

Uniform Residential Appraisal Report

File No. 505061144TRA
Case No.
File # 50-50-6-1244TRA

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 285 North Petit Jean Road	City Magazine	State AR	Zip Code 72943
Borrower Lynden Johnson		Owner of Public Record Lynden and Lady Bird Johnson	
Legal Description A part of the SW 1/4, SW 1/4, 30-6-26, Logan County		County Logan	
Assessor's Parcel # 120-00049-000	Tax Year 2010	R.E. Taxes \$ 904	
Neighborhood Name Magazine	Map Reference N/A	Census Tract 9504.00	
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client Mortgage Co./Department of Veteran Affairs		Address 0000 Road Anywhere, AR 72902	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). No public listings were located for the subject within the past 36 months.			

C O N T R A C T

did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Appraiser is not aware of any contract of sale for the subject property.

Contract Price \$N/A Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s) N/A

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
If Yes, report the total dollar amount and describe the items to be paid. N/A

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 70%
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit 1%
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	20 Low N	Multi-Family 1%
Neighborhood Boundaries Bounded on the east by SR 109. Bounded on the south by SR 10. Bounded on the west by Scott's Creek Rd. Bounded on the north by Old Union Rd.		200 High 75	Commercial 3%
Neighborhood Description See attached addenda.		75 Pred.25	Other 25%

Market Conditions (including support for the above conclusions) See market conditions addendum.

S I T E

Dimensions Not provided. Area .70 ac Shape Appears Rectangular View N;Res

Specific Zoning Classification None Zoning Description N/A

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
Highest and best use of the subject property is a residential homesite. Lack of zoning would not affect the subject's marketability.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone C	FEMA Map # 0503440001A	FEMA Map Date 07/13/1982			

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

Site comments: Appraiser attempted to locate a plat of the subject site. No plat was located. Appraisal developed under the extraordinary assumption that the subject site is at minimum of .70 Acre and survey would reflect the same. The property appears to be located in AICUZ Noise Zone 3 of James Stewart AFB.

Private water and sewer systems are common for the area. Public utilities are not available.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average	Floors	Carpet/Vinyl/Ave
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick Ven/Frm/Ave	Walls	Drywall/Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	Comp Shingle/Ave	Trim/Finish	Wood/Average
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Carpet/Average
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	SH Aluminum/Ave	Bath Wainscot	Fiberglass/Ave
Year Built 1991	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Average	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Average	<input checked="" type="checkbox"/> Driveway	# of Cars 4
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Grav/Conc/Ave
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	# of Fireplaces # 0	<input checked="" type="checkbox"/> Fence Wood/CL	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cv/Op	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool 16 x 32 Ing	<input type="checkbox"/> Other 0	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 7 Rooms 4 Bedrooms 3.0 Bath(s) 2,201 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) See above comments. No additional special energy efficient items were noted at the time of inspection.

I M P R O V E M E N T S

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

C4. The subject property appears to have been adequately maintained and updated. Overall condition of the subject is rated as average. Quality of construction is rated as average. Functional depreciation assessed in the cost approach in the amount equal to the difference in the depreciated cost of the in ground pool and that value absorbed by the local real estate market. No additional functional inadequacies noted. Property meets VA MPRs.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe