LAND APPRAISAL REPORT

								F <u>ile N</u> o.		
	Borrower CLIENT:	City of Jones	sboro			Census	Tract 530033-00 M	ap Reference 27860		
	Property Address Fe	rrell St								
8	City _Jonesboro			,	raighead	State	<u>AR</u>	Zip Code 72401		
XATI	Legal Description Lo	1-2-3-4 Tuff	Properties	LLC						
TIFIC	Sale Price \$ NA			A Loan Term			hts Appraised 🕍 F	ee Leasehold	De Minimis PUD	
1130	Actual Real Estate Tax		(yr)	Loan charges to be pai			concessions NA		· · ·	
=	Lender/Client City of		· -				ngton, Jonesboro	AR,		
	Occupant Vacant L	and	Appraiser	Bob Gibson, CG024	17 Instru	actions to Appraiser	As Is			
-			1	[] 6 bd					1 - 51 Po	
	Location		Urban	Suburban	_ Rur		1	6000	Avg. Fair Poor	
	Built Up		Over 75%	25% to 75%			mployment Stability		M	
	X	Fully Dev.	Rapid	Steady	i Sio		Convenience to Employs		- 달라 [
	Property Values		Increasing	⊠ Stable ⊠ In Balance		- 1	Convenience to Shoppin			
	Demand/Supply		! Shortage] Under 3 Mo				Convenience to Schools	1 1		
	Marketing Time Present Land Use	75% 1 Family	5% 2-4 Far		ove ا % Condo ال 5% إ		Adequacy of Public Trar Recreational Facilities	sportation []	ᄷ님님	
GD	LIESEIK FAIIO OSE	ا Industrial هو ۲	% Vacant		W COULD " 15%		Adequacy of Utilities	1 1	중무료	
3.5	Change in Present Lar		Not Likely	Likely (*)	Tab		Property Compatibility	1 1	Σ	
B0F	Gliange in Fresent Lai		From			• ' ' '	Protection from Detrime	ntal Conditions	MHH	
호	Predominant Occupan) Owner	Tenant	5 % Va	*****	Police and Fire Protection			
Z	Single Family Price Ra		•		dominant Value \$		General Appearance of I			
	Single Family Age			50 yrs. Predom			Appeal to Market		MIH	
	- Signer withing regu		<u></u>	=== 110		·	7,			
	Comments including t	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is bound to the north by W								
		Washington, to the east by Gee St, to the south by Nettleton, and to the west by the 63 Bypass. Subject is located in a mature subdivision of								
	moderate priced	homes Dowr	ntown Jone	sboro is approx 1 m	ile to the east.					
	Dimensions 238.6				= =		q. Ft. or Acres	Corn		
	Zoning classification					Present Improve	ements : do	do not cunform to zon	ing regulations	
	Highest and best use			her (specify)						
	Public N.4	Other (Descri	, I	OFF SITE IMPROVEMI		0 Low		**-		
	Elec.		. 1			Average				
ΞĒ	Gas [∑] Water ∑	•		ce <u>Asphalt</u> enance		pe Rectangular			· · · ·	
ŝ	Water ⊠ San, Sewer ⊠					v Average-Res nage Poor		·· -		
	1 2	wierground Elect	· I				a With Identified Coope		No Yes	
	Underground Elect. & Tel. Sidewalk Street Lights Is the property located in a HUD Identified Special Flood Hazard Area? No. Yes Comments (favorable or inflavorable including any apparent adverse easements, encroachments, or other adverse conditions): Subject site appears to be low and is located									
	-			evations. Building o		•	Gooleci ave at	bêsis ió pe low al	io iż locared	
	DOTWOOT AT 10231	ukac Sircs wit	in ingile: Ci	ovations. panding o	ii iii <u>e siie w</u> ou	id be dimedia.				
								•	· · · · - · ·	
	The undersioned has r	ecited three secon	t sales of nro	perties most similar and p	rovimate to subjec	t and has considered	I these in the market as	aboric The description	includes a dollar	
				f significant variation betw						
				s (-) adjustment is made				in the comparable is i	nterior to or less	
	tavorable than the sub	ject property, a p	ilus (+) adjus	tment is made thus incre	asing the indicate					
	ITEM	SUBJECT P	ROPERTY	COMPARABLI	NO. 1	COMPA	RABLE NO. 2	COMPARA	IBLE NO. 3	
	Address Ferrell St			See Addenda						
	Jonesboro	ت	रहा छ। उन्हा		·		· · · · · ·			
	Proximity to Subject	F								
		7		River Garage Pro [1]	e -	Carrier To	- i -	75.0	<u>-</u> -	
YSIS	Sales Price	\$	NA		\$		<u>s</u> _		\$	
NALYSIS	Sales Price Price	\$ \$			\$		\$ s		\$ 2\$	
A ANALYSIS	Sales Price Price Data Source	\$ \$ Inspection	_NA	DESCRIPTION	\$	DESCRIPTION	S S N +(-)\$ Arlinet	DESCRIPTION	\$	
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