LAND APPRAISAL REPORT

wer Client: C	ity of longehoro			Cancile	Tract <u>120115-00</u> M	lan Reference 27860	1
operty Address Sh		to acknow.			11act <u>1201 15-00</u> IF	ap neitrence 2700c	,
City <u>Jonesboro</u>		County Ci	raighead	State	AR	Zip Code <u>72401</u>	
Legal Description <u>Lo</u>							
Sale Price \$ NA	Date of S				hts Appraised 🔀 For concessions NA	ee L Leasehold	De Minimis PUD
Actual Real Estate Tax Lender/Client City		Loan charges to be par	-		nington, Jonesboro,	AR 72401	
Occupant Vacant		raiser Bob Gibson, CG024			Value amount of ta		
				<u> </u>			
Location	⊠ Urban		Rural			Good	Avg. Fair Poor
Built Up	Over i	=	Under		Employment Stability Convenience to Employr	ment -	
Growth Rate X Property Values] Fully Dev. 🔲 Rapid Increa	<u> </u>	Declir		Convenience to Employi Convenience to Shoppin	_	
Demand/Supply	Short	<u> </u>	=		Convenience to Schools		
Marketing Time	=	r 3 Mos. 🔀 4-6 Mos.	=	,,,,	Adequacy of Public Tran		
		·	_% Condo <u>5</u> % C		Recreational Facilities		
		/acant%			Adequacy of Utilities	닏	
Change in Present Lar				` ' '	Property Compatibility Protection from Detrime	ntal Conditions	
Predominant Occupan	(*) From _ CV		5 % Vaca		Police and Fire Protectio	=	
Predominant Occupancy					Protection from Detrimental Conditions Police and Fire Protection General Appearance of Properties		
Single Family Age	· — —		inant Age		Appeal to Market		
				<u>L_</u>			
		or unfavorable, affecting marketa					by Nettleton,
to the east by Ma	in St., to the south t	by Highland Dr. and to the	west by Cuide	nouse. No ne	gative influences n	Olea.	
							
Dimensions See Lo			= _		Į. Ft. or Acres	Corne	
	R-1 Single Family		<u> </u>	Present improve	ments 🖾 do 🗌	do not conform to zon	ing regulations
Highest and best use	Present use	Other (specify)	NITC T	Clonina			
Public Elec. 🔀	Other (Describe)	OFF SITE IMPROVEME Street Access Public [,	Sloping Average			· ·
Gas		Surface Asphalt		Rectangular	_		
Water 🔀		Maintenance Public [Average-Resid			
San. Sewer	** <u> </u>			ge Average			
	derground Elect. & Tel.		eet Lights is the p	property located in	a HUD Identified Specia		🔀 No 🗌 Yes
		apparent adverse easements, encroa	achments, or other adv	verse conditions):	No apparent ac	<u>dverse easements</u>	or
encroachments n	oted during the phys	sical inspection.					
The undersigned has r	ecited three recent sales	of properties most similar and pr	roximate to subject a	and has considered	I these in the market an	alvsis. The description is	ncludes a dollar
adjustment reflecting m	arket reaction to those it	of properties most similar and pr ems of significant variation betwe	en the subject and	comparable proper	ties. If a significant item	in the comparable pro	perty is superior
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