LAND APPRAISAL REPORT

Borrower /Client	City of Jonesboro				Census Tra	t 420091-00	File No. Map Reference 2786	80
Property Address _\	W. College - J.H.S. F	roper	ty			420091-00	_ map hererence _2786	50
City Jonesboro			County <u>C</u>	Craighead	State A	R	Zip Code 72401	1
Sale Price \$ N/A	See Legal	Cala Mi	/A Logo Term	- N/A				
Actual Real Estate T			/A Loan Term Loan charges to be pa		rs. Property Rights I/A Other sales cor		Fee Leasehold	De Minimis
Lender/Client City				Addi	ess 515 W. Washing		ro, AR 72401	
Occupant Vacant	Ар	praiser	Bob Gibson, CG024		tructions to Appraiser <u>"As</u>			
Location	⊠ Urba		Cubushan	<u></u>				
Built Up	⊠ Over		Suburban 25% to 75%	and the same of	ural nder 25% Fmnl	yment Stability	Good	d Avg. Fair Po
	Fully Dev. Rapid		Steady	CONTRACT OF THE PARTY OF THE PA	and,	enience to Emplo	ovment	# H F
Property Values	Incre		⊠ Stable	-		enience to Shopp	,	
Demand/Supply	☐ Short	tage	🔯 In Balance			enlence to Schoo		йПГ
Marketing Time	Unde					acy of Public Tr	ansportation	
Present Land Use	90% 1 Family5% 2			_% Condo5		ational Facilities		
Change in Present La		Vacant		Г т.		acy of Utilities	. 📙	
Grange in Present La	and Use ⊠ Not L (*) From _		Likely (*)			rty Compatibility	ental Conditions	# H F
Predominant Occupa				5 % V		and Fire Protect		
Single Family Price R			\$ 350,000 Pred			al Appearance of		
Single Family Age	15	yrs, to_	75_ yrs. Predomi	inant Age	50 yrs. Appea	l to Market		
					parks, schools, view, not perhouse. No negativ			by Nettleton
to the east by Mi	un ou, to the south t	Jy 1119	mand or, and to the			o militerices	noteu.	
imensions <u>See L</u>				= _	3.25 Sq. Ft.		Corne	
	R-1 Residential Present use	Oth	er (specify)		Present Improvement	s 🖂 ao 🗀	do not conform to zoni	ng regulations
lighest and best use Public	Other (Describe)	_ J Othe	OFF SITE IMPROVEMEN	NTS Ton	Sloping			
lec.		Street A			Above Average			
as 🖂			Asphalt	Sha	pe Irregular			
Vater 🖂		Mainten			Average-Residenti	al		
an. Sewer 🔯			tarm Sewer 🛛 Curl		nage Average			<u> </u>
[] U	nderground Elect. & Tel.	⊠ Si			e property located in a HU			No □ \
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