



APPRAISAL OF REAL PROPERTY

LOCATED AT:

104 N Allis St
PT Lot 2 Block 1 Stephenson's Addition City of Jonesboro
Jonesboro, AR 72401

FOR:

City of Jonesboro
300 S Church St
Jonesboro, AR 72401

AS OF:

07/16/2018

BY:

Preston King

Bob Gibson and Associates Inc.
P O Box 3071
420 W Jefferson, Suite A
Jonesboro, AR 72401

July 23, 2018

City of Jonesboro
300 S Church St
Jonesboro, AR 72401

Re: Property: 104 N Allis St
Jonesboro, AR 72401
Client: City of Jonesboro (CLIENT)
File No.:

Pursuant to your request, I have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows. To the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)).

The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached. The person (s) signing this report have the knowledge and experience to complete this assignment competently. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.


Preston King



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	104 N Allis St
	Legal Description	PT Lot 2 Block 1 Stephensons Addition City of Jonesboro
	City	Jonesboro
	County	Craighead
	State	AR
	Zip Code	72401
	Census Tract	0006.02
	Map Reference	27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Owner	
	Lender	City of Jonesboro
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	NA
	Price per Square Foot	\$ NA
	Location	Residential/Avg.
	Age	NA
	Condition	NA
	Total Rooms	NA
	Bedrooms	NA
	Baths	NA
APPRAISER	Appraiser	Preston King
	Date of Appraised Value	07/16/2018
VALUE	Final Estimate of Value	\$ 5,000

LAND APPRAISAL REPORT

File No.

IDENTIFICATION

Borrower City of Jonesboro (CLIENT) Census Tract 0006.02 Map Reference 27860
 Property Address 104 N Allis St
 City Jonesboro County Craighead State AR Zip Code 72401
 Legal Description PT Lot 2 Block 1 Stephenson's Addition City of Jonesboro
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 42 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client City of Jonesboro Address 300 S Church St, Jonesboro, AR 72401
 Occupant Vacant Land Appraiser Preston King Instructions to Appraiser Appraise to determine fair market value.

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 50% 1 Family 10% 2-4 Family 10% Apts. % Condo 15% Commercial
10% Industrial 5% Vacant %
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant 5 % Vacant
 Single Family Price Range \$ 2,000 to \$ 150,000 Predominant Value \$ 50,000
 Single Family Age 0 yrs. to 100+ yrs. Predominant Age 50 yrs.

Employment Stability	Good	Avg.	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound to the North by Johnson Ave., to the South by Washington Ave., to the East by Marion Berry Parkway, and to the West by Main St. The subject is located in the city limits of Jonesboro. It is located in a residential type area that has a mixture of single & multi family units as well as commercial & industrial. The neighborhood has older improvements and has been developed for many years. Marketability appears average to fair.

SITE

Dimensions See survey attached = 9,591 Sq. Ft. or Acres Corner Lot
 Zoning classification L-1 Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas Public Other (Describe) _____
 Water Public Other (Describe) _____
 San. Sewer Public Other (Describe) _____
 Underground Elect. & Tel. Other (Describe) _____

OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Asphalt
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights

Topo Flat
 Size 9,591 +/- sf
 Shape Rectangular
 View Residential
 Drainage Appears Adequate

Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No apparent adverse easements or encroachments noted during the physical inspection.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	104 N Allis St Jonesboro, AR 72401	316 N. Rogers Jonesboro, AR 72401	206 Miller St Jonesboro, AR 72401	322 N. Second Jonesboro, AR 72401
Proximity to Subject		0.48 miles NE	0.29 miles NW	0.60 miles NW
Sales Price	\$ N/A	\$ 5,500	\$ 5,000	\$ 5,000
Price Sq.Ft.	\$ 0	\$ 0.32	\$ 0.71	\$ 0.71
Data Source	Inspection/Tax Rec	Parcel #01-144172-10300	Parcel #01-144181-60500	Parcel #01-144182-14200
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	08/31/2015	04/25/2016	04/26/2016
Location	Residential/Avg.	Similar	Similar	Similar
Site/View	9,591 sf	16,988 sf/ Similar	7,000 sf/ Similar	7,000 sf/ Similar
Sales or Financing Concessions	N/A	None Known	None Known	None Known
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		Net % \$ 5,500	Net % \$ 5,000	Net % \$ 5,000

Comments on Market Data: Vacant land/lot sales were researched in order to find comparable properties that share similar characteristics with the subject. Based on research conducted, the sales selected appear to be the best available sales at this time for comparison with the subject. The sales selected share similar characteristics in regard to location, neighborhood characteristics, view, size, among others.

Comments and Conditions of Appraisal: See addenda for a summary of the subject and explanation of scope of work of assignment.

RECONCILIATION

Final Reconciliation: Three sales were selected for comparison and for adjustments on the sales grid. The sales selected are the best in regard to type of property and the features. Adjustments were made for the value adding characteristics that were determined from the market. See addenda for more explanation and comments.

I HEREBY CERTIFY THAT THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF July 16, 2018 to be \$ 5,000

The market data analysis approach was conducted based off of similar land/lot sales as the subject. Adjustments were made for characteristics that each contain and were reconciled from these values.

Preston King CR3948 Did Did Not Physically Inspect Property
 Appraiser(s) Review Appraiser (if applicable)

[Y2K]

Supplemental Addendum

File No.

Owner				
Property Address	104 N Allis St			
City	Jonesboro	County	Craighead	State AR Zip Code 72401
Lender	City of Jonesboro			

Scope of Work:

This report has been prepared for the referenced client. The report has been performed to assist the client with a determination of market value and for this reason only. No other use or client is identified. If this report is placed in the hands of anyone other than the client, the 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 of subject site from public street. Pictures of the site and street were taken and can be found in this report. The MLS, local public records, as well as local comp services were researched for comparable sales in the neighborhood. Those used were deemed the best available. The comparable sales were compared to the subject and adjustments in value were made as deemed appropriate. An opinion of value was then rendered based on the data available. This report is an appraisal and not an environmental inspection.

I have not checked the land records for recorded easements & did not note any apparent adverse easements or encroachments. Any easements, encroachments, restrictions, covenants, etc uncovered through a title search, legal opinion, or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

Digital Signature:

This appraisal report contains digital signatures that meet the requirements of Statement on Appraisal Standards No.8 (SMT-8). The software programs used to transfer the report electronically provide digital signature security features for the appraiser signing the report. The appraiser that has signed (affixed an electronic signature) to this report has ensured that the electronic signature(s) is protected and the appraiser has maintained control of the signature. Per SMT-8 of the Uniform Standards of Professional Appraisal Practice, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an original ink signature on a paper copy report.

Digital Images:

Digitized images, such as photographs, maps, exhibits, etc., contained in this report, are unaltered from their original likeness. Digital images, however, may have been modified for formatting, brightness, or resolution. These modifications are made only to reduce file size or enhance readability and do not manipulate the original likeness.

Summary of Subject Property:

The subject property is a 9,591 +/- sf or 0.22 +/- acre vacant lot that is located in the city limits of Jonesboro. The property is located in an area that has a mixture of residential, commercial & industrial uses. The subject is currently zoned I-1, but the immediate block has residential improvements. The subject can be accessed from Allis St. as well as Aggie Rd. It lies at the corner of these two city maintained roadways. The marketability of the subject is fair based on the industrial type views and railroad tracks that are in close proximity. The shape of the subject is rectangular and appears adequate sized for future development. The topography of the land is relatively flat with a gentle slope. It appears the drainage is adequate. It is assumed that most public utilities can be accessed at the subject site. The subject can be compared to similar type lots in the market area that share neighborhood characteristics, size, amenities, views, marketability and access, among others. The best lots sales available were used and were placed in the grid in the form.

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: 104 N Allis St, Jonesboro, AR 72401

APPRAISER
 Signature: 
 Name: Preston King
 Date Signed: 07/20/2018
 State Certification #: CR3948
 or State License #: _____
 State: AR
 Expiration Date of Certification or License: 06/30/2019



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

Owner	File No.		
Property Address	104 N Allis St		
City	Jonesboro	County	Craighead
		State	AR
		Zip Code	72401
Lender	City of Jonesboro		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 4-6 Months

Comments on Appraisal and Report Identification
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The appraiser has not appraised or conducted any appraisal business for the subject property within the last three years. The appraisal is made restricted to the stated client's use only and no other user is identified. The use of the appraisal is for a fair market value opinion and for no other reason or purpose.

APPRAISER:

Signature: [Handwritten Signature]

Name: Preston King

Certified Residential

State Certification #: CR3948

or State License #: _____

State: AR Expiration Date of Certification or License: 06/30/2019

Date of Signature and Report: 07/20/2018

Effective Date of Appraisal: 07/16/2018

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 07/16/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

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.

Photograph Addendum

Owner							
Property Address	104 N Allis St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Lender	City of Jonesboro						



Subject Site



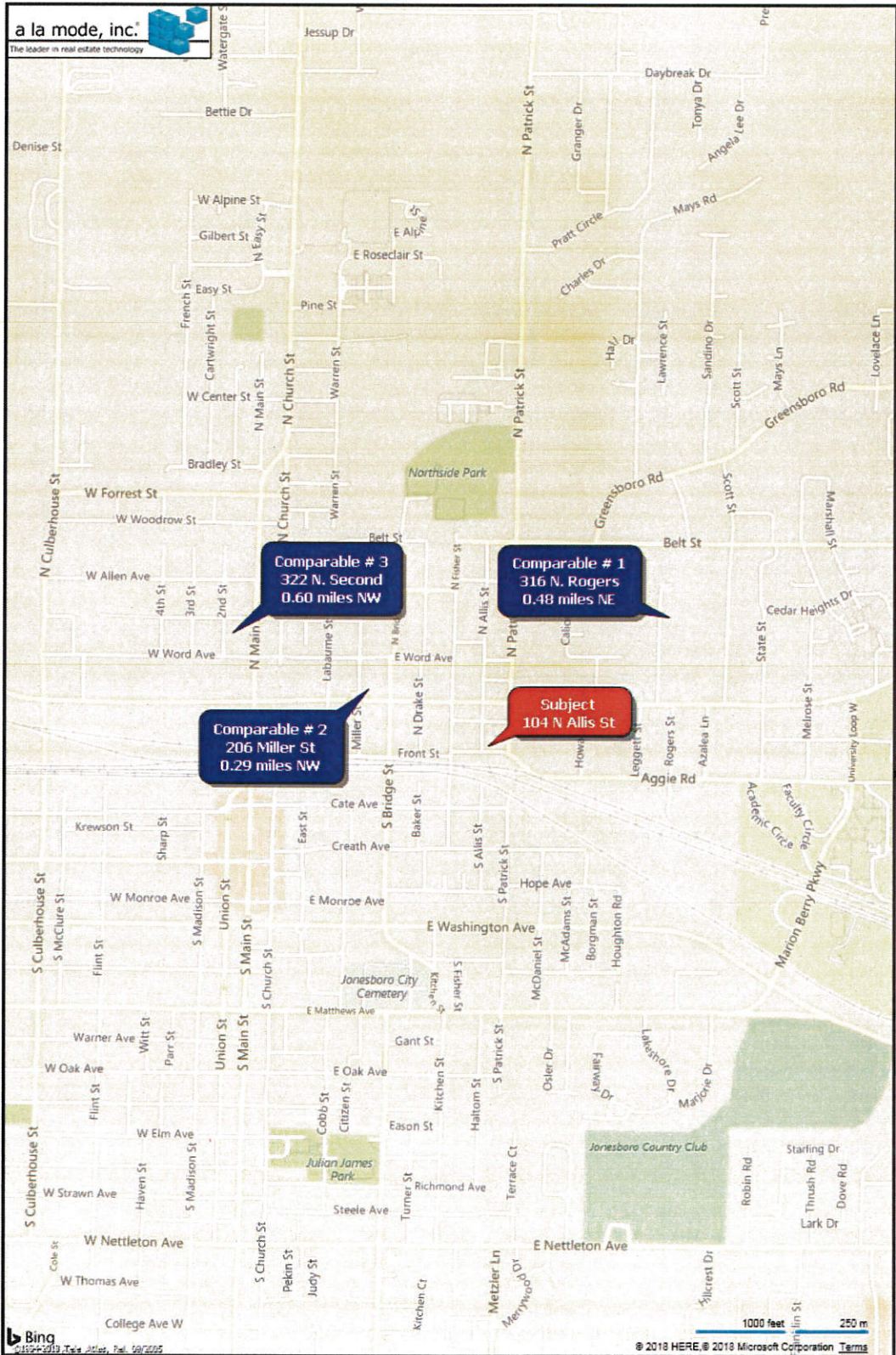
Street View



Subject Site

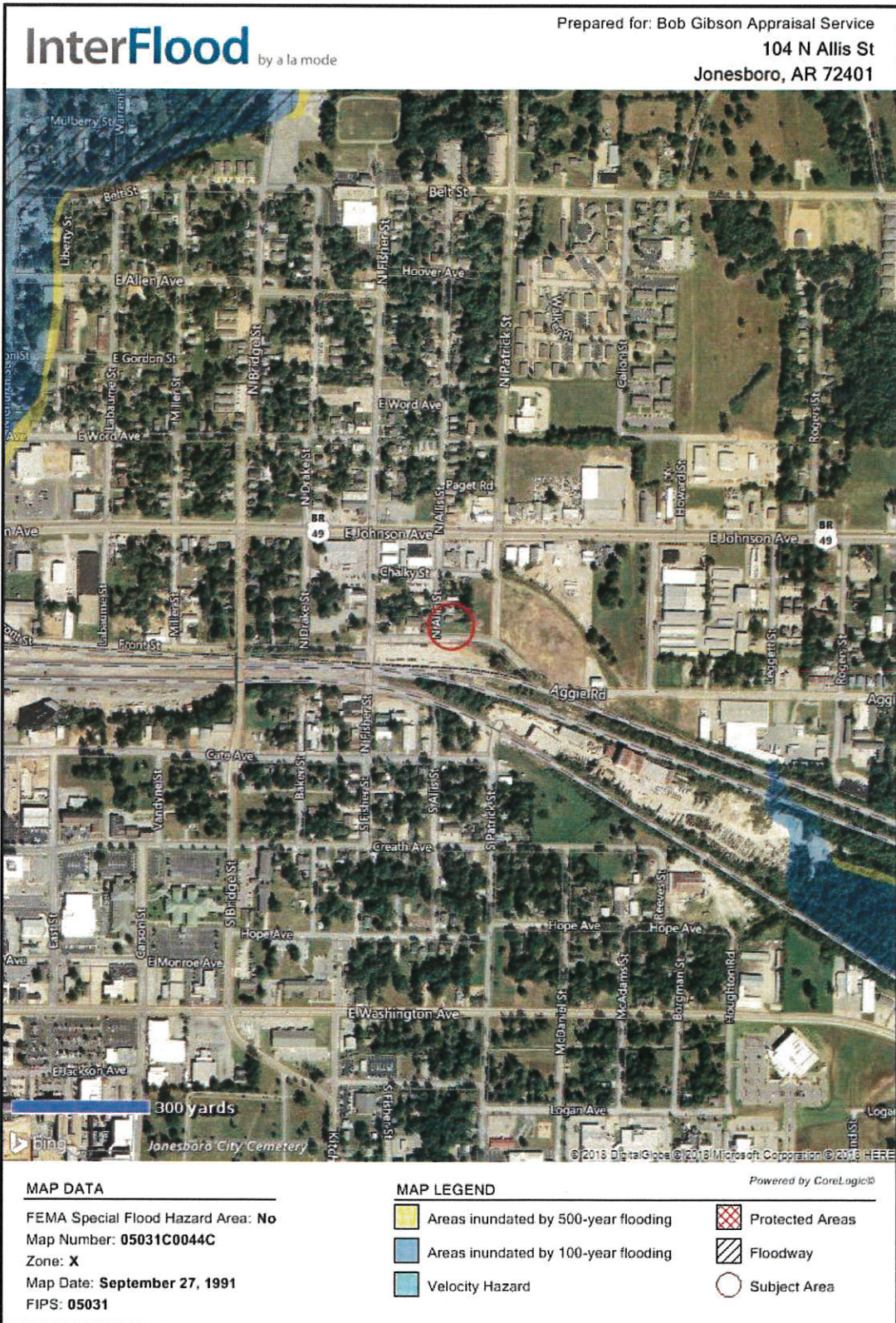
Comparable Sales Map

Owner							
Property Address	104 N Allis St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Lender	City of Jonesboro						



Flood Map

Owner			
Property Address	104 N Allis St		
City	Jonesboro	County	Craighead
Lender	City of Jonesboro	State	AR
		Zip Code	72401



Location Map

Owner							
Property Address	104 N Allis St						
City	Jonesboro	County	Craighead	State	AR	Zip Code	72401
Lender	City of Jonesboro						



Parcel Card - Page 1

7/22/2018 ARCountyData.Com - Parcel Detail Report Created: 7/22/2018 8:04:50 PM

Parcel Detail Report

Basic Information

Parcel Number: 01-144181-36700
 County Name: Craighead County
 Mailing Address: HUNT JAMES DOYLE JR ETAL
 PO BOX 17054
 JONESBORO AR 72043
 Property Address: HUNT JAMES DOYLE JR ETAL
 JONESBORO, AR
 Billing Address: HUNT JAMES DOYLE JR ETAL
 PO BOX 17054
 JONESBORO, AR 72043

Total Acres: 0.00
 Timber Acres: 0.00
 Sec-Tw p-Rng: 18-14-04
 Lot/Block: PT 2/1
 Subdivision: STEPHENSONS ADD
 Legal Description: STEPHENSONS ADD W1/2 LOT 2
 School District: J.B.JONESBORO CITY
 Homes lead Parcel?: No
 Tax Status: Taxable
 Over 65?: No

Land Information

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
RESHS	1 lots (7,350 sqft)	150	150	49	49	

Valuation Information

Entry	Appraised	Assessed
Land:	5,000	1,000
Improvements:	0	0
Total Value:	5,000	1,000
Taxable Value:		1,000
Millage:		0.0422
Estimated Taxes:		\$42.20
Assessment Year:		2017

Tax Information

Year	Book	Tax Owed	Tax Paid	Balance
2016	Delinquent	\$42.20	-\$42.20	\$0.00

Receipts

Receipt #	Book	Tax Year	Receipt Date	Cash Amt	Check Amt	Credit Amt	Total
1003573	Delinquent	0	5/3/2018	\$0.00	\$861.53	\$0.00	\$861.53

<https://www.arcountydata.com/parcel.asp?item=6E2796&parceldetail=ncorral&CountyCode=CRATAX> 1/2

Parcel Card - Page 2

7/22/2018 ARCountyData.Com - Parcel Detail Report

Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
2/11/2008		O LATOURETTE	HUNT JR ETAL	767	323	FD(FIDUCIARYS DEED)

<https://www.arcountydata.com/parcel.asp?Item=6E2795&parceldetail=noarial&CountyCode=CRATAX>

2/2

Preston King Qualifications

QUALIFICATIONS OF PRESTON J. KING

POSITION:

State Certified Residential Appraiser, CR 3948
 Bob Gibson & Associates
 420 W. Jefferson Ave., Jonesboro, AR 72401
 W: (870) 932-5206
 C: (870) 847-2375
 ucprestonking@gmail.com

PROFESSIONAL EXPERIENCE:

State Registered Appraiser	December 2013 – October 2017
State Certified Residential Appraiser	October 2017 – Present
Licensed Real Estate Agent	May 2013 – March 2017
Licensed Real Estate Broker	March 2017 – Present

EDUCATION:

B.S. Degree in Business Finance from Arkansas State University in December 2012
 B.S. Degree in Accounting from Arkansas State University in May 2014
 Real Estate Licensing 60 hours; Kelton Schools, Jonesboro AR, 2013
 Basic Appraisal Principles, 30 hours, McKissock Online, 2013
 Basic Appraisal Procedures, 30 hours, McKissock Online, 2013
 USPAP, 15 hours, Appraisal Institute, Little Rock AR 2013
 Post Licensing 18 hours, Northeast Arkansas Real Estate School, Jonesboro AR 2014
 Residential Report Writing, RCI Enhancements, Russellville, AR 2014
 Income Approach, RCI Enhancements, Russellville, AR 2015
 The FHA Appraisal Course, Jacksonville, AR 2015
 Sales Comparison Approach, 15 hours, RCI Enhancements, Russellville, AR 2015
 Cost Approach & Site Valuation, 15 hours, McKissock Online, 2015
 2016-2017 USPAP update, 7 hours, RCI Enhancements, Russellville, AR 2015
 Advanced Residential Applications & Case Studies, McKissock Online, 2016
 General Sales Comparison "B", 15 hours, RCI Enhancements, Russellville, AR 2017
 Appraisal Subject Matter Electives, McKissock Online, 2017
 2018-2019 USPAP update, 7 hours, RCI Enhancements, Jonesboro, AR 2018

CERTIFICATIONS AND DESIGNATIONS:

State Certified Residential Appraiser, CR 3948

Preston King License

STATE OF ARKANSAS



APPRAISER LICENSING & CERTIFICATION BOARD

Attest That

Preston J King

On this date was certified as a

STATE CERTIFIED RESIDENTIAL APPRAISER

The Arkansas Appraiser Licensing and Certification Board hereby affirms that this Certificate is issued in accordance with all the requirements of Arkansas Code Annotated, Section § 17-14-101 et seq., and subsequently adopted "Rules and Regulations" and shall remain in force when properly supported by a current pocket identification card.

10/5/2017

Date Issued

CR-3948

Certificate Number

Chairman, AAI & CB

James M. Allen

Preston King Certification



**ARKANSAS
APPRAISER LICENSING &
CERTIFICATION BOARD**
This is to certify that
Preston King

License #: CR 3948

**has complied with the requirements of
Arkansas Code Section §17-14-201 et seq,; and
is the holder of a valid certificate.
This card is for identification purposes only.**

6/30/2019

Handwritten signature of Shannon Mueller in cursive.

Expiration Date

Chairman