B Ca D D Ca D Ca Ca Ca Ca Ca C	RESIDENTIAL Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage
MPROVEMENTS SITE DESCR	FEMA Spec'I Flood Hazard Area Yet Highest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Bath Floor UNKNOWN	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Dishwasher Flood Microwave Present use, or Other use. Ot	X ISE (EXPLAIN) ITIAL OVED THERE AR C BLOCK D SIDING P SHGLE E /OOD /ES Arr e	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Henitles eplace(s) # tio ck rch COVER	# 05031C004 ppraised in this representation of the problems IO (ES) IONE Woodesed	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) #	ERAL ARE None Cai Ga A D B Ca Ca S	RESIDENTIAL Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage
MPROVEMENTS SITE DESCR	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Trim/Finish Bath Floor UNKNOWN Bath Wainscot UNKNOWN Doors UNKNOWN	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Dryer Finis	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE FOOD TES S Pai	Foundation Slab N Crawl Space Y Basement N Sump Pump Dampness Settlement Infestation Infes	# 05031C004 ppraised in this representation of the problems IO PES IONE Woodsed 1 Bath(s)	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) #	ERAL ARE Can Ga A Dri S uuare Feet of G	RESIDENTIAL Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage None rage # of cars (Tot. ttach. etach. etach. itin rport veway urface Gross Living Area Above Grade
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Dors UNKNOWN Bath Floor UNKNOWN Bath Wainscot UNKNOWN Dors UNKNOWN Finished area above grade contains:	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Scutters Rooms Washer/Dryer Finis Rooms ROOT ROOF ROOF ROOF ROOF ROOF ROOF ROOF	X ISE (explain) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE FOR SIDING P SHGLE C STAIR De title Po r Fel ted Po shed Bedroc	Foundation Slab Crawl Space Y Basement Sump Pump Dampness Settlement Infestation Infestati	# 05031C004 ppraised in this representation of the problems E PROBLEMS Woodeled 1 Bath(s) NCE SQUA	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) #	ERAL ARE Can Ga A Dri S uuare Feet of G E TAKEN F	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage None rage # of cars (Tot. ttach. etach. etach. itin ryport iveway urface Gross Living Area Above Grade ROM COUNTY
MPROVEMENTS SITE DESCR	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Trim/Finish UNKNOWN Bath Floor UNKNOWN Bath Wainscot UNKNOWN Doors UNKNOWN Finished area above grade contains: Additional features: HOUSE SHO	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Dishwasher Dishwasher Foundation Rooms Dishwasher Foundation Rooms Dishwasher Foundation Range/Oven Dishwasher Fan/Hood Microwave Washer/Dryer Finis Rooms DWS CONSIDERABLE	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E/OOD TES STAIR De title Po r Fel title Po thed Po Bedroo DEFERREI RDS THE HI	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Henities eplace(s) # tio ck rch COVER nce ol DMAINTENA	# 05031C004 ppraised in this representation of the problems E PROBLEMS Woods BED 1 Bath(s) NCE. SQUA BPACE OR WA	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) #	ERAL ARE Cal Ga A Dri S uare Feet of G TAKEN F	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage None rage # of cars (Tot. ttach. etach. etach. etach. itin rport iveway urface Gross Living Area Above Grade ROM COUNTY IR CONDITIONING
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Effective Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Doors UNKNOWN Bath Floor UNKNOWN Bath Wainscott UNKNOWN Doors UNKNOWN Doors UNKNOWN Finished area above grade contains: Additional features: HOUSE SHC RECORDS. IT IS ASSUMED F	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Disposal Dishwasher Far/Hood Microwave Washer/Dryer Rooms ROOMSIDERABLE ROM COUNTY RECOF	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E /OOD /ES Stair De title Po r Fel title Po shed Bedroo DEFERREI RDS THE H	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation	# 05031C004 ppraised in this representation of the problems E PROBLEMS Woods BED Bath(s) NCE. SQUA BPACE OR WA	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI	ERAL ARE Cal Ga A Dri S uare Feet of GE TAKEN F //NDOW AI BSERVATI	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR r Storage None rage # of cars (Tot. ttach. etach. etach. etach. itin rrport iveway urface cross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY.
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Sing Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description Acc.Unit Acc.Unit ONE Acc.Unit ONE ONE ONE ONE ONE ONE ONE ON	Exterior Description Foundation Exterior Walls Food Surface Gutters & Dwnspts. NON Storm/Screens Appliances Refrigerator Range/Oven Disposal Disposal Dishwasher Fan/Hood Microwave Washer/Dryer Finis Rooms NON EXTERIOR CONTENTING REFINITION CONCERNING REMATION CONCERNING CONTENTING RESIDENT RESIDEN	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E /OOD /ES Stair De title Po r Fel title Po shed Bedroo DEFERREI RDS THE HI IG PROPEF	Foundation Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation	# 05031C004 ppraised in this representation of the problems 1	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O	ERAL ARE Cai Ga A Dri S Uare Feet of GE TAKEN F //INDOW AI BSERVATI DEFERRE	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage # of cars (Tot ttach. etach. etach. etach. itin rrport iveway urface rross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY. D MAINTENANCE.
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN UNKNOWN Trim/Finish Bath Floor UNKNOWN Bath Wainscot UNKNOWN Doors UNKNOWN Finished area above grade contains: Additional features: HOUSE SHO RECORDS. IT IS ASSUMED F WAS OBSERVED. ALL INFORD	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. NON Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Disposal Dishwasher Fan/Hood Microwave Washer/Dryer Finis Rooms DWS CONSIDERABLE ROM COUNTY RECORM RICLUding physical, functional actors THE HOUSE HAS A	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE FOOD TES S PAI O Stair De title Po r Fel title Po thed Bedroo DEFERREI RDS THE HI IG PROPEF and external ob VERY STRO	Foundation Slab Crawl Space Y Basement Sump Pump Dampness Settlement Infestation Infestati	# 05031C004 ppraised in this representation of the problems # 05031C004 ppraised in this representation of the problems # 05031C004 # 05031C004	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O CTY SHOWS S LIVE INSIG	ERAL ARE Cai Ga A Dri S Uare Feet of GE TAKEN F //INDOW AI BSERVATI DEFERRE	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage # of cars (Tot ttach. etach. etach. etach. itin rrport iveway urface rross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY. D MAINTENANCE.
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yethighest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN UNKNOWN Trim/Finish Bath Floor UNKNOWN Bath Wainscot UNKNOWN Doors UNKNOWN Finished area above grade contains: Additional features: HOUSE SHO RECORDS. IT IS ASSUMED F WAS OBSERVED. ALL INFORD	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. NON Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Disposal Dishwasher Fan/Hood Microwave Washer/Dryer Finis Rooms DWS CONSIDERABLE ROM COUNTY RECORM RICLUding physical, functional actors THE HOUSE HAS A	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE FOOD TES S PAI O Stair De title Po r Fel title Po thed Bedroo DEFERREI RDS THE HI IG PROPEF and external ob VERY STRO	Foundation Slab Crawl Space Y Basement Sump Pump Dampness Settlement Infestation Infestati	# 05031C004 ppraised in this representation of the problems # 05031C004 ppraised in this representation of the problems # 05031C004 # 05031C004	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O CTY SHOWS S LIVE INSIG	ERAL ARE Cai Ga A Dri S Uare Feet of GE TAKEN F //INDOW AI BSERVATI DEFERRE	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage # of cars (Tot ttach. etach. etach. etach. itin rrport iveway urface rross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY. D MAINTENANCE.
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yest Highest & Best Use as improved:	Exterior Description Foundation Exterior Walls Food Surface Gutters & Dwnspts. NON Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Dryer Finis Rooms WS CONSIDERABLE ROM COUNTY RECOF RMATION CONCERNIN Including physical, functional a THE HOUSE HAS A EIGHBORS, THE POLI	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK DD SIDING P SHGLE E /OOD /ES S Pai O Stair De ttle Po r Fel ttle Po r Fel ttle Po C Bedroo DEFERREI RDS THE HI IG PROPEF and external ob VERY STRO CE COME	Foundation Slab Crawl Space Y Basement Dampness Settlement Infestation Infesta	# 05031C004 ppraised in this representation of the problems # 05031C004 ppraised in this representation of the problems # 05031C004 # 05031C004	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O CTY SHOWS S LIVE INSIG	ERAL ARE None Car Ga A D S Uare Feet of G TAKEN F INDOW A BSERVATI DEFERRED DEFERRED DEFERRED	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage None rage # of cars (Tot. ttach. ItIn rport ItIn ryort ItIn ryort
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yest Highest & Best Use as improved:	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. NON Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Disposal Dishwasher Fan/Hood Microwave Washer/Dryer Finis Rooms DWS CONSIDERABLE ROM COUNTY RECOR RIGHBORS, THE POLI	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE FOOD TES S PAI O Stair De title Po r Fel ted Po thed Bedroo DEFERREI RDS THE HI IG PROPEF and external ob VERY STRO CE COME	Foundation Slab Crawl Space Y Basement Sump Pump Dampness Settlement Infestation Infestati	# 05031C004 ppraised in this representation of the property o	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O CTY SHOWS S LIVE INSIG ARBAGE.	ERAL ARE Can Ga Dri Suare Feet of GE TAKEN F //INDOW AI BSERVATI DEFERRE DE WITH O	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage None rage # of cars (Tot. ttach. etach. itin rport iveway urface cross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY. D MAINTENANCE. WNER AND ARE NOT
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yes Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: PR Site Comments: SITE IS TYPICAL General Description # of Units ONE Acc.Unit # of Stories ONE Type Det. Att. Design (Style) RANCH Existing Proposed Und.Cons Actual Age (Yrs.) 60+ Effective Age (Yrs.) 30+ Interior Description Floors UNKNOWN Walls UNKNOWN Trim/Finish UNKNOWN Bath Floor UNKNOWN Bath Wainscot UNKNOWN Doors UNKNOWN Doors UNKNOWN Finished area above grade contains: Additional features: HOUSE SHO RECORDS. IT IS ASSUMED F WAS OBSERVED. ALL INFORD Describe the condition of the property (INCORDING TO NEIGHBORS LET OUT. ACCORDING TO NEIGHBORS	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Scut Fan/Hood Microwave Washer/Dryer Foundation Rooms Rooms Disposal Drop Disposal Disposal Drop Disposal Disposal Drop Disposal	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E OOD CES STAIT De title Po r Fel ted Po thed Bedroo DEFERREI RDS THE HI IG PROPEF and external ob VERY STRO CE COME E TO GAIN WAS DONI	Foundation Slab Crawl Space Y Basement Infestation Inf	# 05031C004 ppraised in this representation of the problems 1 Bath(s) NCE. SQUA PPACE OR WA PUBLIC RECTED THE PROPER OR AND DOG E OUT THE GROM OWNER SSUMED FROM	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O CTY SHOWS S LIVE INSID GARBAGE. AND OWNER OM INFORMA	ERAL ARE Can Ga A Dri S Uare Feet of G E TAKEN F VINDOW AI BSERVATI DEFERRE DE WITH O' C'S BROTH TION KNO	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage None rage # of cars (Tot. ttach. etach. itin rport iveway urface cross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY. D MAINTENANCE. WNER AND ARE NOT
N OF THE IMPROVEMENTS	FEMA Spec'I Flood Hazard Area Yest Highest & Best Use as improved:	Exterior Description Foundation Exterior Walls Roof Surface Gutters & Dwnspts. Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Scut Fan/Hood Microwave Washer/Dryer Foundation Rooms Rooms Disposal Drop Disposal Disposal Drop Disposal Disposal Drop Disposal	X ISE (EXPLAIN) TIAL OVED THERE AR C BLOCK D SIDING P SHGLE E OOD CES STAIT De title Po r Fel ted Po thed Bedroo DEFERREI RDS THE HI IG PROPEF and external ob VERY STRO CE COME E TO GAIN WAS DONI	Foundation Slab Crawl Space Y Basement Infestation Inf	# 05031C004 ppraised in this representation of the problems 1 Bath(s) NCE. SQUA PPACE OR WA PUBLIC RECTED THE PROPER OR AND DOG E OUT THE GROM OWNER SSUMED FROM	Basement Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry dstove(s) # 884 Sc RE FOOTAGI ALL HEAT. W CORDS OR O CTY SHOWS S LIVE INSID GARBAGE. AND OWNER OM INFORMA	ERAL ARE Can Ga A Dri S Uare Feet of G E TAKEN F VINDOW AI BSERVATI DEFERRE DE WITH O' C'S BROTH TION KNO	Heating Type SPACE/FLR Fuel GAS Cooling Central NO Other WNDW AIR Storage None rage # of cars (Tot. ttach. etach. itin rport iveway urface cross Living Area Above Grade ROM COUNTY IR CONDITIONING ON ONLY. D MAINTENANCE. WNER AND ARE NOT

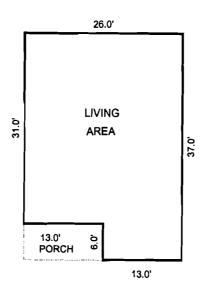
Size		did not reveal any prior	RY APPRA	hiect property fo	or the three years prior to the	ne effective date o	File No.: 10052007 If this appraisal.	
Date: Price Source(s):		TACCECOMENT REC	CRD OF OWNERSHI	<u> </u>				
Source(s): 2nd Prior Subject Sale/Transfer	Date:	Alle	alysis of Sale/Transfer Histor	ry: <u>N/A</u>				
Date	Price:							
Date								
Sale S		t Sale/Transfer						
SaleS COMPARISON APPROACH TO VALUE (if developed)								-
SALE S COMPARISON APPROACH TO VALUE (if developed)								
COMPARABLE SALE # 1		APPROACH TO VALUE (f developed) The	Calaa Camaaad	A			
Address 1201 W HUNTINGTON AVE	FEATURE	SUBJECT	COMPARABLE SA	Sales Compans	COMPARADI E	eloped for this ap		
JONESBORD JONE	Address 1201 W HU			1 <u>111 7 1</u>		PALE # 2		
County C	JONESBO	RO, AR 72401-2530						USE
Sale Price S								
Sade Price Sade S		1 <u>. — — — — — — — — — — — — — — — — — — —</u>				19,000		19.56
DEED BK 7427707 DEED BK 727793 DEED BK 736/136		· / · / · / · / · / · / · / · / · / · /						10,00
VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +() \$ Adjust DESCRIPTION +() \$ Adjust CASH NA NONE NA NONE NON								
Sales or Financing	VALUE ADJUSTMENTS							
Concessions				+(-) \$ Adjust.		+(-) \$ Adjust.		+(-) \$ Adju
Rights Appraised	•		1					
Date of Sale/Time	Rights Appraised			 		 		
URBAN	Date of Sale/Time							
13 ACRE 14 15 15 15 15 15 15 15	Location	 -				+		
	Site		.13 ACRE/SIM					
Design (Style) RANCH			RESIDENTIAL		RESIDENTIAL			
Actual Age					RANCH			
Condition							SIDING/F	
Total Bdrms Baths Total Bdrms Bdrm				<u>-2,000</u>		<u> </u>		-1,00
State Stat								
Researce Serving Area 884 sq.ft. 1,006 sq.ft1,000 988 sq.ft760 1,303 sq.ft2,01 sq. ft. sq. ft	Room Count							
Resement & Finished Rooms Below Grade N/A	Gross Living Area			-1 000		-750		2.00
Rooms Below Grade N/A						-700		
AVERAGE AVER		N/A	N/A					
inergy Efficient Items TYPICAL	Functional Utility		AVERAGE		AVERAGE			
Arage/Carport ON SITE PRKG 1 CARPORT -1,500 ON SITE PRKG ON SITE PRKG Orch/Patio/Deck PORCH PORCHES PORCH REPLACE NONE NONE NONE FIREPLACE -1,00 ENCE/STORAGE/ETC. NONE FENCE -500 PARTL WOOD FN -500 NONE Let Adjustment (Total)						-2,500	FLOOR/WNDW	
PORCHES PORCH REPLACE NONE NONE NONE FIREPLACE -1,00 ENCE/STORAGE/ETC. NONE FENCE -500 PARTL WOOD FN -500 NONE Let Adjustment (Total) Le								
REPLACE NONE NONE NONE FENCE -1,00 PARTL WOOD FN -500 NONE Let Adjustment (Total)								
ENCE/STORAGE/ETC. NONE FENCE -500 PARTL WOOD FN -500 NONE et Adjustment (Total) djusted Sale Price f Comparables Gross 16.7 % Gross 16.7 % 15.50 Gross 19.7 % 15.250 Gross 15.250 Gross 15.50 Gros						 		
let Adjustment (Total) House Hous						500		-1,00
djusted Sale Price Net	ENOUGH TOTAL CONTRACTOR	NONE	LITOL		PARIL WOOD FIN	-500	NONE	
djusted Sale Price Net								
djusted Sale Price Net								
Gross 16.7 % \$ 25,000 Gross 19.7 % \$ 15,250 Gross 20.5 % \$ 15,500 Unimary of Sales Comparison Approach SALES USED ARE THE MOST RECENT AND SIMILAR CONFIRMED IN TERMS OF LOCATION, AGE SIZE AND QUALITY AFTER A SEARCH OF PUBLIC AND MLS RECORDS. SITES ARE SIMILARLY VALUED. EFFECTIVE AGE REFLECTS CONDITION AND ADJUSTMENTS WERE MADE AT THE RATE OF 1% OF THE SALES PRICE FOR EACH YEAR OF EFFECTIVE AGE DIFFERENCE. AFTER APPROPRIATE ADJUSTMENTS THE RESULTING VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF				5,000		3,750		4,00
ummary of Sales Comparison Approach SALES USED ARE THE MOST RECENT AND SIMILAR CONFIRMED IN TERMS OF LOCATION, AGE SIZE AND QUALITY AFTER A SEARCH OF PUBLIC AND MLS RECORDS. SITES ARE SIMILARLY VALUED. EFFECTIVE AGE REFLECTS CONDITION AND ADJUSTMENTS WERE MADE AT THE RATE OF 1% OF THE SALES PRICE FOR EACH YEAR OF EFFECTIVE AGE DIFFERENCE. AFTER APPROPRIATE ADJUSTMENTS THE RESULTING VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF				ı				
SIZE AND QUALITY AFTER A SEARCH OF PUBLIC AND MLS RECORDS. SITES ARE SIMILARLY VALUED. EFFECTIVE AGE REFLECTS CONDITION AND ADJUSTMENTS WERE MADE AT THE RATE OF 1% OF THE SALES PRICE FOR EACH YEAR OF EFFECTIVE AGE DIFFERENCE. AFTER APPROPRIATE ADJUSTMENTS THE RESULTING VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF								15,50
REFLECTS CONDITION AND ADJUSTMENTS WERE MADE AT THE RATE OF 1% OF THE SALES PRICE FOR EACH YEAR OF EFFECTIVE AGE DIFFERENCE. AFTER APPROPRIATE ADJUSTMENTS THE RESULTING VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF			<u>ES USED ARE THE N</u>	MOST RECE	NT AND SIMILAR C	ONFIRMED !	N TERMS OF LOCAT	ION, AGE
FFECTIVE AGE DIFFERENCE. AFTER APPROPRIATE ADJUSTMENTS THE RESULTING VALUE RANGE IS BELIEVED TO PROVIDE A RELIABLE INDICATOR OF VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF								
A RELIABLE INDICATOR OF VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF								
	MARKET VALUE.		,,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>			<u> </u>		 -
							· 	
								
								
								

RESIDENTIAL SUMMARY APPRAISA	
COST APPROACH TO VALUE (if developed) The Cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and calculating the cost Approach was no Provide adequate information for replication of the following cost figures and Calculating the cost Approach was not provide adequate information for replication of the following cost figures and Calculating the cost Approach was not provide adequate information for the following cost figures and Calculating the cost Approach was not provide adequate information for the cost Approach was not provide adequate the cost Approach was not provide adequa	ot developed for this appraisal.
Support for the opinion of site value (summary of comparable land sales or other met	thods for estimating site value): SITE VALUE TAKEN FROM SALES,
MARKET EXTRACTION AND TAX ASSESSMENT RECORDS.	
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$ 7.000
Source of cost data:	OPINION OF SITE VALUE
Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ =\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ =\$
	Sq.Ft. @ \$ == \$ Sq.Ft. @ \$ == \$
Source of cost data: Quality rating from cost service: Comments on Cost Approach (gross living area calculations, depreciation, etc.):	=\$
	Garage/Carport Sq.Ft. @ \$ =\$ Total Estimate of Cost-New =\$
	Total Estimate of Cost-New =\$ Less Physical Functional External
	Depreciation =\$(
<u></u>	Depreciated Cost of Improvements =\$
:	"As-is" Value of Site Improvements =\$
<u></u>	=\$
Estimated Remaining Economic Life (if required):	Years INDICATED VALUE BY COST APPROACH =\$
INCOME APPROACH TO VALUE (if developed) Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM): N	not developed for this appraisal. N/A = \$ N/A Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM): N	
	
	f a Planned Unit Development.
Legal Name of Project: Describe common elements and recreational facilities:	
Describe common elements and recreational facilities:	
Indicated Value by: Sales Comparison Approach \$ 19,000 Cost Appro	each (if developed) \$ N/A Income Approach (if developed) \$ N/A
<u> </u>	UE WAS UTILIZED TO ESTABLISH AN OPINION OF MARKET VALUE.
	RIOR ACCESS COULD NOT BE GAINED. THE COST APPROACH IS
CONSIDERED MUCH LESS RELIABLE ON OLDER HOMES.	
	pecifications 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 l	
the following required inspection based on the Extraordinary Assumption that the	condition or deficiency does not require alteration of repair:
This report is also subject to other Hypothetical Conditions and/or Extraordinal	
Based on the degree of inspection of the subject property, as indicated by	pelow, defined Scope of Work, Statement of Assumptions and Limiting Conditions her specified value type), as defined herein, of the real property that is the subject
of this report is: \$ 19,000 as of:	OCTOBER 11 2007 which is the effective date of this appraisal
	is and/or Extraordinary Assumptions included in this report. See attached addended
A true and complete copy of this report contains <u>12</u> pages, including exhibit properly understood without reference to the information contained in the comple	its which are considered an integral part of the report. This appraisal report may not be
9 ' ' '	to topoli.
	netical Conditions Extraordinary Assumptions Narrative Addendum
★ Sketch Addendum	Addendum Additional Sales Cost Addendum
E-Mail: Address	
APPRAISER	SUPERVISORY APPRAISER (if required)
	or CO-APPRAISER (if applicable)
A STATE OF THE STA	
STATE	
RESIDENTIAL No. CROSSO.	Supervisory or
Appraiser Name: SUSAN DUDLEY: CROSSO	Co-Appraiser Name:
Company: SUSAN DUDLEY APPRAISAL SERVICE	Company:
Phone: 870-931-4002 Fax: 870-931-9922 F-Mail: susandudleyappraisal@suddenlink.net	Phone: Fax:
Date of Report (Signature): OCTOBER 18, 2007	Date of Report (Signature):
License or Certification #: CR0830 State: AR	License or Certification #: State:
Expiration Date of License or Certification: 6/30/2008 Inspection of Subject: Interior & Exterior Exterior Only Non	Expiration Date of License or Certification: le Inspection of Subject: Interior & Exterior Exterior Only None
# Insuection of Subject: Interior & Extenor DXI Extenor Univ Non	le Inspection of Subject: Interior & Exterior Exterior Only None

DDITIONA FEATURE	SUBJE		T		MPARABLE S		COME	PARABLE S	A1 E # E	TIE NO.	10052007	CALE # 0
Address 1201 W HU			820 1	W OA		7ALL # 4	COIVIE	PARABLE 5	ALE # 5	├	COMPARABL	SALE # 6
	RO, AR 7240		1	ESBC			1					
Proximity to Subject			27	miles			 			 		 -
Sale Price	\$	N/A	20000000000000000000000000000000000000		\$	24,500		\$		 		\$
Sale Price/GLA	\$	/sq.ft	. \$		81 /sq.ft.		\$	/sq.ft.		\$		Ψ
Data Source(s)	SITE VISIT		DEE		755/116		f	7-4/1		1	734.16.	
Verification Source(s)	COUNTY RE		PAR	#01-1	143241-12	900						
VALUE ADJUSTMENTS	DESCRIP	TION		DESCR	IPTION	+(-) \$ Adjust.	DESCRIP	PTION	+(-) \$ Adjust.		DESCRIPTION	+(-) \$ Ad
Sales or Financing	N/A		CON									- 1 (/ + / / 4
Concessions	N/A			E KN						l		
Rights Appraised	FEE SIMPLI	E		SIMP	LE							
Date of Sale/Time	N/A		8/7/2									
Location	URBAN		URB.									
Site	.30 ACRE +/			CRE/								
View	RESID/COM	<u>IM</u>		DENT	r <u>ial</u>							
	RANCH		RAN									
	WOOD SIDII	NG/F			ING/F	 						
	A60+ E30+			E25		-1,250						
Condition Above Grade	FAIR	D-#	FAIR			 	 	r = -				
Above Grade Room Count	Total Bdrms.	Baths	-	Bdrms		 	Total Bdrms.	Baths		Total	Bdrms. Baths	
Gross Living Area		1	5_	3_	1 1							
		884 sq.ft.			1,376 sq.ft.	-2,750		sq.ft.				.ft.
	NONE N/A		NON									
	N/A AVERAGE		N/A	246-								
	SPACE/WAL	-	-	RAGE		4				<u> </u>		
	SPACE/WAL	<u> </u>	TYPI		/NONE	-1,500						
	ON SITE PR	KG			PKC	 						+
	PORCH	שתו		ITE P CHES					<u>-</u>			+
	NONE		NON									+
	NONE		FENC			-500						
MOL/STORAGE/ETG.	NONE		FENC	<u>,</u>		500						
			<u> </u>									-
						 -						
et Adjustment (Total)												
	and a second] + [X . (c	6 000	<u> </u>					
			Ne		X - \$	6,000	+ [- \$		No] + [] - [3
djusted Sale Price	rison Approach		. Ne Gros	t	24.5 %		+ Net Gross	%			+	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rtson Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rtson Approach			t	24.5 %		Net	%			i %	
djusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	
ljusted Sale Price	rison Approach			t	24.5 %		Net	%			i %	

Building Sketch (Page - 1)

Borrower/Client			
Property Address 1201 W HUNTING	STON AVE		
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Sketch by Apex IV™

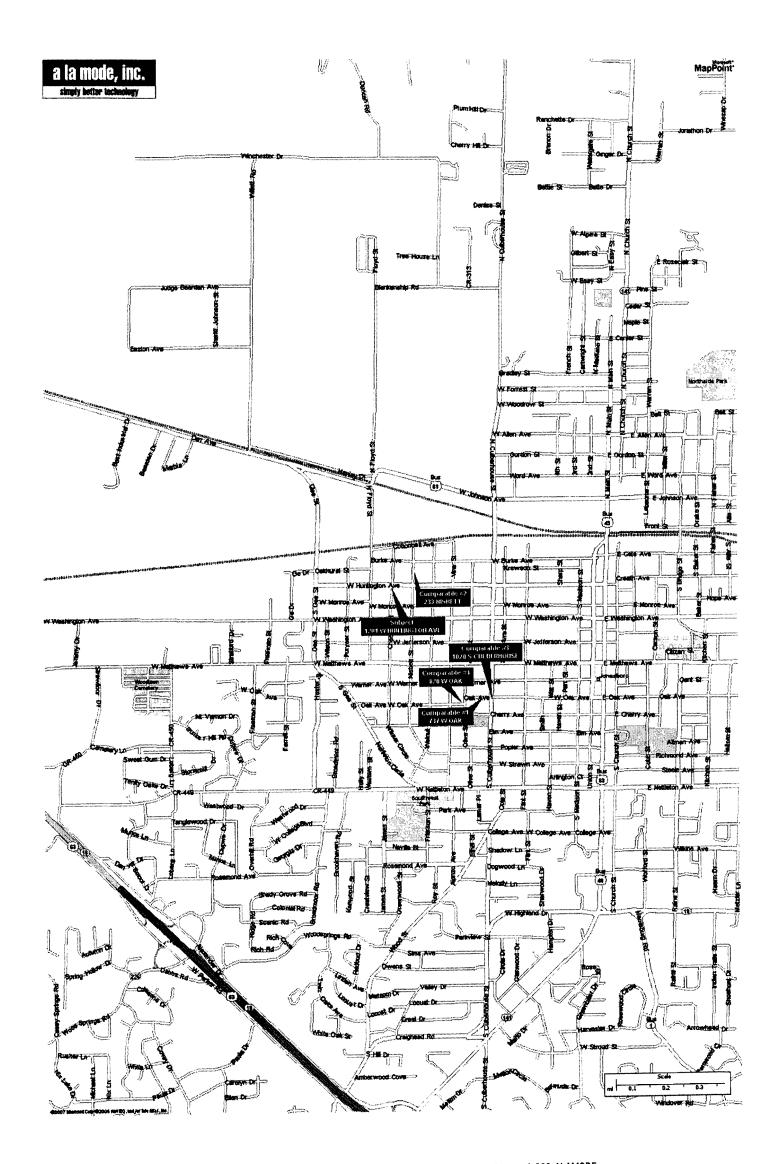
Comments: EXTERIOR DIMENSIONS TAKEN FROM TAX ASSESSMENT RECORDS.

	AREA CALCULA	TIONS SUMMARY	
Code	Description	Net Size	Net Totals
GLA1 P/P	First Floor Porch	884.0 78.0	884.0 78.0
Net	LIVABLE Area	(Rounded)	884

	G AREA BREA	AKDOWN Subtotals
	Bakaowii	- Submais
	x 37.0 x 31.0	481.0 403.0
2 Items	(Round	ed) 884

Location Map

Borrower/Client			
Property Address 1201 W HUNTING	STON AVE		
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Subject Photo Page

Borrower/Client			
Property Address 1201 W HUNTIN	GTON AVE		
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Subject Front

1201 W HUNTINGTON AVE

Sales Price N/A
Gross Living Area
Total Rooms

Total Rooms
Total Bedrooms
Total Bathrooms

Location URBAN

 View
 RESID/COMM

 Site
 .30 ACRE +/

 Quality
 WOOD SIDING/F

 Age
 A60+ E30+





Subject Street



Comparable Photo Page

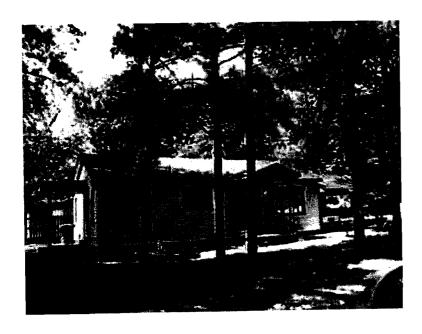
Borrower/Client			
Property Address 1201 W HUNTIN	GTON AVE		
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Comparable 1

737 W OAK

0.58 miles Prox. to Subject 30,000 Sale Price Gross Living Area 1,006 **Total Rooms** 5 **Total Bedrooms** 3 **Total Bathrooms** URBAN Location View RESIDENTIAL .13 ACRE/SIM Site Quality SIDING/F A60+ E22-25 Age



Comparable 2

233 NISBETT

0.11 miles Prox. to Subject 19,000 Sale Price Gross Living Area 988 **Total Rooms** 5 Total Bedrooms 2 **Total Bathrooms** Location **URBAN** RESIDENTIAL View Site .10 ACRE/SIM Quality VINYL SID/F A60+ E30 Age



Comparable 3

1020 S CULBERHOUSE

0.62 miles Prox. to Subject 19,500 Sale Price Gross Living Area 1,303 Total Rooms 5 Total Bedrooms **Total Bathrooms URBAN** Location RESIDENTIAL View .18 ACRE/SIM Site Quality SIDING/F A55+ E25 Age

Comparable Photo Page

Borrower/Client				
Property Address 1201 W HUNTINGTON AVE				
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530	
Lender CITY OF JONESBORO		_		



Comparable 4

0.55 miles

820 W OAK Prox. to Subject

Sale Price 24,500 Gross Living Area 1,376 Total Rooms 5 **Total Bedrooms** 3 **Total Bathrooms** URBAN Location RESIDENTIAL View Site .18 ACRE/SIM VINYL SIDING/F Quality Age A65+ E25

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