



## CITY OF JONESBORO

Please be advised that I am in receipt of an appraisal located on 713 Owens and owned by Steve and Tracy Kirksey in the amount of \$1,963.00.

I hereby recommend that an additional sum of \$662.00 be added to the appraised value for purchase of said property for the total price of \$2,625.00. My recommendation is based upon the Following criteria, established in Resolution #2006-62, to wit:

### PARAGRAPH D

   A. ACTUAL REASONABLE EXPENSE IN MOVING

   B. DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY

   C. MOVING EXPENSES LIMITED, BUT NOT LIMITED TO TRANSPORTATION, PACKING, STORAGE, REPLACING SIGNS AND STATIONARY, INSURANCE ON ITEMS MOVED, RENTAL BROKERAGE PAYMENTS AND PAYMENT FOR LICENSE AND CERTIFICATION EXPENSES

    D. REPLACEMENT HOUSING COSTS, INCLUDING BUT NOT LIMITED TO TITLE RESEARCHES(\$340.00), RECORDING FEES(\$22.00) & CLOSING COSTS(\$300.00): \$662.00

   E. UNUSUAL OR EXTRA ORDINARY EXPENSE ITEMS DETERMINED BY THE MAYOR TO BE UNIQUE TO THE PARTICULAR PROPERTY BEING ACQUIRED. \_\_\_\_\_

**Total: \$2,625.00 (Appraised value & additional expenditures)**

Sincerely,

Mayor

Prepared by:  
Bradley P. Hancock  
Surveying & Mapping  
P.O. Box 1522  
Paragould, Arkansas

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DRAINAGE EASEMENT FOR CITY OF JONESBORO, ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable considerations paid to the undersigned, hereinafter referred to as grantor, whether one or more, by the City of Jonesboro, Arkansas, hereinafter referred to as grantee, the receipt of which is hereby acknowledged, the grantor does hereby grant, bargain, sell, transfer and convey unto the grantee, its successors and assigns, a perpetual easement crossing grantor's property, with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove facilities for drainage, together with the right of ingress and egress over the adjacent lands of the grantor, its successors and assigns, said lands being more specifically described as the following lands located in Craighead County, Arkansas, to-wit:

OWNER  
Easement Parcel No. 14  
Steve & Brandy Kirksey

Property Address  
713 Owens

DESCRIPTION:

A perpetual easement, described as follows: That part of Lot 11 of Medlin's Subdivision to the City of Jonesboro, Arkansas: Beginning at the Southwest corner of said Lot 11, run thence N0°36'E 19.6 feet, run thence N89°12'E 6.2 feet, run thence N0°48'W 15.0 feet, run thence N89°12'E 44.2 feet, run thence S0°36'W 34.4 feet, run thence S88°57'W 50.0 feet to the true point of beginning;

Also,

A 10-foot temporary construction easement, described as follows: That part of Lot 11 of Medlin's Subdivision to the City of Jonesboro, Arkansas: Beginning at the Southwest corner of said Lot 11, run thence N0°36'E 19.6 feet to the true point of beginning, run thence N89°12'E 6.2 feet, run thence N0°48'W 10.0 feet, run thence S89°12'W 5.9 feet, run thence S0°36'W 10.0 feet to the true point of beginning.

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**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRANDY MICHELLE KIRKSEY, GRANTOR, for and in consideration of effecting a property settlement agreement, hereby grant, convey and quitclaim unto the said Steve Lee Kirksey, GRANTEE, and unto his heirs and assigns forever, all my interest in and to the following lands lying in Craighead County, Arkansas:

713 Owens Street, Jonesboro, Arkansas: Lot 11 of Medlin's Subdivision of Block B of Cartwaight, Second Addition to the City of Jonesboro, Arkansas 72401

To have and to hold the same unto the said GRANTEE, and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS my hand and seal on this 26<sup>th</sup> day of April, 2000.

Brandy M. Kirksey  
BRANDY MICHELLE KIRKSEY

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
COUNTY OF CRAIGHEAD COUNTY )

On this day, personally appeared before me Brandy Michelle Kirksey, known to me to be the person whose name is subscribed to within quitclaim deed and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal on this 26<sup>th</sup> day of April, 2000.

Shela A. Garro  
Notary Public

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Brandy M. Kirksey  
Brandy Michelle Kirksey  
Jonesboro, AR 72401

NO TITLE OPINION RENDERED

PREPARED BY:  
Bill Webster, Attorney at Law  
Jonesboro, Arkansas

\_\_\_\_\_

**REAL ESTATE CONTRACT FOR CITY OF JONESBORO  
OFFER AND ACCEPTANCE**

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following Property:

2. **PROPERTY DESCRIPTION:**

**PT of Lot 11 of Medlins Sub of Lot 11 in Block "B" of Cartwright 2<sup>nd</sup>  
(south 20 feet); also known as 713 Owens**

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, The sum of **\$1,963.00**, plus allowable expenses not to exceed 10% of the appraised value.

4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by General Warranty Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.

5. **ABSTRACT OR TITLE INSURANCE:** The owners of the above property, hereinafter called Seller, shall furnish a policy of title insurance in the amount of the purchase price. The cost of the policy of title insurance shall be paid at closing from the proceeds of the sale.

6. **PRO-RATIONS:** Taxes and special assessments due on or before closing shall be paid at closing from the proceeds of the sale; and allowable expenses.

7. **CLOSING:** The closing date which will be designated by Agent, is estimated to be on or about \_\_\_\_\_. However, any unforeseen delays such as arranging financing or clearing title specifically do not void this contract.

8. **POSSESSION:** Possession shall be delivered to Buyers:

60 days after closing date.

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH  
BUYERS AND SELLER AND APPROVED BY THE CITY COUNCIL.**

City of Jonesboro

**BY:** \_\_\_\_\_  
**DOUG FORMON, MAYOR**

**THE ABOVE OFFER IS ACCEPTED ON**

**SELLER** Alvin L. Kibben 6-21-07  
Date

**SELLER** Tracy L. Kibben 6-21-07  
Date

**STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD**

# LAND APPRAISAL SUMMARY REPORT

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.

TRANSFER HISTORY	Data Source(s): COUNTY RECORDS	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>THE SUBJECT PROPERTY HAS NOT TRANSFERRED IN THE LAST THREE YEARS.</b>
	Date: N/A	
	Price:	
	Source(s):	
	2nd Prior Subject Sale/Transfer	
Date: N/A		
Price:		
Source(s):		

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	713 Owens Ave JONESBORO, AR 72401-5772	1003 SIMS JONESBORO	2203 WOOD ST JONESBORO	1205 WOODSPRINGS JONESBORO
Proximity to Subject		0.13 miles	0.34 miles	0.36 miles
Sale Price	\$	\$ 13,500	\$ 14,000	\$ 25,000
Price/ Sq.Ft.	\$	\$ 1.20	\$ 1.29	\$ 1.17
Data Source(s)	VIEW FROM ST	DEED BK/PG 740/607	DEED BK/PG	BK/PG 695/951
Verification Source(s)	CO RECORDS	PAR# 01-143251-22401	PARCEL # 01-143251-07100	PAR# 01-143251-07000
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	N/A	CONV	CONV	CONV
Concessions	N/A	NONE KNOWN	NONE KNOWN	NONE KNOWN
Date of Sale/Time	N/A	1-18-2007	4-21-2005	4-21-2005
Rights Appraised	Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Location	URBAN	URBAN/A	URBAN/A	URBAN/A
Site Area (in Sq.Ft.)	5,995	11,250	10,890	21,344
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price (in \$)		Net % Gross % \$ 13,500	Net % Gross % \$ 14,000	Net % Gross % \$ 25,000

Summary of Sales Comparison Approach THE SALE #1 IS MOST LIKE THE SUBJECT BECAUSE IT HAS A MORE SIMILAR LOCATION AND TOPOGRAPHY ON SIMS ST. THIS SHOWS THE TOTAL LOT VALUE TO BE \$7,200. THERE IS TO BE 1,636 SF TAKEN FROM THIS LOT AND THE VALUE FOR THE LAND TAKEN SHOULD BE \$1,963.00

**NOTE : TEMPORARY CONSTRUCTION EASEMENT FOR THIS LOT SHOULD BE \$7.00 FOR ONE YEAR. THE TCE IS 60 SF @ 0.12 PER SF PER YEAR = \$7.00.**

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> 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 \$ \$1,963.00

Final Reconciliation THIS REPORT IS MADE TO DETERMINE THE MARKET VALUE OF THE AMOUNT OF LAND TO BE TAKEN FOR A DRAINAGE EASEMENT BY THE CITY. THIS AMOUNT WAS ARRIVED AT BY USING THE SQUARE FOOTAGE SUPPLIED BY CITY.

This appraisal is made  "as is", or  subject to the following conditions: THE AMOUNT SHOWN ABOVE DOES NOT INCLUDE ANY WORK OR MATERIALS THAT MIGHT BE NEEDED TO REPLACE, MOVE OR SECURE FENCING OR STORAGE BUILDINGS ON THE SUBJECT LOT THAT IS TO BE TAKEN.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, 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:

\$ \$1,963.00, as of: 04-30-2007, 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 \_\_\_\_\_ 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, which contains the following attached exhibits:

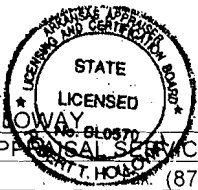
Limiting Cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: \_\_\_\_\_ Client Name: CITY OF JONESBORO

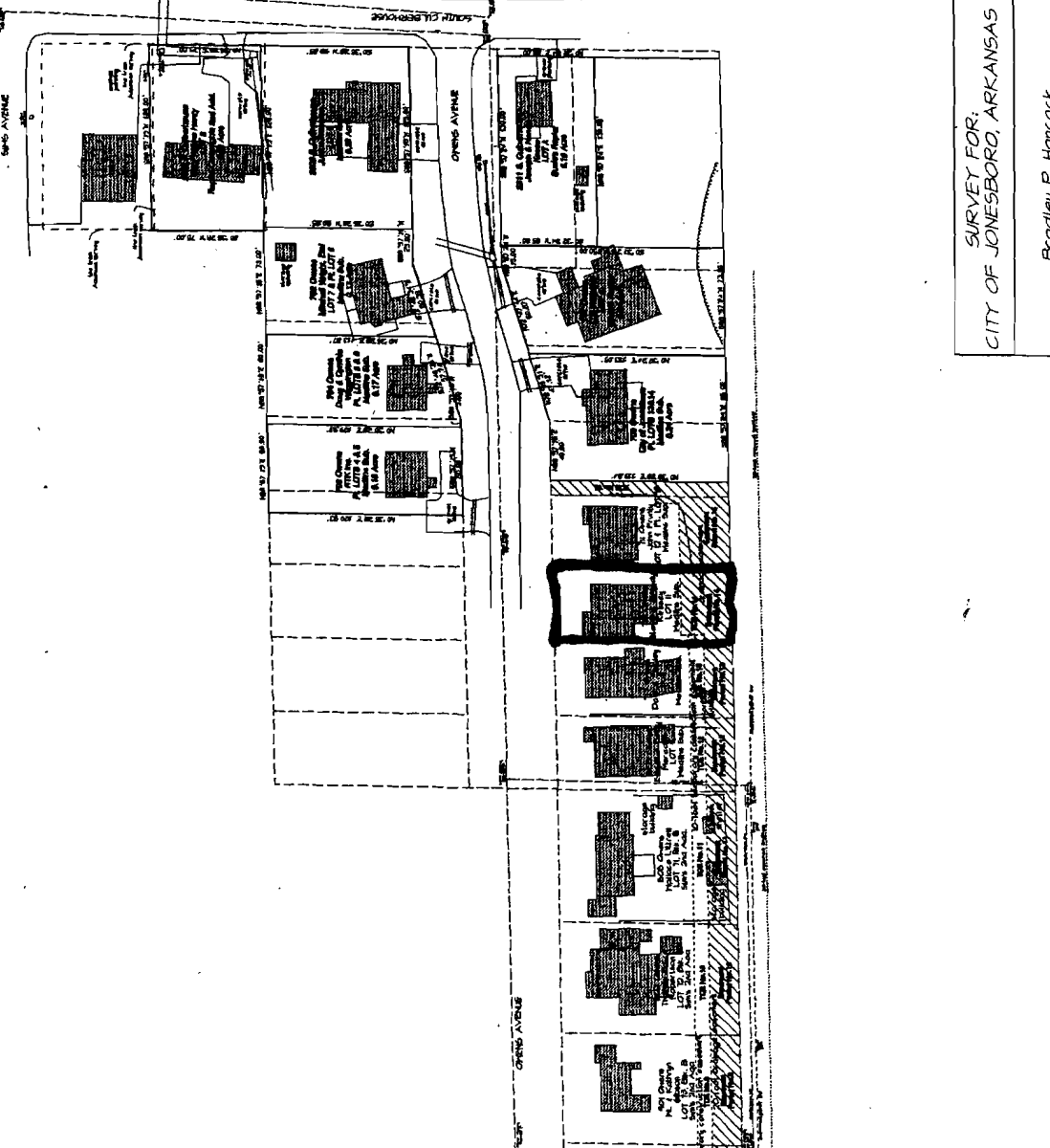
E-Mail: \_\_\_\_\_ Address: 515 W WASHINGTON - JONESBORO, AR 72401

SIGNATURES	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	<i>Bob Holloway</i>	Supervisory or Co-Appraiser Name:
	Appraiser Name: BOB HOLLOWAY	Company:
	Company: HOLLOWAY APPRAISAL SERVICE	Phone: _____ Fax: _____
	Phone: 870-935-8640 (870) 910-5718	E-Mail:
	E-Mail: bobholloway@ritternet.com	Date of Report (Signature):
	Date of Report (Signature): May 01, 2007	License or Certification #: _____ State: _____
	License or Certification #: SL0570 State: AR	Designation:
	Designation:	Expiration Date of License or Certification:
	Expiration Date of License or Certification: 6/30/2007	Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Date of Inspection: 04-30-2007	
Date of Inspection: 04-30-2007	Date of Inspection:	



HOUSE DRAINAGE PLAN

- 1. That part of Lot 71, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 2. That part of Lot 72, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 3. That part of Lot 73, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 4. That part of Lot 74, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 5. That part of Lot 75, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 6. That part of Lot 76, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 7. That part of Lot 77, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 8. That part of Lot 78, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 9. That part of Lot 79, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.
- 10. That part of Lot 80, Block 10, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the southwest corner of said lot, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning, run thence 140.75 feet E 89.0 feet to the true point of beginning, run thence 140.75 feet S 20.0 feet to the true point of beginning.



Symbol	Description
●	Iron monument
▲	Composite point
⊙	Power pole
○	Trees



NOTES:

SURVEY FOR:  
CITY OF JONESBORO, ARKANSAS  
Bradley P. Hancock  
Surveying & Mapping  
120 North Second Street