



CITY OF JONESBORO

Please be advised that I am in receipt of an appraisal located on 2309 S. Culberhouse and owned by Junior R. Branham (DECEASED) and Lavonda Marie Branham in the amount of \$78,000.00.

I hereby recommend that an additional sum of \$42,455.00 be added to the appraised value for purchase of said property. My recommendation is based upon the Following criteria, established in Resolution #2006-62, to wit:

PARAGRAPH A & D

1 **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

1 **D. REPLACEMENT HOUSING COSTS, INCLUDING BUT NOT LIMITED TO INTEREST AND REASONABLE EXPENSES INCURRED IN TITLE RESEARCHES, RECORDING FEES CLOSING COSTS: \$82,455.00**

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

Sincerely,

Mayor

**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 Lot 8, Medlin's Sub of Lot 11, Block B, Cartwright's, 2nd Addition;
Also known as 2309 S. Culberhouse**

3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, The sum of **\$78,000.00**, 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 Savonda Marie Brantam 5-30-07
Date

SELLER By Donald R Brantam 5-30-07
Date

Uniform Residential Appraisal Report

File # 4082007

There are	4	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				45,000	to \$				79,900					
There are	4	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				58,000	to \$				72,000					
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address		2309 S CULBERHOUSE JONESBORO, AR 72401-5726			716 PARKVIEW JONESBORO			2306 CIRCLE DRIVE JONESBORO			1219 SIMS JONESBORO					
Proximity to Subject					0.11 miles			0.09 miles			0.33 miles					
Sale Price		\$ N/A			\$ 72,000			\$ 71,000			\$ 77,000					
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 52.71 sq.ft.			\$ 61.47 sq.ft.			\$ 50.62 sq.ft.					
Data Source(s)					DEED BK 744/296			DEED BK 731/876			MLS #10023630					
Verification Source(s)					PAR #01-143251-09100			PAR #01-144302-25900			PAR # 01-143251-25900					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment					
Sales or Financing Concessions					FHA NONE KNOWN			FHA \$5000 CONC			CONVEN NONE KNOWN					
Date of Sale/Time					3/16/2007			9/6/2006			3/26/2007					
Location		URBAN			URBAN			URBAN			URBAN					
Leasehold/Fee Simple		FEE SIMPLE			FEE SIMPLE			FEE SIMPLE			FEE SIMPLE					
Site		.29 ACRE +/-			.23 ACRE/SUP -1,500			.21 ACRE/SUP -2,000			.48 ACRE/SUP -3,500					
View		RESIDENTIAL			RESIDENTIAL			RESIDENTIAL			RESIDENTIAL					
Design (Style)		RANCH			RANCH			RANCH			RANCH					
Quality of Construction		BRICK/A			METAL SID/A +3,000			BRICK/VIN/A			VINYL SID/A +3,000					
Actual Age		A53 E15-18			A47 E15-18			A45 E15-18			A43 E15-18					
Condition		AVERAGE			AVERAGE			AVERAGE			AVERAGE					
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths			
Room Count		5	2	1.5	5	3	2	-750	6	2	2	-750	7	4	2	-750
Gross Living Area		1,450 sq.ft.			1,366 sq.ft. +1,500			1,155 sq.ft. +5,500			1,521 sq.ft. -1,000					
Basement & Finished Rooms Below Grade		NONE N/A			NONE N/A			NONE N/A			NONE N/A					
Functional Utility		AVERAGE			AVERAGE			AVERAGE			AVERAGE					
Heating/Cooling		WALL/WNDW			CENTRAL -3,000			CENTRAL -3,000			CENTRAL -3,000					
Energy Efficient Items		TYPICAL			TYPICAL			TYPICAL			TYPICAL					
Garage/Carport		2 GARAGE			1 CARPORT +4,500			1 GARAGE +3,000			ON SITE PRK +6,000					
Porch/Patio/Deck		PORCH/PATIO			PORCH			PORCHES			PORCH/DECK					
FIREPLACE		FIREPLACE			NONE +1,500			NONE +1,500			NONE +1,500					
FENCE/STORAGE/ETC.		16X20 BLDG			FENCE +1,500			FENCE +1,500			NONE +2,500					
EXTRAS																
Net Adjustment (Total)					☒ + ☐ - \$ 6,750			☒ + ☐ - \$ 5,750			☒ + ☐ - \$ 4,750					
Adjusted Sale Price of Comparables					Net Adj. 9.4 % Gross Adj. 24.0 % \$ 78,750			Net Adj. 8.1 % Gross Adj. 24.3 % \$ 76,750			Net Adj. 6.2 % Gross Adj. 27.6 % \$ 81,750					

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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**

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

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

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	NONE WITHIN 36 MOS.	NONE WITHIN 12 MOS.	NONE WITHIN 12 MOS.	NONE WITHIN 12 MOS.
Price of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Data Source(s)	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS	COUNTY RECORDS
Effective Date of Data Source(s)	4/20/2007	4/20/2007	4/20/2007	4/20/2007
Analysis of prior sale or transfer history of the subject property and comparable sales N/A				

Summary of Sales Comparison Approach **SALES USED ARE IN THE SAME SOUTHWEST JONESBORO HOUSING MARKET FOR OLDER HOMES. SITES ARE ADJUSTED ACCORDING TO VALUE, NOT SIZE. SITES ADJUSTED ACCORDING TO VALUE, NOT SIZE. EFFECTIVE AGE (E) REFLECTS MAINTENANCE, UPDATES AND REMODELINGS AND ADJUSTMENTS ARE MADE AT THE RATE OF 1% OF THE SALES PRICE FOR EACH YEAR OF EFFECTIVE AGE DIFFERENCE. AFTER ADJUSTMENTS FOR SIGNIFICANT VALUE INFLUENCING FACTORS, THE RESULTING VALUE RANGE IS BELIEVED TO BE A RELIABLE INDICATOR OF MARKET VALUE FOR SUBJECT PROPERTY. ALL SALES WERE CONSIDERED IN THE FINAL OPINION OF MARKET VALUE.**

Indicated Value by Sales Comparison Approach \$ 78,000

Indicated Value by: Sales Comparison Approach \$ 78,000

Cost Approach (if developed) \$ 100,032

Income Approach (if developed) \$ N/A

SALES COMPARISON APPROACH

HOUSE DRAINAGE PROJECT

1a. That part of Lot 61, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas, being more particularly described as follows:
it, run thence N0°36' E 20.0 feet, run thence S89°46' W 50.7 feet, run thence S1°07' E 20.0 feet, run thence N88°48' E 60.1 feet to the true point.

1b. The South 20-feet of Lot 60, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

1c. The South 20-feet of Lot 76, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

1d. The South 20-feet of Lot 76, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

1e. The South 20-feet of Lot 77, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

1f. The South 20-feet of Lot 76, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

1g. The South 20-feet of Lot 75, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

and as follows: That part of Lot 75, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the Southwest corner of
1 true point of beginning, run thence N0°37' E 30.0 feet, run thence S89°12' W 31.0 feet, run thence S0°49' E 10.0 feet, run thence N89°12' E 30.0 feet

1h. The South 20-feet of Lot 74, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

and as follows: That part of Lot 74, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the Southwest corner of
1 true point of beginning, run thence N0°37' E 30.0 feet, run thence S89°12' W 31.0 feet, run thence S0°49' E 10.0 feet, run thence N89°12' E 30.0 feet

1i. The South 20-feet of Lot 73, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

and as follows: That part of Lot 73, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said
point of beginning, run thence N0°37' E 30.0 feet, run thence S89°12' W 31.0 feet, run thence S0°49' E 10.0 feet, run thence N89°12' E 30.0 feet to the

1j. The South 20-feet of Lot 72, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas.

and as follows: That part of Lot 72, Block B, of Sine's Second Addition to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said
point of beginning, run thence N0°37' E 30.0 feet, run thence S89°12' W 31.0 feet, run thence S0°49' E 10.0 feet, run thence N89°12' E 30.0 feet to the

Lot 71, run thence N0°36' E 20.0 feet to the true point of beginning, run thence N0°36' E 30.0 feet, run thence S89°42' W 89.6 feet, run thence S0°37' W 10.0 feet, run thence N89°12' E 69.8 feet to the
true point of beginning.

Eastment Parcel No. 12

803 Owens

Owner: E. Betty Meredith

DESCRIPTION:

A perpetual easement, described as follows: That part of Lot 8 of Medlin's Subdivision to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said Lot 8, run thence N0°36' E 20.0
feet, run thence N89°12' E 50.0 feet, run thence S0°36' W 19.8 feet, run thence S88°57' W 50.0 feet to the true point of beginning.

Also:

A 30-foot temporary construction easement, described as follows: That part of Lot 9 of Medlin's Subdivision to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said Lot 9, run
thence N0°36' E 19.8 feet to the true point of beginning, run thence N0°36' E 10.0 feet, run thence S89°42' W 50.0 feet, run thence S0°36' W 10.0 feet, run thence N89°12' E 50.0 feet to the true point of beginning.

Eastment Parcel No. 13

717 Owens

Owner: E. Betty Meredith

DESCRIPTION:

A perpetual easement, described as follows: That part of Lot 10 of Medlin's Subdivision to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said Lot 10, run thence N0°36' E 19.8
feet, run thence N89°12' E 50.0 feet, run thence S0°36' W 19.8 feet, run thence S88°57' W 50.0 feet to the true point of beginning.

Also:

A 30-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 19.8 feet to the true point of beginning, run thence N0°36' E 10.0 feet, run thence S89°42' W 50.0 feet, run thence S0°36' W 10.0 feet, run thence N89°12' E 50.0 feet to the true point of beginning.

Eastment Parcel No. 15

717 Owens

Owner: E. Betty Meredith

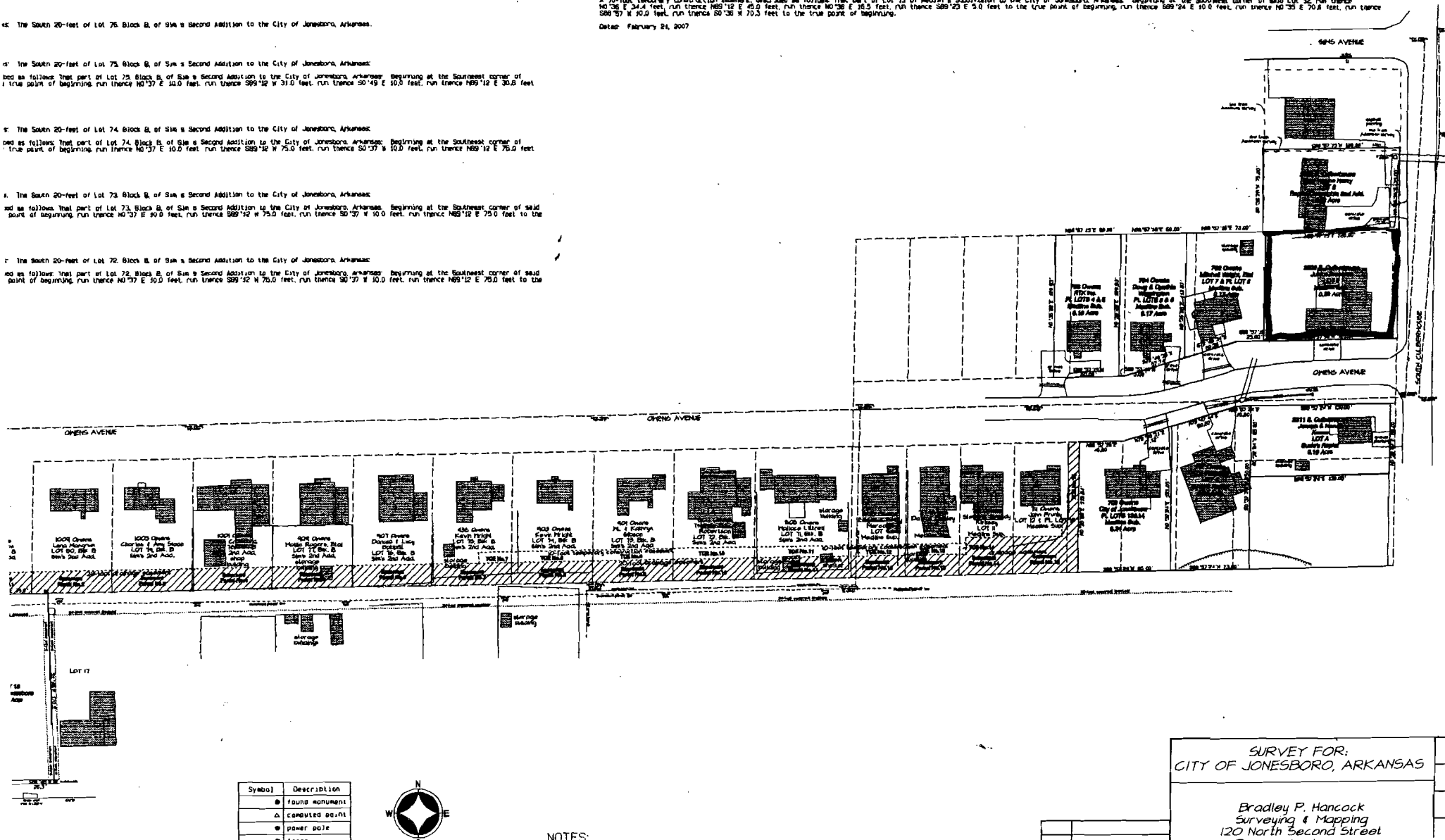
DESCRIPTION:

A perpetual easement, described as follows: That part of Lots 12 & 13 of Medlin's Subdivision to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said Lot 12, run thence N0°36' E 34.4 feet,
run thence N89°12' E 45.0 feet, run thence N0°36' E 15.8 feet, run thence S89°23' E 15.0 feet, run thence S0°36' W 49.3 feet, run thence S88°57' W 50.0 feet to the true point of beginning.

Also:

A 30-foot temporary construction easement, described as follows: That part of Lot 13 of Medlin's Subdivision to the City of Jonesboro, Arkansas, beginning at the Southwest corner of said Lot 13, run thence
N0°36' E 34.4 feet, run thence N89°12' E 45.0 feet, run thence N0°36' E 15.8 feet, run thence S89°23' E 15.0 feet to the true point of beginning, run thence S89°24' E 10.0 feet, run thence N0°35' E 70.8 feet, run thence
S88°57' W 10.0 feet, run thence S0°36' W 70.3 feet to the true point of beginning.

Dated: February 24, 2007



Symbol	Description
●	found monument
△	computed point
⊙	power pole
○	trees



NOTES:

SURVEY FOR:
CITY OF JONESBORO, ARKANSAS

Bradley P. Hancock
Surveying & Mapping
120 North Second Street

STATE OF ARKANSAS

ARKANSAS DEPARTMENT OF HEALTH Division of Vital Records CERTIFICATE OF DEATH

TYPE PRINT
IN
PERMANENT
BLACK INK
FOR
INSTRUCTIONS
SEE HANDBOOK

DECEDENT

NAME OF DECEDENT
For use by physician or registrar
SEE INSTRUCTIONS
ON OTHER SIDE

PARENTS

INFORMANT

DISPOSITION

SEE INSTRUCTIONS
ON OTHER SIDE

CAUSE OF
DEATH

CERTIFY

REGISTRAR

1. DECEDENT'S NAME (First, Middle, Last) Junior Ray Branham				2. SEX Male		3. DATE OF DEATH (Month, Day, Year) September 12, 2000	
4. SOCIAL SECURITY NUMBER 430-40-5903		5a. AGE -- Last Birthday (Years) 74		5b. UNDER 1 YEAR Months: Days: Hours: Minutes:		6. DATE OF BIRTH (Month, Day, Year) August 12, 1926	
7. BIRTHPLACE (City and State or Foreign Country) Blytheville, Arkansas		8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No) Yes					
9a. PLACE OF DEATH (Check only one) HOSPITAL: Inpatient		9b. PLACE OF DEATH (Check only one) Other: Nursing Home					
9c. CITY, TOWN, OR LOCATION OF DEATH Jonesboro				9d. COUNTY OF DEATH Craighead			
10. MARITAL STATUS -- Married, Never Married, Widowed, Divorced (Specify) Married		11. SURVIVING SPOUSE (If wife, give maiden name) Lavonda Marie Chappel		12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use related.) Machinist		12b. KIND OF BUSINESS-INDUSTRY Manufacturing	
13a. RESIDENCE -- STATE Arkansas		13b. COUNTY Craighead		13c. CITY, TOWN, OR LOCATION Jonesboro		13d. STREET AND NUMBER 2309 South Culberhouse	
13e. INSIDE CITY LIMITS? (Yes or No) Yes		13f. ZIP CODE 72401		14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify No or Yes -- If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		15. RACE -- American Indian, Black, White, etc. (Specify) White	
16. DECEDENT'S EDUCATION (Specify only highest grade completed) 11		17. FATHER'S NAME (First, Middle, Last) Dolar Ray Branham					
18. MOTHER'S NAME (First, Middle, Maiden Surname) Linnie Mae Routh		19a. INFORMANT'S NAME (Type/Print) Lavonda Marie Branham					
19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 2309 South Culberhouse Street, Jonesboro, Arkansas 72401		20a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)					
20b. DATE OF DISPOSITION (Month, Day, Year) September 15, 2000		20c. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Jonesboro Memorial Park Cemetery		20d. LOCATION -- City or Town, State Jonesboro, Arkansas			
21a. SIGNATURE OF EMBALMER <i>[Signature]</i>		21b. LICENSE NUMBER 1907		22a. NAME AND ADDRESS OF FUNERAL HOME Gregg Funeral Home, Inc. P.O. Drawer 1850, Jonesboro, AR 72403		22b. LICENSE NUMBER 112	
23. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.							
IMMEDIATE CAUSE (Final disease or condition resulting in death) Acute Myocardial Infarction							
DUE TO (OR AS A CONSEQUENCE OF):							
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST.							
DUE TO (OR AS A CONSEQUENCE OF):							
DUE TO (OR AS A CONSEQUENCE OF):							
DUE TO (OR AS A CONSEQUENCE OF):							
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. CHF, Diabetic Type 2							
24. WAS AN AUTOPSY PERFORMED? (Yes or No) NO		25. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or No)					
26. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be Determined <input type="checkbox"/> Pending Investigation				27. DATE OF INJURY (Month, Day, Year)		28. TIME OF INJURY	
29. INJURY AT WORK? (Yes or No)							
30. DESCRIBE HOW INJURY OCCURRED							
31. PLACE OF INJURY -- At home, farm, street, factory, office, building, etc. (Specify)				32. LOCATION (Street and Number or Rural Route Number, City or Town, State)			
33. TIME OF DEATH 4:07 P.M.		34. DATE PRONOUNCED DEAD (Month, Day, Year) September 12-2000		35. WAS CASE REFERRED TO MEDICAL EXAMINER/CORONER? (Yes or No) No			
36. MEDICAL EXAMINER or CORONER Only Signature and Title		37. DATE SIGNED (Month, Day, Year) Sept. 9, 2000				38. DATE SIGNED (Month, Day, Year) Sept. 9, 2000	
39. CERTIFYING PHYSICIAN/REGISTERED NURSE (Hospital only) Signature and Title		40. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Type/Print) Robert Lawrence, M.D., 813 Citizen Street, Jonesboro, Arkansas 72401				41. REGISTRAR'S SIGNATURE Kim Desbark D.R.	
42. DATE FILED (Month, Day, Year) October 6, 2000							

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THE ARKANSAS DEPARTMENT OF HEALTH

Sharon M. Leinbach
State Registrar

WARNING:

A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE ARKANSAS DEPARTMENT OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

1093909

VR-112

SHAW'S MOVING & STORAGE

3008 FOX ROAD, JONESBORO, ARKANSAS 72404

870-972-8844 DAN & JACKIE SHAW, OWNERS

FID# 71-0755072

ESTIMATE

June 7, 2007

Lavonda Marie Branham

Estimate for packing and moving from 2309 S. Culberhouse

Packing \$1,615.00

Moving \$1,500.00

All cartons furnished in price including wardrobes

Total charges \$3,115.00

Please call 870-972-8844 if there are any questions.

Thank you,

Dan Shaw, Owner