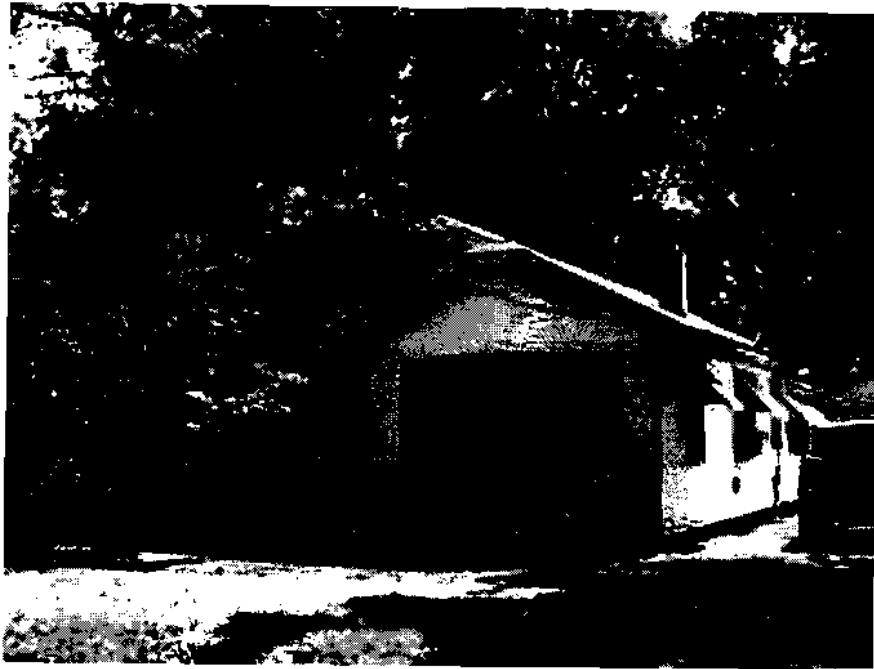


SUSAN DUDLEY APPRAISAL SERVICE



DATE

OCTOBER 11, 2007

SUBJECT

1203 W HUNTINGTON AVE
LOT 2, SACHS SUBDIVISION
JONESBORO, AR 72401-2530

CLIENT

CITY OF JONESBORO
515 W WASHINGTON, JONESBORO, AR 72401

RESIDENTIAL APPRAISAL REPORT

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SUPPLEMENTAL ADDENDUM

File No. 10032007

Borrower/Client			
Property Address 1203 W HUNTINGTON AVE			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			

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 ground level readily accessible by foot from the exterior of the perimeter of the subject improvements with an interior walk through of the livable space of the subject improvements readily accessible by foot and not obscured from observation. Crawl space and attic areas were not accessed unless stated otherwise in this report. Uninhabited space including garages, storage areas, deck and porch areas observed during exterior observation. Pictures of the front, rear and street were taken. The livable area was measured according to ANSI Standards Z765-2003 titled "American National Standard for Single-Family Residential Buildings," Square-Footage Method for Calculating. Livability is defined as suitable for habitation in the condition observed at the time of the complete visual inspection.

A cost approach was completed, using Marshall & Swift Residential Valuation Service and/or local building costs as resources. The MLS and public records were researched for comparable sales in the subdivision and immediate neighborhood. 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. The approaches to value were reconciled and an opinion of value was determined 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 INFORMATION	Subject Address	1203 W HUNTINGTON AVE
	Legal Description	LOT 2, SACHS SUBDIVISION
	City	JONESBORO
	County	CRAIGHEAD
	State	AR
	Zip Code	72401-2530
	Census Tract	05031-0002.00-1
	Map Reference	MSA 27860
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower / Client	
	Lender	CITY OF JONESBORO
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,223
	Price per Square Foot	\$
	Location	URBAN
	Age	A50+ E22-25
	Condition	AVERAGE
	Total Rooms	6
	Bedrooms	3
	Baths	1
APPRAISER	Appraiser	SUSAN DUDLEY CR0830
	Date of Appraised Value	OCTOBER 11, 2007
VALUE	Final Estimate of Value	\$ 52,500

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 10032007

Property Address: **1203 W HUNTINGTON AVE** City: **JONESBORO** State: **AR** Zip Code: **72401-2530**
 County: **CRAIGHEAD** Legal Description: **LOT 2, SACHS SUBDIVISION**

Assessor's Parcel #: **01-143134-43300** Tax Year: **2007** R.E. Taxes: **\$ 264.71** Special Assessments: **\$ N/A**
 Current Owner of Record: **VERLON & JANET GARMAN** Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ per year per month
 Market Area Name: **N/A** Map Reference: **MSA 27860** Census Tract: **05031-0002.00-1**

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: **PROPOSED DRAINAGE PROJECT**
 Intended User(s) (by name or type): **CITY OF JONESBORO ENGINEERING DEPARTMENT**
 Client: **CITY OF JONESBORO** Address: **515 W WASHINGTON, JONESBORO, AR 72401**
 Appraiser: **SUSAN DUDLEY CR0830** Address: **1817 ELLEN DRIVE, JONESBORO, AR 72404**

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing PRICE AGE	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 50	\$ (000) (yrs)	One-Unit 85%	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 50	25 Low 40	2-4 Unit 3%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	60 High 70	Multi-Unit 2%	* To:
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	40-50 Pred 50+	Comm'l 10%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.				

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **MARKET CONDITIONS APPEAR TO BE IN BALANCE. INTEREST RATES REMAIN FAVORABLE AND MOST FINANCING IS CONVENTIONAL, FHA AND VA. IT IS NOT UNCOMMON FOR SELLERS TO PAY ALL OR A PORTION OF BUYER'S CLOSING AND SETTLEMENT COSTS.**

PROPERTY IS BOUNDED ON THE NORTH BY BURKE; ON THE SOUTH BY MONROE; ON THE EAST BY CHESTNUT; AND ON THE WEST BY PURYEAR.

Dimensions: **75 X 175** Site Area: **.30 ACRE** Corner Lot Cul de Sac

Zoning Classification: **R-2** Description: **UP TO FOUR FAMILY ALLOWANCE** Topography: **LEVEL**
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning Size: **AVERAGE**

Utilities	Public	Other	Description	Off-site Improvements	Type	Public	Private	Shape
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RECTANGULAR
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UNKNOWN
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RESIDENTIAL/COMM
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	ELECTRIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TYPICAL
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **05031C0043C** FEMA Map Date **9/27/1991**
 Highest & Best Use as improved: Present use, or Other use (explain)
 Actual Use as of Effective Date: **SINGLE FAMILY RESIDENTIAL** Use as appraised in this report: **SINGLE FAMILY RESIDENTIAL**
 Summary of Highest & Best Use: **PRESENT USE, AS IMPROVED**

Site Comments: **SITE IS TYPICAL OF MANY IN AREA. THERE ARE DRAINAGE PROBLEMS IN THE GENERAL AREA.**

General Description	Exterior Description	Foundation	Basement	Heating
# of Units ONE <input type="checkbox"/> Acc. Unit	Foundation CONC BLOCK	Slab NO	Area Sq. Ft. <input checked="" type="checkbox"/> None	Type SPACE/WALL
# of Stories ONE	Exterior Walls VINYL SIDING	Crawl Space YES	% Finished	Fuel GAS
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface COMP SHGLE	Basement NONE	Celling	Cooling
Design (Style) RANCH	Gutters & Dwnspts. NONE	Sump Pump <input type="checkbox"/>	Walls	Central NO
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type SP/WOOD	Dampness <input type="checkbox"/>	Floor	Other WNDW AIR
Actual Age (Yrs.) 50+	Storm/Screens NO/YES	Settlement	Outside Entry	
Effective Age (Yrs.) 22-25		Infestation		

Interior Description	Appliances	Attic	Amenities	Car Storage
Floors CARPET/VINY/LA	Refrigerator <input checked="" type="checkbox"/> None	None <input type="checkbox"/>	Fireplace(s) #	Garage # of cars (3 Tot.)
Walls PANELING/A	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio	Attach. _____
Trim/Finish WOOD/A	Disposal <input type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>	Deck	Detach. _____
Bath Floor VINY/LA	Dishwasher <input type="checkbox"/>	Scuttle <input type="checkbox"/>	Porch COVERED	Btt.-In _____
Bath Wainscot MARLITE/A	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence	Carport 2
Doors WOOD PANEL/A	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool	Driveway 1
	Washer/Dryer <input checked="" type="checkbox"/> Finished	Finished <input type="checkbox"/>	STG BLG 12 X 16 VINYL	Surface CHAT

Finished area above grade contains: **6** Rooms **3** Bedrooms **1** Bath(s) **1,223** Square Feet of Gross Living Area Above Grade
 Additional features: **SECURITY SYSTEM ABOUT 3 YEARS OLD. BATH REDONE IN 1995. ROOF ALMOST 3 YEARS OLD. WATER HEATER APPROXIMATELY 4 YEARS OLD. DETACHED CARPORT ABOUT 14 YEARS OLD.**

Describe the condition of the property (including physical, functional and external obsolescence): **THE PROPERTY APPEARS TO BE IN AVERAGE CONDITION FOR A PROPERTY OF THIS AGE AND IN RESPECT TO OTHERS IN THE NEIGHBORHOOD. IT APPEARS TO HAVE BEEN ADEQUATELY MAINTAINED. NO SIGNIFICANT DEFERRED MAINTENANCE WAS OBSERVED.**



RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 10032007

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

Data Source(s): **TAX ASSESSMENT RECORD OF OWNERSHIP**

1st Prior Subject Sale/Transfer	Analysis of Sale/Transfer History: N/A
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1203 W HUNTINGTON AVE JONESBORO, AR 72401-2530	640 W WARNER JONESBORO	616 W MONROE JONESBORO	710 CHESTNUT JONESBORO
Proximity to Subject		0.62 miles	0.52 miles	0.24 miles
Sale Price	\$ N/A	\$ 56,000	\$ 49,000	\$ 55,000
Sale Price/GLA	\$ /sq.ft.	\$ 51.28 /sq.ft.	\$ 40.60 /sq.ft.	\$ 57.29 /sq.ft.
Data Source(s)	SITE VISIT	DEED BK 744/521	DEED BK 757/189	DEED BK 755/7
Verification Source(s)	COUNTY REC	PAR #01-144192-33500	PAR #01-144183-21300	PAR #01-143134-33500
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.
Sales or Financing Concessions	N/A	CONVEN NONE KNOWN	NONE KNOWN	CONVEN NONE KNOWN
Rights Appraised	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Date of Sale/Time	N/A	3/21/2007	9/6/2007	8/6/2007
Location	URBAN	URBAN	URBAN	URBAN
Site	.30 ACRE +/-	.26 ACRE/SIM	.17 ACRE/SIM	.17 ACRE/SIM
View	RESID/COMM	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Design (Style)	RANCH	RANCH	RANCH	RANCH
Quality of Construction	VINYL SIDING/A	VINYL SIDING/A	SIDING/A	VINYL SIDING/A
Actual Age	A50+ E22-25	A69 E20-22	A60+ E22-25	A55+ E20
Condition	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 1	5 2 1	5 3 1	5 2 1
Gross Living Area	1,223 sq.ft.	1,092 sq.ft.	1,207 sq.ft.	960 sq.ft.
Basement & Finished Rooms Below Grade	NONE	NONE	NONE	NONE
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	SPACE/WALL	CENTRAL	CENTRAL	CENTRAL
Energy Efficient Items	TYPICAL	TYPICAL	TYPICAL	TYPICAL
Garage/Carport	DET 2 CARPORT	1 CARPORT	NONE	DET 2 GARAGE
Porch/Patio/Deck	PORCH/PATIO	PORCH	GLSD POR/POR	GLSD POR/PATIO
FIREPLACE	NONE	NONE	FIREPLACE	NONE
FENCE/STORAGE/ETC.	STORAGE BLDG	NONE	STG BLDG/FENCE	STG BG/FENCE
EXTRAS	SEC SYSTEM	NONE	NONE	NONE
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,500
Adjusted Sale Price of Comparables		Net 1.8% Gross 16.1% \$ 57,000	Net 2.0% Gross 16.3% \$ 48,000	Net 2.7% Gross 21.8% \$ 53,500

Summary 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 MARKET VALUE.**

Indicated Value by Sales Comparison Approach \$ **52,500**

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: 10032007

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.
 Provide adequate information for replication of the following cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **SITE VALUE TAKEN FROM SALES, MARKET EXTRACTION AND TAX ASSESSMENT RECORDS.**

COST APPROACH	ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	7,500
	Source of cost data: MARSHALL & SWIFT RESIDENTIAL COST MANUAL	DWELLING	1,223 Sq.Ft. @ \$ 59.48	= \$ 72,744
	Quality rating from cost service: AVG Effective date of cost data: 12/2006		Sq.Ft. @ \$	= \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	= \$
			Sq.Ft. @ \$	= \$
	ADDITIONAL COST FIGURES TAKEN FROM LOCAL BUILDING COST DATA.		Sq.Ft. @ \$	= \$
			Sq.Ft. @ \$	= \$
		Garage/Carport	498 Sq.Ft. @ \$ 11.38	= \$ 5,667
		Total Estimate of Cost-New		= \$ 78,411
		Less Physical	Functional	External
	Depreciation	28,753		= \$(28,753)
	Depreciated Cost of Improvements			= \$ 49,658
	"As-is" Value of Site Improvements			= \$ 2,500
				= \$
				= \$
Estimated Remaining Economic Life (if required):	38 Years	INDICATED VALUE BY COST APPROACH	= \$	59,658

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.
 Estimated Monthly Market Rent \$ **N/A** X Gross Rent Multiplier **N/A** = \$ **N/A** Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM): **N/A**

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.
 Legal Name of Project:
 Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ **52,500** Cost Approach (if developed) \$ **59,658** Income Approach (if developed) \$ **N/A**
 Final Reconciliation **THE SALES COMPARISON AND COST APPROACHES TO VALUE WERE UTILIZED TO ESTABLISH AN OPINION OF MARKET VALUE. LEAST WEIGHT GIVEN TO THE COST APPROACH AS IT IS CONSIDERED MUCH LESS RELIABLE ON OLDER HOMES.**

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:
 This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **52,500**, as of: **OCTOBER 11, 2007**, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

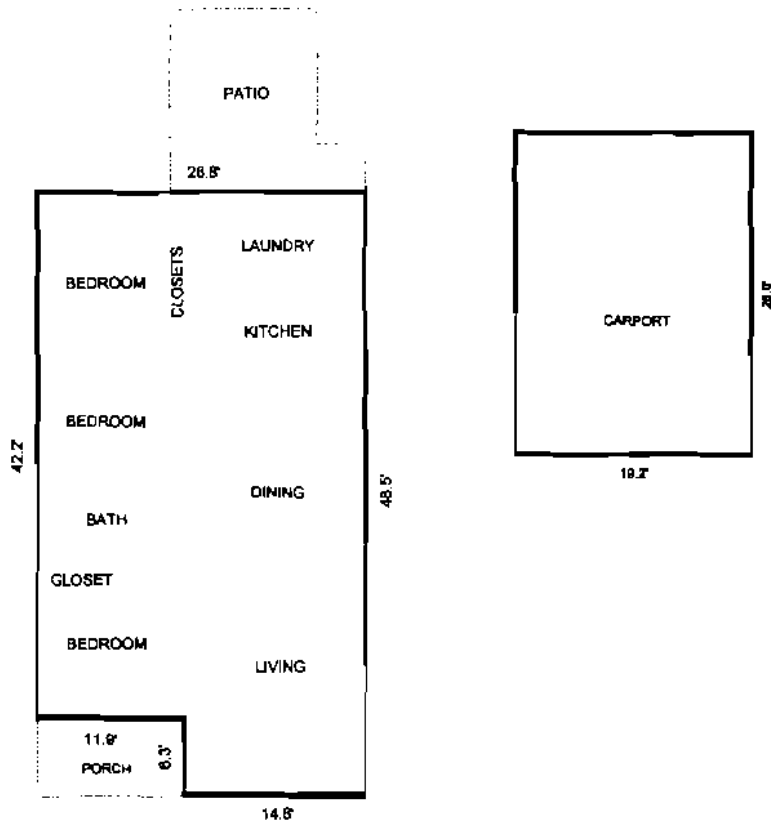
A true and complete copy of this report contains **13** pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.
 Attached Exhibits:
 Scope of Work Limiting Cond./Certifications Hypothetical Conditions Extraordinary Assumptions Narrative Addendum
 Sketch Addendum Location Map(s) Flood Addendum Additional Sales Cost Addendum
 Manuf. House Addendum SUMMARY SHEET PHOTO ADDENDUM

Client Contact: **HARRY HARDWICK** Client Name: **CITY OF JONESBORO**
 E-Mail: Address: **515 W WASHINGTON, JONESBORO, AR 72401**

<p>APPRAISER</p> <p><i>Susan Dudley</i> Appraiser Name: SUSAN DUDLEY, CR0830 Company: SUSAN DUDLEY APPRAISAL SERVICE Phone: 870-931-4002 Fax: 870-931-9922 E-Mail: susandudleyappraisal@suddenlink.net Date of Report (Signature): OCTOBER 18, 2007 License or Certification #: CR0830 State: AR Expiration Date of License or Certification: 6/30/2008 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: OCTOBER 11, 2007</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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Building Sketch (Page - 1)

Borrower/Client				
Property Address 1203 W HUNTINGTON AVE				
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530	
Lender CITY OF JONESBORO				



Sketch by Apex IV™

Comments: INTERIOR ROOM PLACEMENT NOT TO SCALE. THEY ARE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY. SQUARE FOOTAGE DETERMINED BY EXTERIOR DIMENSIONS.

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLAL	First Floor	1222.9	1222.9
P/P	COVERED FRONT PORCH	74.5	
	PATIO	196.0	270.5
GAR	CARPORT	498.3	498.3
Net LIVABLE Area		(Rounded)	1223

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
14.8	x	48.5	719.4
11.9	x	42.2	503.5
2 Items			(Rounded) 1223

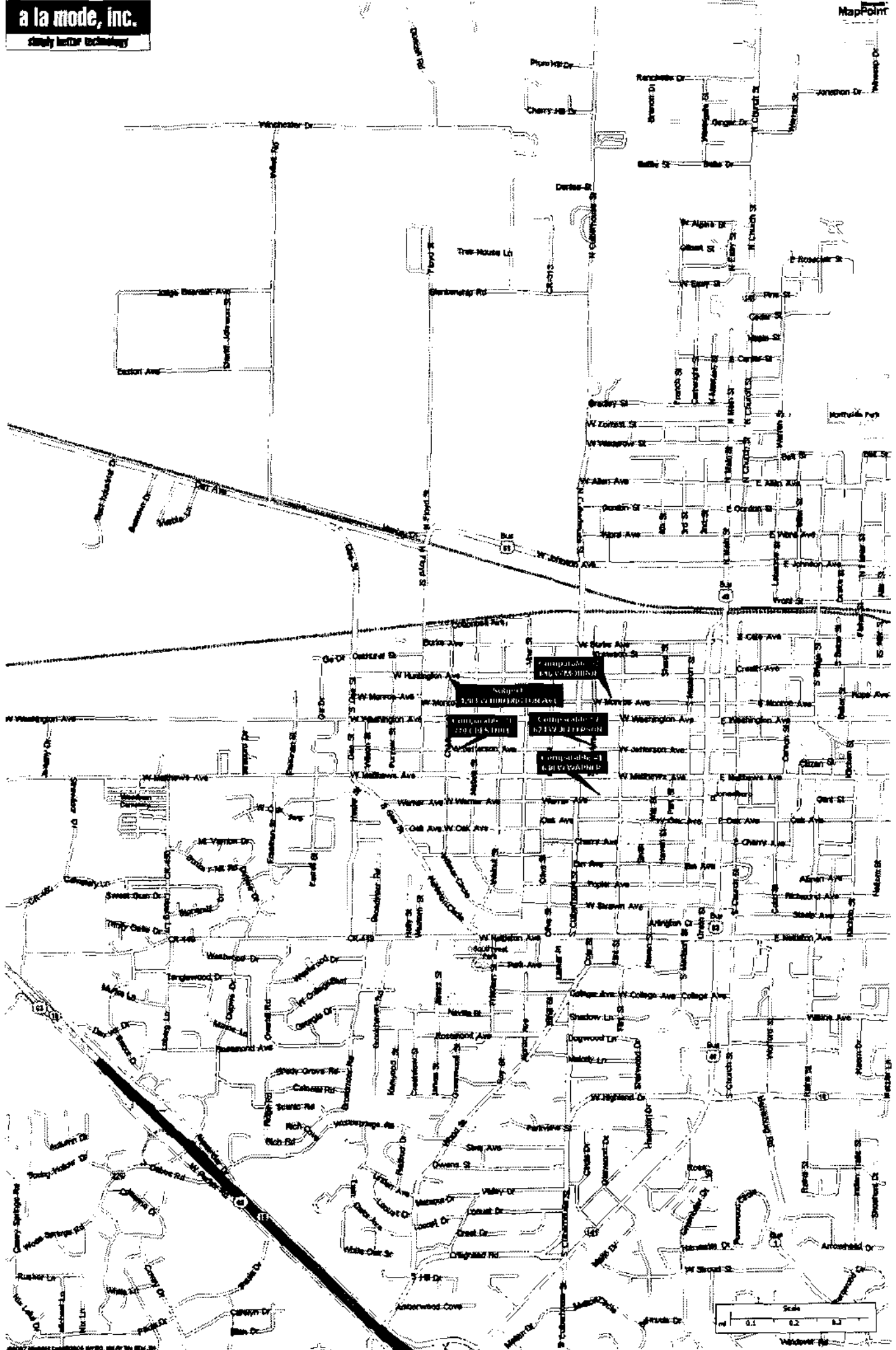
Location Map

Borrower/Client			
Property Address 1203 W HUNTINGTON AVE			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			

a la mode, inc.

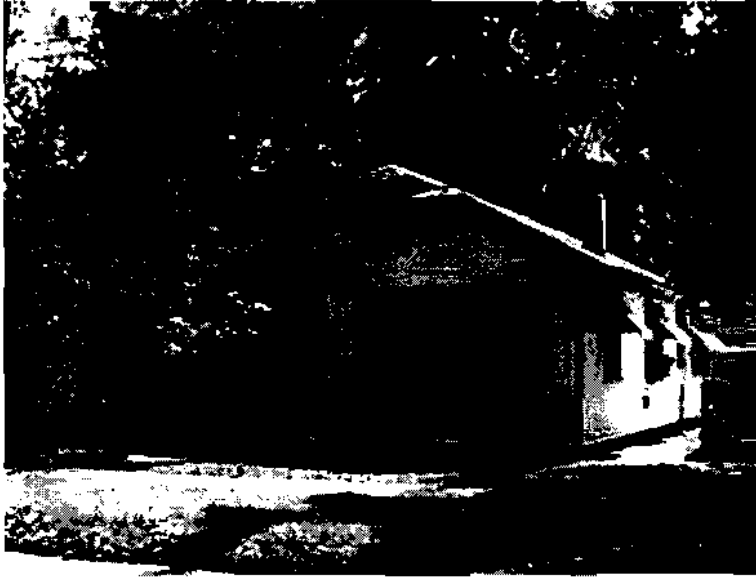
Simply Better Technology

MapPoint



Subject Photo Page

Borrower/Client			
Property Address 1203 W HUNTINGTON AVE			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Subject Front

1203 W HUNTINGTON AVE
Sales Price N/A
Gross Living Area 1,223
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 1
Location URBAN
View RESID/COMM
Site .30 ACRE +/-
Quality VINYL SIDING/A
Age A50+ E22-25



Subject Rear



Subject Street

Comparable Photo Page

Borrower/Client			
Property Address 1203 W HUNTINGTON AVE			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Comparable 1

640 W WARNER

Prox. to Subject 0.82 miles
Sale Price 56,000
Gross Living Area 1,092
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location URBAN
View RESIDENTIAL
Site .26 ACRE/SIM
Quality VINYL SIDING/A
Age A89 E20-22



Comparable 2

616 W MONROE

Prox. to Subject 0.52 miles
Sale Price 49,000
Gross Living Area 1,207
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1
Location URBAN
View RESIDENTIAL
Site .17 ACRE/SIM
Quality SIDING/A
Age A60+ E22-25



Comparable 3

710 CHESTNUT

Prox. to Subject 0.24 miles
Sale Price 55,000
Gross Living Area 960
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location URBAN
View RESIDENTIAL
Site .17 ACRE/SIM
Quality VINYL SIDING/A
Age A55+ E20

Comparable Photo Page

Borrower/Client			
Property Address 1203 W HUNTINGTON AVE			
City JONESBORO	County CRAIGHEAD	State AR	Zip Code 72401-2530
Lender CITY OF JONESBORO			



Comparable 4

624 W JEFFERSON
Prox. to Subject 0.54 miles
Sale Price 48,500
Gross Living Area 1,650
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location URBAN
View RESIDENTIAL
Site .14 ACRE/SIM
Quality MASONITE SID/A
Age A60+ E25-28

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

PHOTOGRAPH ADDENDUM

Borrower/Client				
Property Address 1203 W HUNTINGTON AVE				
City	JONESBORO	County	CRAIGHEAD	State AR
				Zip Code 72401-2530
Lender CITY OF JONESBORO				



DETACHED 2-CAR CARPORT



VINYL STORAGE BUILDING



LEAN TO OFF CARPORT