

Monday, August 24, 2015 • 6:00 pm City Hall • Downstairs Conference Room 1201 Oak Street • Conway, AR

CONWAY **HISTORIC DISTRICT COMMISSION** MEETING

AUGUST 24, 2015 • 6:00PM • CITY HALL • 1201 OAK STREET

Minutes July 27, 2015

1. Old Conway Design Overlay District A. First Church of the Nazarene Metal Van Cover - 1516 Scott Street

Discussion A. Sidewalk Requirements in the Old Conway Overlay

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman Velton Daves, Vice Chairman Scott Zielstra, Secretary George Covington, Sr. Trey Massingill

ROBINSON HISTORIC DISTRICT AND OLD CONWAY DESIGN OVERLAY DISTRICT

AGENDA

Public Hearings Certificate of Appropriateness Reviews

2. Robinson Historic District A. Bernard Request for Demolition - 819 Mitchell Street

Betty Pickett Marianne Welch Aaron Nicholson **Taylor Martin**

Conway Historic District Commission July 27, 2015

Meeting Minutes City Hall - Downstairs Conference Room, 6:00 p.m.

Roll Call

Steve Hurd, Chairman - present Velton Daves, Vice-Chairman - present Scott Zielstra, Secretary - present George Covington, Sr. - present Trey Massingill - present Marianne Welch - present Betty Pickett - absent Aaron Nicholson - present Taylor Martin - present HDC City Staff, Bryan Patrick - absent

Finding of a Quorum

8 Commission members - Quorum present. Also in attendance:

Shanel Sandridge - Representing Habitat for Humanity

Meeting Minutes

June 22, 2015 minutes. George Covington motioned for approval, seconded by Marianne Welch. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

Habitat for Humanity – New Residence 716 Pine Street

Presentation: Habitat would like to construct a house similar to their Monroe Street home minus the big door that was donated for the other residence. The house will be built with brick from the window down and siding from the bottom of the window to the roof. The house will either be a 3 or a 4 bedroom house but at this time, there has not been a determination on the number of bedrooms. The floor plan submitted was for 3 bedrooms but there is a possibility it will be 4. House will be built on the corner of Pine and Hamilton Streets. There is a dead tree on the property that will come down during construction.

Commission Discussion: The house will be a good compliment to the community houses that surround it. There will be a parking pad for cars that will be off of the street. Sidewalk will need to be constructed in a way to take advantage of the sidewalks on the sides of the proposed house. There was a question concerning fencing. At this time, there is not a fence on the site plan and if there was a fence, it would need to be reviewed by this group. They will need to follow the guidelines for a fence appropriate for the area.

Motion made by Marianne Welch to accept the plan as submitted with the addition of one condition.

This page intentionally left blank

Committee Conditions:

- 1. The residence shall be constructed as shown on submitted plans.
- The front setbacks shall be around 34 feed from the back of curb or approximately 27 feet from the south property line. The rear setback shall be around 24 feet. Hamilton Street side setback shall be no less than 15 feed from the west property line. East side setback shall be no less than 6 feet.
- 3. A concrete driveway shall be located along the east side lot line and shall be no more than 20 feet wide.
- A 4 foot wide sidewalk shall be constructed along Hamilton and Pine Streets approximately 5 feet from the back of curb. Location can be adjusted to minimize damage to trees. Crosswalk and utility locations shall be determined as the project progresses.
- 5. The two significant trees long Hamilton Street shall be preserved.
- 6. Floor to ceiling height shall be a 9 feet minimum.
- 7. Roof shall be asphalt shingle.
- 8. One additional window is required on the east wall as shown on plans.
- Craftsman style, wide trim shall be used around windows and doors. Tapered columns shall be scaled accordingly; approximately 12" wide at base. Vinyl siding may be used.
- 10. HVAC units shall be placed at the rear or side of the structures and screened appropriately if viewable from the public street.
- 11. The location of the parking pad is to be determined by the Planning Department once the determination is made on whether there is 3 or 4 bedrooms.
- Seconded by Velton Daves. Motioned approved unanimously.

Adjourn

1

The meeting was adjourned by consensus.

OLD CONWAY DESIGN OVERLAY CERTIFICATE OF APPROPRIATENESS REVIEW

APPLICANT Bill Milburn 65 Wasson Road

Conway, AR 72032

OWNER

First Church of the Nazarene 1501 Scott Street Conway, AR 72034

SITE

Address. 1516 Scott Street - Northwest corner of empty lot across from church sanctuary at 1501 Scott Street. The lot was formerly occupied by a "barn like" rock-faced duplex.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Lot Area. ~.19 acre

Surrounding Area Structures. An eclectic group of structures; First Church of the Nazarene facilities (Gothic revival & metal building) and minimal traditional, ranch, mixed-masonry, craftsman, and Queen Anne residences.

General Description of Property and Proposed

Development. The First Church of the Nazarene would like to place a ~540 square foot metal cover over their Church van to protect it from the weather. Because the metal cover is over 160 square feet, it requires review by the Historic District Commission. The proposed location is the northwest corner of the empty lot formerly occupied by a large "barn like" duplex. The metal cover could be seen as a temporary structure.

Setbacks. The proposed cover would be set back 2 feet from the north property line and 0 feet from the west property line.

Spacing. Established spacing distance pattern between area structures. As an "outbuilding", the cover would typical of other area accessory buildings.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The existing impervious area would not be changed.

Orientation. The direction in which the front of a building faces. The cover would have the open end facing the Church parking lot.

Alley. There are no alleyways in the affected block.



Driveway / Parking. The Church parking lots, driveways, etc, remain unchanged..

Sidewalks. The front of the lot is concrete it would seem that a sidewalk is unnecessary along this street frontage.

Fences. No fencing is proposed.

Tree preservation. No trees will be affected by the placement of the proposed cover.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The size of the new cover is no larger than other area outbuildings and is occupying a large empty lot.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. Ceiling height should be 9 feet high. The cover's height is tall enough to accommodate the Church van.



Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The proposed cover's width is appropriate with other area outbuildings.

 Directional expression. Measurement of the height to width ratio

 of a structure's elevation. The height of the cover is in relation to

 the other area structures.

 Entries, Porches, and Porticos. Appropriate entry points are

 provided. Porches are to be a minimum of 6 feet in depth. Not

 applicable.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The cover's footprint is compatible with other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The cover is strictly utilitarian and has no detailing.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The cover is open with metal support poles, therefore, there are no facades.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The cover is strictly utilitarian. There is no discernible style.

Doors and windows. Not applicable.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. Not applicable.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is proposed.

First Church of the Nazarene Metal Van Cover - 1516 Scott Street



MATERIALS AND DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The cover is utilitarian with no architectural detailing.

Shutters. No shutters are proposed.

Roof. The cover is basically all metal roof.

Decks/Plaza Space. Not applicable.

Windows/Doors. None. Not applicable.

Skylights. None.

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

RECOMMENDATIONS

The proposed cover is a utilitarian structure that is basically a metal roof. The structure is not traditional in nature or constructed of traditional materials. However, as a temporary utilitarian structure it could be considered acceptable.

- 1. The cover shall be located and constructed as shown on submitted plans.
- 2. The north setback shall be around 2 feet from the north property line. West side setback shall be allowed at 0 feet.



Church bus as it is currently parked at 1516 Scott St



Representative picture



Representative Picture, actual cover may be slightly different but will be white and 18 ½ feet by 30 feet

Site Plan & Photos



ROBINSON HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW

APPLICANT/OWNER Jay and Molly Bernard 1905 Caldwell Street Conway, AR 72034

SITE

Address. 819 Mitchell Street

Present Zoning. R-2A (Large Lot Duplex) within the Robinson Historic District.

Abutting Zoning. R-2A (Large Lot Duplex) within the Robinson Historic District.

Lot Area. .40 acre

Surrounding Area Structures. This property is in the central area of the Robinson Historic District. Adjacent to the north, are a small one-story minimal traditional residence and a large two-story colonial revival residence. Across Mitchell to the east, is a Spanish revival residence and a mid century church. Further to the north, is another large colonial revival residence. Further to the south, is a large craftsman/prairie residence.

General Description of Property and Proposed

Demolition. The Bernards would like to demolish the duplex . The home no longer has the original windows and is covered in vinyl siding. Pictures made of the house for the 1998 Robinson District architectural survey show that there was no vinyl siding and original windows were on the home in 1998. The applicant has supplied an appraisal of the property. The appraisal does not give a value for the structure, only the land value. Also submitted were a renovation proposal and demolition estimate.

Robinson District Guidelines outline 6 criteria for demolition consideration:

- 1. Public safety and welfare requires the removal of a building or structure as determined by the building or code inspector and concurring reports commissioned by and acceptable to the Historic District Commission from a structural engineer, architect, or pertinent professional. The building official and pertinent reports shall specify the deficiencies of the structure that cause the structure to be unsafe and an imminent threat to public safety.
- 2. Where economic hardship (no reasonable return on or use of the building exists) has been demonstrated and proven.
- 3. Where rehabilitation is undesirable due to severe structural instability or deterioration that has been documented and proven.



- 4. The building has lost its original architectural integrity and is deemed as no longer contributing to the district.
- 5. No other reasonable alternative is feasible, including relocation of the building.
- 6. To ensure public safety and welfare.

The 1998 Robinson District Survey listed the residence as a contributing structure. However, since that time the home was covered with vinyl siding and original windows have been replaced. The survey of the residence is enclosed on pages 10-13. It would appear there is reason for the HDC to consider demolition based on criteria Number 2 - Economic Hardship, Number 3 - Structural Instability, and Number 4 - Loss of architectural integrity. (Possibly was not contributing as noted in the 1998 survey.)





7

Land Appraisal



Estat Property Address 819 M Сопи Estat

Improvements:

Zoning:

Historical District:

Highest and Best Use:

Total Area

A general view and walk over of the property was made. Property lines and corners are not clearly identified and the property was not measured by the appraiser. The legal description was taken from deed 1997-2723 and the site dimensions were taken from Firestone's Subdivision of Robinson's Plan of Conway, AR, Plat Book B, Page 21. It is slightly irregular in shape, generally level and fronts Mitchell Street on the east property line by 160'. Appraiser cannot guarantee that the property is free of adverse easements or soil conditions and tests are recommended to determine any adverse environmental or hazard conditions. Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might have an adverse impact upon the buildability or continued marketability of the subject property. A survey is recommended to determine final site dimensions, property lines and easements

A	Comments Page 1 of 2		File I	No. 15-1165	
te of Robert Williams					
Mitchell St					
way	County Faulkner	State	AR	Zip Code	72034
te of Robert Williams					

Scope of Work Comments:

Data collection, validation and reporting was done through assessment records, multi-listings, real estate agencies and personal files. The purpose of this appraisal is to form an opinion of market value of the property as of the date of inspection. The intended user of this appraisal report is the client. Estate of Robert Williams. No additional users are identified by the appraiser. Any other party receiving a copy of this report for any reason is not an identified user; nor does receiving a copy of this report result in an appraiser/client relationship

The appraised property is located the central part of Conway along Mitchell Street north of Robinson Avenue and south of Caldwell Street. It is identified by the Faulkner County Tax Assessor in 2 parcels. Parcel #710-06037-000 and 710-06034-000 with the owner identified as Robert C. & Terry H. Williams.

Existing Improvements include an older residence converted to a 2 unit duplex. Based upon the tax assessment the dwelling has an estimated year built of 1917. Updates were completed in 1998. Taking into consideration the site size, neighborhood trends and estimated remaining economic life of the improvements, the property is valued as land only with no value placed on the dwelling.

Based upon Conway Zoning Map Book January 2012, page 25, the current zoning for the subject property is R-2A, Two Family Residential District. As referenced on page 44 of the City of Conway Zoning Ordinance, the R-2A District has a dual purpose. First, the District should provide areas for the development of two family residential structures on larger lots. Second, the District should facilitate conversion of one family residences to two family use in established developed areas. Additional uses may be allowed by condition. Building permits are issued on a case by case basis by the planning commission.

The neighborhood is part of the Old Conway Design Historical District consisting of homes with a wide range in size and value including small cottages to large historical homes on several lots. The Old Conway District was created for the purpose of enhancing, protecting, and preserving the aesthetics and the historic nature and character of the older residential area in Conway. The neighborhood trend is to renovate and restore existing homes and replace depreciated homes with new construction that conforms with the guidelines of the Design District. Occupancy is 100% and demand for property is good.

Highest and Best Use is defined as: The most probable use of land or improved property, that is legally possible, physically possible, financially feasible (and appropriately supportable) from the market, and which results in the highest value. The subject's highest and best use is for 1 or 2 family residential development.

Legal Description / Site Comments:

Tract 1: The N 1/3 of Lot 9, Firestone's Subdivision of Block 41 of Robinson's Plan of Conway, AR.

100'x174' 17,400 soft

Tract 2: The East 125' of the North 60 feet of the South 200 feet of Lot 9, Firestone's Subdivision of Block 41, Robinson's Plan of Conway, Arkansas. 60'x125' 7,500 sqft

24.900 saft

Land Appraisal

		Comments Page 2 of 2		File	No. 15-1165	
Client	Estate of Robert Williams					
Property Address	819 Mitchell St				1.0	
City	Conway	County Faulkner	State	AR	Zip Code 72034	
Client	Estate of Robert Williams					

The sales comparison approach is the primary method to develop an opinion of value in appraising vacant land. The cost and income approaches were not developed which is typical in appraising this type property. This report uses the GP Land Appraisal Form as the primary document. It contains 18 pages, including exhibits which are considered to be an integral part of the appraisal. This report may not be properly understood without reference to the information contained in the complete report.

Extraordinary Assumption:

The physical characteristics, including the site dimensions, used to develop this appraisal is based on the deed description and subdivision plat. The appraiser has used the following Extraordinary Assumption in the development and reporting of the appraiser's opinion of value: the appraiser has assumed that the information contained in the above mentioned sources regarding the site dimensions is correct. If this assumption turns out to be incorrect, then the appraiser's opinion of value is subject to change.

Reasonable Exposure Time:

Exposure Time is defined by Appraisal Standard 6 as: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Based upon the MLS research and considering the physical characteristics and location of the subject property, for purposes of this appraisal, a reasonable exposure time for the subject is estimated at 6 months.

Marketing Time:

Marketing Time as defined as Appraisal Advisory Opinion 7 as: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

Marketing time (DOM) for this type property in this area is estimated to be 3-6 months.

Sales Comments:

The sales data used in this assignment was obtained primarily from CARMLS, public records and appraiser files. CARMLS is the primary MLS provider for Conway and central Arkansas.

Not many transactions of this type property with similar size and location take place in any given year. The search for sales places emphasis on zoning, location and size. There are 6 sales displayed in the report with most emphasis given to 1,2,3. Each sale was viewed from the street and all have a similar zoning and potential land use.

Land is not always sold on the same unit basis. Values are typically estimated by the price per acre for larger tracts and per lot, per square foot or per front foot for smaller urban tracts. After an analysis of the market and review of the available data, the subject was valued on a per square foot basis.

The 6 sales used in the final analysis reflect an unadjusted sale price per soft range of \$2.79 to \$4.50 with a mid range of \$3.40. Sales 1,2,3 are considered to best represent the subject reflecting a range of \$3.01 to \$3.68. All factors considered, a final value is rounded to \$85,000 which calculates to approximately \$3.41/sqft. (\$85,000 / 24,900 sqft = \$3.41/sf).

Form SUP -	WinTOTAL *	annraisal o	offware h	wala	mode i	nc	1-800-ALAMODE

Property Address: 819 Mitche	SAL SUMN				William	55	<u> </u>		search 🔲 did	
County: Faulkner		Description: Part of Lo	Conway	State	e: AR Zip Co	de: 72034	-	Data S	Source(s): Ass 1st Prior Subject	
				abarrision.				AND Data		our manoior
Assessor's Parcel #: See Con	nment	Tay Voor	: 2014 R.E. Tax	s:\$ 1,009	Canalal Assessme					
Market Area Name: Central C	Conway		Map Reference: 05045		Special Assessme Census Tract: 0			Source Date:	2nd Prior Subjec	Sale/Transfer
Current Owner of Record: Rob		B	Borrower (if applicable):	Robert & Te	rry Williams			Ne Date:		
Project Type (if applicable):	PUD De Minimis PUD	Other (describe)	te current occupancy:	HOA: \$ O	Tenant 🔀 Vacan	er year p		Price:		
If Yes, give a brief description:	Existing improvement	ts consist of an fra	me duplex with a	n estimated v	ear huilt of 1	917 with		Sourc	FEATURE	SUBJECT P
improvements made in :	1998. Improvements	annear to he at th	e unner end of it	s economic lif	e as observe	d. All fact	ors	Addre	ss 819 Mitche	ell St
considered, the property The purpose of this appraisal is to d	vis valued as vacant la	and with no value (arket Value (as defined) or	placed on the dwo	elling.		-		Denvis	Conway, A nity to Subject	R 72034
This report reflects the following value	ue (if not Current, see comment	ts): 🗙 Current (the Ir	nspection Date is the Effect	ctive Date)	Retrospective	Prospecti	ve	Sale F		S
Property Rights Appraised:									Sq.Ft.	\$
ntended Use: Provide an op	inion of the market va	alue as of the date	of the report.	- 1.					Source(s) ation Source(s)	N/A N/A
ntended User(s) (by name or type):	Estate of Robert W	illiams		2				VAL	UE ADJUSTMENT	DESCRI
lient: Estate of Robert	Williame	Addman 010			24	15			or Financing	N/A
ppraiser: Kenny R. Evat			litchell Street, Cor lical Lane, Suite D						essions of Sale/Time	N/A N/A
Charac	teristics	Predominant Occupancy	One-Unit Housing	Present Lan	nd Use Ch	ange in Land I	Jse		s Appraised	Fee Simp
ocation: 🗙 Urban uilt up: 🗙 Over 75%	Suburban Rural 25-75% Under 25		PRICE AGE \$(000) (yrs)		95 % 🗙 Not			d Locati	ion	R2-A Zon
rowth rate: 🗌 Rapid	Stable Slow	5% 🔀 Owner	\$(000) (yrs) 60 Low 10		<u>5 %</u> Like % * To:	ly* 🗌 In F	TOCESS *	N Site A	rea (in Sq.Ft.) vements	24,900 Duplex
operty values: 🔲 Increasing	🗙 Stable 🗌 Declining	g 🛛 🗙 Vacant (0-5%)	400 High 10	Comm'l	%			SISC	- on onto	- apicA
emand/supply: Shortage arketing time: Under 3 Mos.	M In Balance Over Sup 3-6 Mos. Over 6 N		125 Pred 50		%			PA		
		Factors Affecting I	Marketability	_	%				Pl.	
item	Good Average Fai	ir Poor N/A	Item		ood Average F	air Poor	N/A	Net A	djustment (Total, in	
nployment Stability privenience to Employment		Image: Constraint of the second sec	dequacy of Utilities roperty Compatibility			air Poor			djustment (Total, in	
onvenience to Shopping			rotection from Detrimental	Conditions					ted Sale Price (in \$ nary of Sales Com	
onvenience to Schools] 🗌 🗌 Po	blice and Fire Protection	0				in a	ny given yea	r. Older sa
dequacy of Public Transportation ecreational Facilities			eneral Appearance of Prop opeal to Market	erties						property t
									resent similar	
Market Area Comments: The	e neighborhood is part	t of an urban area	in the central par	t of Conway.	AR consisting		ately	on	Caldwell & Cr	oss Street
Market Area Comments: The of residential property.	e neighborhood is part The neighborhood is p	t of an urban area part of the Old Con	in the central par way Design Histo	rical District c	AR consisting	predomin	ately	on 0 and		oss Street y the Faull
Market Area Comments: <u>The</u> of residential property. wide range in size and v	The neighborhood is p alue including small of	t of an urban area part of the Old Con ottages to large his	in the central par way Design Histo storical homes on	rical District c	AR consisting onsisting of h	predomin nomes with way Distric	ately ately a	on 0 and in te Oth	Caldwell & Cr purchased b erms of \$/sqt er sales not s	oss Street y the Faulk t. Sales 5 shown were
Market Area Comments: <u>The</u> of residential property. wide range in size and v created for the purpose older residential area in	The neighborhood is p alue including small of of enhancing, protecti Conway. The neighbo	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on the aesthetics a repoyate and rest	rical District of several lots. nd the historic	AR consisting onsisting of the Old Con c nature and	predomin nomes with way Distric character	ately a a t was of the	on (and in te Oth value	Caldwell & Cr purchased b erms of \$/sqt er sales not s ied on a per	oss Street y the Faulk t. Sales 5 shown were square fool
Market Area Comments: The of residential property. wide range in size and v created for the purpose older residential area in depreciated homes with	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on the aesthetics a repoyate and rest	rical District of several lots. nd the historic	AR consisting onsisting of the Old Con c nature and	predomin nomes with way Distric character	ately a a t was of the	on (and in te Oth Valu Sale	Caldwell & Cr purchased b erms of \$/sqt er sales not s red on a per es 1-3 reflect	oss Street y the Faull t. Sales 5 shown were square foo a value of
Market Area Comments: The of residential property. wide range in size and v created for the purpose older residential area in depreciated homes with	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on the aesthetics a repoyate and rest	rical District of several lots. nd the historic	AR consisting onsisting of the Old Con c nature and	predomin nomes with way Distric character	ately a a t was of the	on (and in te Oth valu Sale	Caldwell & Cr purchased b erms of \$/sql er sales not s ied on a per as 1-3 reflect	oss Street y the Faull t. Sales 5 shown were square foo a value of
Market Area Comments: The of residential property. wide range in size and v created for the purpose older residential area in depreciated homes with	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on the aesthetics a repoyate and rest	rical District of several lots. nd the historic	AR consisting onsisting of the Old Con c nature and	predomin nomes with way Distric character	ately a a t was of the	on C and in te Oth Valu Sale PROU	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATION Name of Project:	oss Street y the Fault t. Sales 5 shown were square fool a value of N FOR PUDs (
arket Area Comments: <u>The</u> of residential property. vide range in size and v reated for the purpose ider residential area in lepreciated homes with lemand for property is o	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on the aesthetics a repoyate and rest	rical District c several lots. nd the histori ore existing h e Design Distr	AR consisting consisting of I The Old Con c nature and comes and re ict. Occupan	predomin omes with way Distric character blace cy is 100%	ately a a t was of the	on C and in te Oth Valu Sale PROU	Caldwell & Cr purchased b erms of \$/sql er sales not s ied on a per as 1-3 reflect	oss Street y the Fault t. Sales 5 shown were square fool a value of N FOR PUDs (
arket Area Comments: <u>The</u> of residential property vide range in size and v vide range in size and v reated for the purpose ider residential area in lepreciated homes with lermand for property is o imensions: See Sketch	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on 1 the aesthetics a renovate and rest e guidelines of the	rical District of several lots. Ind the historia ore existing h e Design Distriction Site Area:	AR consisting onsisting of I The Old Con the Old Con omes and re ict. Occupan	predomin nomes with way Distric character	ately a a t was of the	on d and in tr Valu Sale PRO Descr	Caldwell & Cr purchased b erms of \$/sqt er sales not \$ red on a per as 1-3 reflect IECT INFORMATION Name of Project: ibe common element	oss Street y the Faulk t. Sales 5 shown were square fool a value of N FOR PUDs (nts and recreat
akel Area Comments: <u>Thi</u> f residential property. vide range in size and v reated for the purpose ider residential area in epreciated homes with emand for property is o mensions: See Sketch	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that	t of an urban area part of the Old Con ottages to large his ing, and preserving prhood trend is to p	in the central par way Design Histo storical homes on the aesthetics a repoyate and rest	rical District of several lots. Ind the historia ore existing h e Design Distriction Site Area:	AR consisting onsisting of I The Old Con the Old Con omes and re ict. Occupan	predomin omes with way Distric character blace cy is 100%	ately a a t was of the	on d and in tr Oth Valu Sale PRO Descr Descr Indic	Caldwell & Cr purchased b erms of \$/sql ued on a per as 1-3 reflect IECT INFORMATIC Name of Project: ibe common element ated Value by: Sa	oss Street y the Faulk t. Sales 5 shown were square fool a value of N FOR PUDS (ints and recreating les Compariso
arket Area Comments: The of residential property. vide range in size and v reated for the purpose ider residential area in lepreciated homes with lemand for property is of imensions: See Sketch oning Classification: R-2A	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that good.	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements com	in the central par way Design Histo storical homes on the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. nd the historii ore existing h a Design Distr Site Area: Family Resid	AR consisting onsisting of I The Old Con the Old Con omes and re ict. Occupan	predomin nomes with way Distric character oblace cy is 100%	ately a ately a a b and b and	en di and in te valu Sale PRO Legal Descr En di Control Contro	Caldwell & Cr purchased b erms of \$/sql red on a per sales not s red on	boss Street y the Faulik t. Sales 5 square fool a value of N FOR PUDs (mis and recreating les Comparison 1 factors co 30 sqft = \$
akel Area Comments: The f residential property. ride range in size and v reated for the purpose ider residential area in epreciated homes with emand for property is o mensions: See Sketch ning Classification: R-2A	The neighborhood is p alue including small co of enhancing, protecti Conway. The neighbo new construction that good.	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements com	in the central par way Design Histo storical homes on the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. nd the historii ore existing h a Design Distr Site Area: Family Resid	AR consisting consisting of H The Old Con c nature and comes and rej ict. Occupan	predomin nomes with way Distric character oblace cy is 100%	ately a ately a a b and b and	en di and in te valu Sale PRO Legal Descr En di Control Contro	Caldwell & Cr purchased b erms of \$/sql ued on a per as 1-3 reflect IECT INFORMATION Name of Project: tibe common element ated Value by: Sa Reconciliation AL 5,000 / 24,9j appraisal is made	y the Faulk t. Sales 5 thown were square foold a value of wh FOR PUDs (mts and recreation les Comparisoo factors co 00 sqft = \$ x as is", or x
arkel Area Comments: <u>The</u> f residential property. ide range in size and v reated for the purpose ider residential area in epreciated homes with ernand for property is o mensions: <u>See Sketch</u> ning Classification: <u>R-2A</u> es allowed under current zoning:	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 00 <u>1 and 2 Family Re</u>	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements con isidential	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. Ind the historin ore existing h be Design Distr Site Area: Family Resid equirements?	AR consisting consisting of I The Old Con c nature and comes and rep ict. Occupan ict. Occupan 2: ential Yes No	predomin nomes with way Distric character oblace cy is 100%	ately a ately a a b and b and	en di and in te valu Sale PRO Legal Descr En di Control Contro	Caldwell & Cr purchased b erms of \$/sql red on a per sales not s red on	y the Fauli t. Sales 5 thown were square fool a value of N FOR PUDs (mts and recreat les Comparisoo factors cco 20 sqft = \$ X "as is", or
akel Area Comments: The f residential property ide range in size and v reated for the purpose lder residential area in epreciated homes with ernand for property is o mensions: See Sketch ning Classification: R-2A es allowed under current zoning: e CC&Rs applicable? Yes	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 00 <u>1 and 2 Family Re</u>	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements con isidential	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. Ind the historin ore existing h be Design Distr Site Area: Family Resid equirements?	AR consisting consisting of H The Old Con c nature and comes and rej ict. Occupan	predomin nomes with way Distric character oblace cy is 100%	ately a ately a a b and b and	A constraints of the second se	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect IECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation All 5,000 / 24,91 appraisal is made tiffication and his report is also	sss Street y the Faull t. Sales 5 thoom were square foo a value of M FOR PUDs (mis and recreal ins
akel Area Comments: <u>The</u> f residential property vide range in size and v vide range in size and v reated for the purpose lder residential area in epreciated homes with lemand for property is o mensions: <u>See Sketch</u> nning Classification: <u>R-2A</u> ses allowed under current zoning: e CC&Rs applicable? <u>Yes</u> mments:	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 0 1 and 2 Family Re No Unknown Ha	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con esidential we the documents been revi	In the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. Ind the historin ore existing h be Design Distr Site Area: Family Resid equirements?	AR consisting consisting of I The Old Con c nature and comes and rep ict. Occupan ict. Occupan 2: ential Yes No	predomin nomes with way Distric character oblace cy is 100%	ately a ately a a b and b and	on d and in ta Oth Valu Sale PROU Legal Descr Final i (\$88) Das Descr Final i Certi This a Sase Certi This a Sase Certi Certi	Caldwell & Cr purchased b erms of \$/sql ere sales not s ued on a per as 1-3 reflect ECT INFORMATIC Name of Project: ble common eleme ated Value by: Sa Reconciliation Al 5,000 / 24,91 appraisal is made tification and his report is also d upon an inspe	soss Street y the Fauli t. Sales 5 ihoom werr square fool a value of NFOR PUDs (nts and recreat les Compariso 0 sqft = \$ 2 "asis", or Limiting Ct subject to othe subject to othe
taket Area Comments: This of residential property vide range in size and v vide range in size and v sereated for the purpose polder residential area in the preciated homes with lepreciated homes with termand for property is of immensions: See Sketch oning Classification: R-2A ses allowed under current zoning: re CC&Rs applicable? Yes omments: ginest & Best Use as improved:	The neighborhood is p alue including small or of enhancing, protect Conway. The neighbo new construction that good. 00 1 and 2 Family Re No Unknown Han Present use, or X Oth	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con esidential we the documents been revi	In the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. Ind the historin ore existing h be Design Distr Site Area: Family Resid equirements?	AR consisting consisting of I The Old Con c nature and comes and rep ict. Occupan ict. Occupan 2: ential Yes No	predomin nomes with way Distric character oblace cy is 100%	ately a ately a a b and b and	A constant of the second constant of the seco	Caldwell & Cr purchased b erms of \$/sql res ales not s red on a per as 1-3 reflect IECT INFORMATION Name of Project: tibe common eleme ated Value by: Sa Reconciliation Al S,000 / 24,90 appraisal is made tification and his report is also d upon an inspe oury Opinion of 85,	sss Street y the Fauli t. Sales 5 thoom werr square fool a value of whom verr square fool a value of a value of whom verr square fool a value of a v
	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 0 1 and 2 Family Re No Unknown Hav Present use, or Oth Two Family	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con sidential we the documents been rev her use (explain) <u>Reside</u>	in the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. nd the history ore existing h a Design Distr Site Area: Family Resid equirements?	AR consisting consisting of H The Old Con c nature and comes and ren ict. Occupan 2 ential Yes No (ff applicable) \$ Lot	a predomining pre	ements	on d and in ta Oth Valu Sale PROU Legal Descr Final i (\$8 Base Base my (\$ If indical Final i Certi Sale Final i Sale Final Sale Final Sale	Caldwell & Cr purchased b erms of \$/sql ere sales not s ued on a per as 1-3 reflect ECT INFORMATIC Name of Project: bbe common eleme ated Value by: Sa Reconciliation Al 5,000 / 24,91 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85, icated above, thi	soss Street y the Fauli t. Sales 5 ihoom werr square fool a value of NFOR PUDs (nts and recreat les Compariso 0 sqft = \$ 2 "asis", or Limiting CC subject to other the Market 1 00 0 sophin or N
taket Area Comments: The fresidential property wide range in size and v wide range in size and v reated for the purpose older residential area in fepreciated homes with lemand for property is of imensions: See Sketch oning Classification: R-2A ses allowed under current zoning: re CC&Rs applicable? Yes omments: lighest & Best Use as improved: ctual Use as of Effective Date: ummary of Highest & Best Use:	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 0 1 and 2 Family Re Present use, or 🗙 0 Oth Two Family Taking into consider:	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con sidential ve the documents been rev her use (explain) <u>Residen</u> ut ation the site size,	in the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent port: <u>Vacant</u> cctive age of t	AR consisting consisting of H The Old Con c nature and comes and ren ict. Occupan 2 ential Yes No (ff applicable) \$ Lot	a predomining pre	ements	and in tr Oth Valu Sale PROJ Descr Descr Indic Sale PROJ Descr Final Sale PROJ Descr Sale Sale Sale Sale Sale Sale Sale Sale	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project ibe common element ated Value by: Sa Reconciliation Ald 5,000 / 24,99 appraisal is made tification and his report is also d upon an Inspe our) Opinion of 85,0 icated above, thi a and complete c	sss Street y the Fauli t. Sales 5 ihown wer square foo a value of IN FOR PUDs ints and recreation ints and
	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 0 1 and 2 Family Re Present use, or 🗙 0 Oth Two Family Taking into consider:	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con sidential ve the documents been rev her use (explain) <u>Residen</u> ut ation the site size,	in the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent port: <u>Vacant</u> cctive age of t	AR consisting consisting of H The Old Con c nature and comes and ren ict. Occupan 2 ential Yes No (ff applicable) \$ Lot	a predomining pre	ements	TTACH.	Caldwell & Cr purchased b erms of \$/sql res ales not s red on a per as 1-3 reflect IECT INFORMATION Name of Project: tibe common eleme ated Value by: Sa Reconciliation All So,000 / 24,90 spipaisal is made tification and his report is also d upon an inspe oury Opinion of SS, icated above, this e and complete d y understood wit Umiting cond/Cer	ss Street y the Faull t. Sales 5 thown were square foo a value of NFOR PUDs. NFOR PUDs. NFOR PUDs. I factors cc 00 sqft = 4 X rasis", oo Limiting C subject to other the Market y ool reference sopinion of 1 opy of this re nout reference tifications 2
taket Area Comments: The fresidential property wide range in size and v wide range in size and v reated for the purpose older residential area in lepreciated homes with lemand for property is of imensions: See Sketch oning Classification: R-2A ses allowed under current zoning: re CC&Rs applicable? Yes omments: ighest & Best Use as improved: ctual Use as of Effective Date: ummary of Highest & Best Use: he Highest and Best Us	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 00 1 and 2 Family Re No Unknown Hav Present use, or Oth Two Family Taking into considered e is considered to be f	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to or t conforms with the present improvements con esidential we the documents been rev her use (explain) <u>Reside</u> <u>ation the site size</u> , for 1 or 2 family re	in the central par way Design Histo storical homes on storical homes of the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent port: <u>Vacant</u> ective age of t ment.	AR consisting consisting of H The Old Con c nature and comes and rep ict. Occupan 22 ential Yes No (f applicable) \$ Lot the existing in	a predomining pre	ements	ATTACH. AIT	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect IECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation Al 5,000 / 24,90 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85,5 icated above, thi e and complete of y understood with Limiting cond/Cer Photo Addenda	sss Street y the Fault t. Sales 5 shown were square foo a value of IN FOR PUDs ints and recreat ints and recrea
takel Area Comments: The fresidential property wide range in size and v wide range in size and v reated for the purpose older residential area in lepreciated homes with lemand for property is of imensions: See Sketch oning Classification: R-2A ses allowed under current zoning: re CC&Rs applicable? Yes omments: ighest & Best Use as improved: ctual Use as of Effective Date: ummary of Highest & Best Use: he Highest and Best Use tilities Public Other P	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 0 1 and 2 Family Re No Unknown Hav Present use, or O Oth Two Family Taking into consider: e is considered to be f rovider/Description Off-site	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements corr ssidential we the documents been rev her use (explain) <u>Reside</u> utor the site size, for 1 or 2 family re elimprovements Type	In the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? lo Ground Rent port: <u>Vacant</u> ective age of t ment.	AR consisting consisting of H The Old Con c nature and comes and ren ict. Occupan 2 ential Yes No (ff applicable) \$ (ff applicable) \$ Lot the existing in 160'	a predomining provement approvement appro	ements	Autach Autach Autach Autach Autach Autach Autach Base Base Base Autach Base Base Base Base Base Base Base Base Base Base B	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per sales not s red on a per sales not s red on a per sales not s red value by: Sa Reconciliation Al 5,000 / 24,91 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85, icated above, hi icated above, du understood wit Limiting cond/Ce rdy understood wit Limiting cond/Ce rdy understood wit Limiting cond/Ce	sss Street y the Fauli t. Sales 5 thoom werr square fool a value of NFOR PUDs (mis and recreat ins
farket Area Comments: This of residential property wide range in size and v wide range in size and v sereated for the purpose polder residential area in generated for the purpose polder residential area in generated for the purpose polder residential area in generation generation generation immensions: See Sketch oning Classification: R-2A isses allowed under current zoning: generation re CC&Rs applicable? Yes omments: genet & Best Use as improved: cutual Use as of Effective Date:	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. <u>1</u> and 2 Family Re <u>1</u> and 2 Family Re Present use, or <u>0</u> Oth Two Family Two Family Two Family Two Family Two Family Street	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements com sidential we the documents been rev ner use (explain) <u>Reside</u> tu ation the site size, for 1 or 2 family re <u>City Street</u> Type	in the central par way Design Histo storical homes on storical homes of the aesthetics a renovate and rest e guidelines of the 	rical District of several lots. ind the history ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent cotive age of t ment. vale Frontage Topography	AR consisting of H AR consisting of H The Old Con c nature and iomes and registric Occupan ict. Occupan 2: ential Yes No (ff applicable) \$	a predomining provement approvement appro	ements	A THACK	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation Al 5,000 / 24,90 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85,5 icated above, thi e and complete of y understood with Limiting cond/Cer Photo Addenda	sss Street y the Fauli t. Sales 5 thoom were square foo a value of M FOR PUDs (m FOR PUDs (m s and recreat m s and recreat (a corrs cc co 0 sqft = \$ X "as is", or Limiting C: subject to other stopic to other
farket Area Comments: This fresidential property wide range in size and v wide range in size and v sereated for the purpose plder residential area in gepreciated homes with depreciated homes with depreciated homes with depreciated homes with generated for property is or immensions: See Sketch oning Classification: R-2A isses allowed under current zoning: re CC&Rs applicable? re CC&Rs applicable? Yes comments: ighest & Best Use: ich e Highest and Best Use the Highest and Best Use the Highest and Best Use re Cor tilities Public Other feater Rei	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. Do <u>1 and 2 Family Re</u> No Unknown Hav Present use, or Other Taking into consider: e is considered to be f rowider/Description way Corp Street way Corp Street Wat	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con sidential we the documents been rev her use (explain) <u>Reside</u> tation the site size, for 1 or 2 family re <u>city Street</u> h <u>60'</u> tee <u>Asphalt</u>	in the central par way Design Histo storical homes on storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. nd the history ore existing h a Design Distr Site Area: Family Resid equirements? for Ground Rent equirements? for Ground Rent cutive age of t ment.	AR consisting consisting of H The Old Con c nature and comes and rep ict. Occupan 22 ential Yes No (f applicable) \$ (f applicable) \$ Lot the existing in 160' Generally L 24.900 sf Slightly Irret	a predomini tomes with way District character olace cy is 100% 4,900 Sq.FL X No Improv nprovemer	ements	A THACK	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconcillation All 5,000 / 24,91 appraisal is made tiffication and his report is also d upon an inspe our) Opinion of 85, icated above, the e and above, the e and above, the contact Rene Photo Addenda Contact Rene E: gallery26@	sss Street y the Fauli t. Sales 5 thoom were square foo a value of M FOR PUDs (m FOR PUDs (m s and recreat m s and recreat (a corrs cc co 0 sqft = \$ X "as is", or Limiting C: subject to other stopic to other
tarket Area Comments: This of residential property wide range in size and v vide range in size and v sere and residential area in residential area in residential area in depreciated for the purpose blder residential area in depreciated homes with depreciated homes with demand for property is of immany immensions: See Sketch oning Classification: R-2A ises allowed under current zoning: re CC&Rs applicable? Yes omments: ighest & Best Use: the Highest and Best Use: turmmary of Highest & Best Use: the Highest and Best Use: the Highest and Best Use: thiltites Public Other P lectricity X Cor car altary Sewer X Cor Cor	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 1 and 2 Family Re No Unknown Har Present use, or X Oth Two Family Taking into consider: e is considered to be f way Corp Street way Corp Street Widt Way Corp Suret Curt/Ga	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements con scidential we the documents been rev her use (explain) <u>Reside</u> to 1 or 2 family re city Street h <u>60'</u> the <u>Concrete</u>	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? equirements? lo Ground Rent port: <u>Vacant</u> ctvive age of t ment. vate Frontage Stape Drainage	AR consisting onsisting of H The Old Con c nature and comes and rej ict. Occupan ict. Occupan 2: ential Yes No (f applicable) \$ (f applicable) \$ Lot the existing in 160' Generally L 24,900 sf Slightly Irre Slightly Irre	a predominion provemer a predominion provemer a predominion provemer a provemer a provemer a provemer b pro	ements	A THACK	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation AI 5,000 / 24,99 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85, icated above, thi Limiting cond/Ce and complete dy understood wit Limiting cond/Ce RAISER	ss Street y the Fauli t. Sales 5 ihoom were square foo a value of MFOR PUDs (ms and recreat ints and recreat i
tarket Area Comments: This of residential property wide range in size and v vide range in size and v sere and residential area in residential area in residential area in depreciated for the purpose blder residential area in depreciated homes with depreciated homes with demand for property is of immany immensions: See Sketch oning Classification: R-2A ises allowed under current zoning: re CC&Rs applicable? Yes omments: ighest & Best Use: the Highest and Best Use: turmmary of Highest & Best Use: the Highest and Best Use: the Highest and Best Use: thiltites Public Other P lectricity X Cor car altary Sewer X Cor Cor	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Ha Present use, or Oth Two Family Taking into consider: e is considered to be f tway Corp Street way Corp Street Widt Way Curt/Gal	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements com isidential we the documents been rev her use (explain) <u>Reside</u> the site size, for 1 or 2 family re <u>City Street</u> h <u>60'</u> the <u>Asphalt</u> tter <u>Concrete</u>	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent equirements? Io Ground Rent vale Frontage Topography Size Shape Drainage View	AR consisting consisting of H The Old Con c nature and comes and rep ict. Occupan 22 ential Yes No (f applicable) \$ (f applicable) \$ Lot the existing in 160' Generally L 24.900 sf Slightly Irret	a predominion provemer a predominion provemer a predominion provemer a provemer a provemer a provemer b pro	ements	APP	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation AI 5,000 / 24,99 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85, icated above, thi his report is also d upon an inspe contact: Renef Contact: Renef Contact: Renef Ballery26@ RAISER	sss Street y the Fauli t. Sales 5 ihoom verre square fool a value of NFOR PUDs (Ints and recreat ints and recre
larket Area Comments: Think of residential property vide range in size and v vide range in size and v sea and v vide range in size and v sea and v lepreciated for the purpose older residential area in lepreciated homes with lepreciated homes with lepreciated homes with lemand for property is of imensions: See Sketch oning Classification: R-2A ses allowed under current zoning: ges allowed under current zoning: re CC&Rs applicable? Yes omments: ginest & Best Use as improved: ctual Use as of Effective Date:	The neighborhood is p alue including small co of enhancing, protect Conway. The neighbo new construction that good. 0 1 and 2 Family Re No Unknown Hav Present use, or O Oth Two Family Taking into consider: e is considered to be f rovider/Description Way Corp Street iance Way Corp Street Widt Way Corp Cutr/Gu / Sidewall B Street Li way Corp	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to r t conforms with the present improvements com sidential we the documents been rev reverse (explain) <u>Residential</u> ther use (explain) <u>Residential</u> ther use (explain) <u>Residential</u> <u>city Street</u> h <u>60'</u> see <u>Asphalt</u> ther <u>Concrete</u> <u>Concrete</u> <u>Residential</u>	in the central par way Design Histo storical homes on g the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? lo Ground Rent equirements? lo Ground Rent vale Frontage Topography Size Shape Drainage View	AR consisting onsisting of H The Old Con c nature and comes and rej ict. Occupan ict. Occupan 2: ential Yes No (f applicable) \$ (f applicable) \$ Lot the existing in 160' Generally L 24,900 sf Slightly Irre Slightly Irre	a predominion provemer a predominion provemer a predominion provemer a provemer a provemer a provemer b pro	ements	APP	Caldwell & Cr purchased b erms of \$/sql erms	ss Street y the Fauli t. Sales 5 ihoom were square fool a value of a value of in Sand recreat in Sand recreat if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other the Market N 00 ogft = \$ x rasis", or Limiting CC subject to other if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other if actors cc ou sqft = \$ x rasis", or Limiting CC subject to other if actors cc ou reference x rasis", or cc cc ou reference x rasis", or cc cc cc cc cc cc cc cc cc c
tarket Area Comments: This of residential property wide range in size and range in the size and range in	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Ha Present use, or Oth Two Family Taking into consider: e is considered to be f tway Corp Street iance Widt way Corp Street iance Widt B Street Li Way Corp Alley t Comer Lot Uldy	t of an urban area part of the Old Con ottages to large his ing, and preserving orhood trend is to o t conforms with the present improvements com isidential we the documents been rev her use (explain) <u>Reside</u> ut ation the site size, for 1 or 2 family re <u>City Street</u> h <u>60'</u> see <u>Asphalt</u> ter <u>Concrete</u> k <u>Concrete</u> ights Electric <u>None</u> le Sac ∐ Undeground U	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. not the history ore existing h a Design Distr Site Area: Family Resid equirements? lo Ground Rent equirements? lo Ground Rent vale Frontage Topography Size Shape Drainage View	AR consisting consisting of I AR consisting of I AR consisting ones and rep int. Occupan ict. Occupan 2. ential Yes No (f applicable) \$	a predomini tomes with way District character olace cy is 100% 4,900 Sq.FL A,900 Sq.FL No Improvement provement evel egular / Resident	ements	VATURES ADD ADD ADD ADD ADD ADD ADD AD	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation AI 5,000 / 24,99 appraisal is made tification and his report is also d upon an inspe our) Opinion of 85, iceted above, thi is read complete dy understood wit Limiting cond/Ce radiation and contact Rene : gallery26@ RAISER	ss Street y the Fauli t. Sales 5 ihown wer square foo a value of MFOR PUDs i ms and recreat ins and
tarket Area Comments: Think of residential property wide range in size and v wide range in size and v sereated for the purpose older residential area in tegreciated homes with depreciated homes with depreciated homes with demand for property is of tegreciated homes with immensions: See Sketch oning Classification: R-2A ises allowed under current zoning: tegreciated homes re CC&Rs applicable? Yes omments: ighest & Best Use as improved: clual Use as of Effective Date: ummary of Highest & Best Use: the Highest and Best Use the Highest and Best Use thiltites Public Other Plectricity as X Rei Valer Cor cor anitary Sewer Cor cor delephone Sw Sw Sw Mak Speci Rhoot Hazard Area Cor Kubit resite elements: Ninside Lic	The neighborhood is p alue including small ci of enhancing, protect: Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Haw Present use, or Other Two Family Taking into consider: e is considered to be f rowider/Description Two Family Taking into consider: e is considered to be f rowider/Description time Widt Way Corp Suffa Street imance Widt Way Corp Suffa Street imance Widt Way Corp Suffa Street imance Widt Way Corp Suffa Street imance Widt Way Corp Suffa Street imance Widt Mo Family Comer Lot Comer Lot Comer Lot Comer Lot Comer Lot Cud	t of an urban area part of the Old Con ottages to large his ing, and preservino, orhood trend is to or t conforms with the present improvements con esidential we the documents been rev her use (explain) <u>Reside</u> ter use (explain) <u>Reside</u> ter use (explain) <u>Reside</u> ter use (explain) <u>Reside</u> <u>city Street</u> h <u>60'</u> ace <u>Asphalt</u> ther <u>Concrete</u> k <u>Concrete</u> later <u>Concrete</u> <u>k Concrete</u> <u>k Concrete</u> <u>c Conc</u>	In the central par way Design Histos storical homes on the aesthetics a renovate and rest e guidelines of the 	rical District c several lots. nd the history ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent port: <u>Vacant</u> cocive age of t ment. Vale Frontage Shape Drainage View View 279H	AR consisting of H AR consisting of H AR consisting of H AR consisting of H Ine Old Con c nature and iomes and rep ict. Occupan 22 ential Pres No (f applicable) \$	a predomini tomes with way District character - place cy is 100% 4,900 Sq.FL X No Improv / nprovemer evel egular / Resident 6 12/19/2	ately a ately a ately a a benchmark of the benchmark ements ements	In diameter In diameter In diameter <td>Caldwell & Cr purchased b erms of \$/sql erms of \$/sql erms</td> <td>ss Street y the Faull t. Sales 5 ihoom were square foo a value of M FOR PUDs 1 mis and recreat ins a</td>	Caldwell & Cr purchased b erms of \$/sql erms	ss Street y the Faull t. Sales 5 ihoom were square foo a value of M FOR PUDs 1 mis and recreat ins a
tarket Area Comments: This of residential property wide range in size and size	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Ha Present use, or Oth Two Family Taking into consider: e is considered to be f way Corp Street iance Widt way Corp Street iance Widt B Street Li Way Corp Alley t Comer Lot Outh Odz Was Taken from asse is two lots with street	t of an urban area part of the Old Con ottages to large his ing, and preservinc, orhood trend is to o t conforms with the present improvements con isidential we the documents been rev her use (explain) <u>Reside</u> ut ation the site size, for 1 or 2 family re <u>City Street</u> h <u>60'</u> the <u>Asphalt</u> ther <u>Concrete</u> <u>K</u> <u>Concrete</u> (<u>None</u> le <u>Sac</u> <u>Underground U</u> me "X" <u>FE</u> ssment and deed co	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent equirements? Io Ground Rent vale Frontage Topography Size Shape Drainage View View Explosed Contents of the second Drainage	R consisting of H AR consistent of H AR consis	a predomini tomes with way District character - place cy is 100% 4,900 Sq.FL A,900 Sq.FL No Improvement 	ements em	on d and in ta Sale on d and Oth yalu Sale PROJ PROJ Legal PROJ </td <td>Caldwell & Cr purchased b erms of \$/sql erms of \$/sql er sales not : red on a per as 1-3 reflect ECT INFORMATI Name of Project: ibe common eleme ated Value by: Sa Reconciliation Al spraisal is made cification and his report is also d upon an inspe our) 0 24.91 appraisal is made cification and his report is also d upon an inspe our) 0 85, iseted above, hi as an acomplete (regallery26@ RAISER iser Name: Ker any: Evatt Ar : (501) 329- i: kevatt@cori of Report (Signatur</td> <td>ss Street y the Fauli t. Sales 5 thown were square fool a value of where the sale is comparison is and recreat is comparison if actors cc ou sqft = \$ x "as is", or Limiting CC subject to other the Market 000 s opinon of the set the Market 000 s opinon of the set out reference if actors \$ 000 s opinon of the set out reference if as the market 000 s opinon of the set out reference if as the market 000 s opinon of the set out reference if as the market 000 s opinon of the set if as the market 000 s opinon of the set out reference if as the set out reference if as the set if as the set if</td>	Caldwell & Cr purchased b erms of \$/sql erms of \$/sql er sales not : red on a per as 1-3 reflect ECT INFORMATI Name of Project: ibe common eleme ated Value by: Sa Reconciliation Al spraisal is made cification and his report is also d upon an inspe our) 0 24.91 appraisal is made cification and his report is also d upon an inspe our) 0 85, iseted above, hi as an acomplete (regallery26@ RAISER iser Name: Ker any: Evatt Ar : (501) 329- i: kevatt@cori of Report (Signatur	ss Street y the Fauli t. Sales 5 thown were square fool a value of where the sale is comparison is and recreat is comparison if actors cc ou sqft = \$ x "as is", or Limiting CC subject to other the Market 000 s opinon of the set the Market 000 s opinon of the set out reference if actors \$ 000 s opinon of the set out reference if as the market 000 s opinon of the set out reference if as the market 000 s opinon of the set out reference if as the market 000 s opinon of the set if as the market 000 s opinon of the set out reference if as the set out reference if as the set if
	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Ha Present use, or Oth Two Family Taking into consider: e is considered to be f way Corp Street iance Widt way Corp Street iance Widt B Street Li Way Corp Alley t Comer Lot Outh Odz Was Taken from asse is two lots with street	t of an urban area part of the Old Con ottages to large his ing, and preservinc, orhood trend is to o t conforms with the present improvements con isidential we the documents been rev her use (explain) <u>Reside</u> ut ation the site size, for 1 or 2 family re <u>City Street</u> h <u>60'</u> the <u>Asphalt</u> ther <u>Concrete</u> <u>K</u> <u>Concrete</u> (<u>None</u> le <u>Sac</u> <u>Underground U</u> me "X" <u>FE</u> ssment and deed co	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent equirements? Io Ground Rent vale Frontage Topography Size Shape Drainage View View Explosed Contents of the second Drainage	R consisting of H AR consistent of H AR consis	a predomini tomes with way District character - place cy is 100% 4,900 Sq.FL A,900 Sq.FL No Improvement 	ements em	and and tin tr Oth and Altrophysics PROJ Base PROJ Base PROJ Base PROJ Base SilonATURES SilonATURES Base SilonATURES SilonATURES	Caldwell & Cr purchased b erms of \$/sql erms	sss Street y the Faulk t. Sales 5 shown were square fool a value of WFOR PUDs (ints and recreating ints a
larket Area Comments: This of residential property vide range in size and v vide range in size and v vide range in size and v vide range in size and v sea and v vide residential area in lepreciated hornes with lepreciated hornes with lepreciated hornes with lepreciated hornes with lemand for property is of imensions: See Sketch oning Classification: R-2A ses allowed under current zoning: gitest & Best Use as improved: ctual Use as of Effective Date:	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Ha Present use, or Oth Two Family Taking into consider: e is considered to be f way Corp Street iance Widt way Corp Street iance Widt B Street Li Way Corp Alley t Comer Lot Outh Odz Was Taken from asse is two lots with street	t of an urban area part of the Old Con ottages to large his ing, and preservinc, orhood trend is to o t conforms with the present improvements con isidential we the documents been rev her use (explain) <u>Reside</u> ut ation the site size, for 1 or 2 family re <u>City Street</u> h <u>60'</u> the <u>Asphalt</u> ther <u>Concrete</u> <u>K</u> <u>Concrete</u> (<u>None</u> le <u>Sac</u> <u>Underground U</u> me "X" <u>FE</u> ssment and deed co	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent equirements? Io Ground Rent vale Frontage Topography Size Shape Drainage View View Explosed Contents of the second Drainage	R consisting of H AR consistent of H AR consis	a predomini tomes with way District character - place cy is 100% 4,900 Sq.FL A,900 Sq.FL No Improvement 	ements em	Image: Solution of the second seco	Caldwell & Cr purchased b erms of \$/sql erms	ss Street y the Faulk t. Sales 5 ihoom were square fool a value of wrong the sale in the sale if actors con- if actors con- subject to other subject to other if actors con- subject to other if actors con- subject to other if actors con- subject to other if actors con- subject to other if actors con- if actors co
	The neighborhood is p alue including small ci of enhancing, protect Conway. The neighbo new construction that good. Do 1 and 2 Family Re No Unknown Ha Present use, or Oth Two Family Taking into consider: e is considered to be f way Corp Street iance Widt way Corp Street iance Widt B Street Li Way Corp Alley t Comer Lot Outh Odz Was Taken from asse is two lots with street	t of an urban area part of the Old Con ottages to large his ing, and preservinc, orhood trend is to o t conforms with the present improvements con isidential we the documents been rev her use (explain) <u>Reside</u> ut ation the site size, for 1 or 2 family re <u>City Street</u> h <u>60'</u> the <u>Asphalt</u> ther <u>Concrete</u> <u>K</u> <u>Concrete</u> (<u>None</u> le <u>Sac</u> <u>Underground U</u> me "X" <u>FE</u> ssment and deed co	in the central par way Design Histo storical homes on a the aesthetics a renovate and rest e guidelines of the 	rical District c several lots ore existing h a Design Distr Site Area: Family Resid equirements? Io Ground Rent equirements? Io Ground Rent vale Frontage Topography Size Shape Drainage View View Explosed Contents of the second Drainage	R consisting of H AR consistent of H AR consis	a predomini tomes with way District character - place cy is 100% 4,900 Sq.FL A,900 Sq.FL No Improvement 	ements em	on d and in tx on d and Oth valu Sale PROJ PROJ Legal PROJ Indici Indici	Caldwell & Cr purchased b erms of \$/sql er sales not s red on a per as 1-3 reflect ECT INFORMATII Name of Project: ibe common element ated Value by: Sa Reconciliation AI 5,000 / 24,99 appraisal is made tification and his report is also d upon an inspe our) Opinion of s5, icated above, thi his report is also d upon an inspe our) Opinion of s5, icated above, thi his report is also d upon an inspe our) Opinion of s5, icated above, thi Limiting cond/Ces RAISER Contact Rene Barrie: Ken RAISER	ss Street y the Faulk t. Sales 5 thown were square fool a value of W FOR PUDs (ms and recreating the Comparison factors could could be the market subject to other the Market subject to other the Market solution of V opol of this re- solution of V opol of this re- opol of this re- opol of this re- solution of V opol of this re- opol opol opol opol opol opol opol opol

SAI	SI		APV	REP	OPT
DAL	. 30	MALLA	ARI	REP	URI

and the second se	Analysis of sale/transfer histor the 3 years prior.	y and/or any curre	ent agreement of sale/listin	g: <u>No tran</u>	sfer of the propert	ty within
ale/Transfer						
	1					
SUBJECT PROPERT			COMPARABLE	NO. 2	COMPARABLE	NO. 3
St	340 Conway Blvc		2018 Caldwell St		222 Ash Street	
72034	Conway, AR 7203 0.60 miles SE	34	Conway, AR 7203 0.16 miles NW	34	Conway, AR 7203 0.67 miles SE	34
5 N	I/A \$	39,000	S S	90,000	S S	84,00
	\$ 3.01		\$ 3.08	Alexandra Sta	\$ 3.64	Stall and s
N/A	Deed #2014-479		Deed #2013-187		MLS#10337160	
	Assmt 710-02334				Deed 2013-10170	- 22.028.00
DESCRIPTION N/A	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
1/A	Typical Closing N/A		Typical Closing		Typical Closing N/A	
I/A	01/10/2014		10/10/2013		05/29/2013	
ee Simple	Fee Simple		Fee Simple		Fee Simple	
2-A Zone	R2-A Zone		R2-A Zone		R2-A Zone	
4,900	12,960		29,238		23,087	
ouplex	None		None		SF Residence	
	<u>+</u> - \$		□ + □ - \$		<u>+</u> - \$	
Sq.Ft.)	Net %		Net %		Net %	-
q.FL) on Approach	Gross % \$ Not many sale trans		Gross %\$		Gross % \$	3.0
he Faulkner (Sales 5 & 6 a wn were cons are foot basi	wo new homes have County Day School. are smaller tracts in f sidered. After an an s. The 6 sales displar 1 to \$3.68 with a mi	been built fa Sale 4 is loca the Historica alysis of the yed reflect a	ated near UCA and I District. Most commarket and review n unadjusted sale	3 is similar d purchased nsideration w of the ava price per sq	in size sold by Moo by UCA sets the u was place on sales ilable data, the sul	pre Trust pper end 1,2,3. bject was
the Faulkner C Sales 5 & 6 a own were cons uare foot basi value of \$3.0 FOR PUDs (if appli	County Day School. are smaller tracts in f sidered. After an an. s. The 6 sales displa 1 to \$3.68 with a mini- cable) The Subject	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range	acing Cross. Sale ated near UCA and I District. Most co market and review n unadjusted sale	3 is similar d purchased nsideration w of the ava price per sq	in size sold by Moo by UCA sets the u was place on sales ilable data, the sul	pre Trust opper end 5 1,2,3. bject was
the Faulkner C Sales 5 & 6 a own were consure foot basi value of \$3.0	County Day School. are smaller tracts in f sidered. After an an. s. The 6 sales displa 1 to \$3.68 with a mini- cable) The Subject	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range	acing Cross. Sale ated near UCA and I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4	3 is similar d purchased nsideration w of the ava price per sq	in size sold by Moo by UCA sets the u was place on sales ilable data, the sul	pre Trust pper end 1,2,3. bject was
the Faulkner C Sales 5 & 6 a wm were com Jare foot basis value of \$3.00 FOR PUDs (If appli and recreational fac Comparison Appr	County Day School. are smaller tracts in 1 sidered. After an an s. The 6 sales displa- 1 to \$3.68 with a min- cable) The Subject illifies: bach\$ 85,000	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or \$	acing Cross. Sale ated near UCA ann I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft.	3 is similar d purchased nsideration w of the ava price per sq 0 per sqft.	in size sold by Moo by UCA sets the u was place on sales liable data, the sul ft range of \$2.79	pre Trust upper end s 1,2,3. bject was to \$4.50.
he Faulkner C Sales 5 & 6 a wm were consi value of \$3.0: FOR PUDs (if appli and recreational fac Comparison Apprictors conside	County Day School. are smaller tracts in 1 sidered. After an an s. The 6 sales displa- 1 to \$3.68 with a mini- cable) The Subject ilities: coach \$ 85,000 red, a final value is 1	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or \$	acing Cross. Sale ated near UCA ann I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft.	3 is similar d purchased nsideration w of the ava price per sq 0 per sqft.	in size sold by Moo by UCA sets the u was place on sales liable data, the sul ft range of \$2.79	pre Trust upper end s 1,2,3. bject was to \$4.50.
he Faulkner C Sales 5 & 6 a wm were con: iare foot basi value of \$3.0: FOR PUDs (if appli and recreational fac Comparison Appr (ctors conside sqft = \$3.41/ "as is", or [] s	County Day School. are smaller tracts in 1 sidered. After an ann. s. The 6 sales displai 1 to \$3.68 with a mini- cable) The Subject illities: bach\$ 85,000 rred, a final value is 1 sf). subject to the following conditi	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cale	3 is similar d purchased insideration w of the ava price per sq 0 per sqft.	in size sold by Moo by UCA sets the u was place on sales liable data, the sul ft range of \$2.79	pre Trust upper end s 1,2,3. bject was to \$4.50.
the Faulkner C Sales 5 & 6 a wwn were consi value of \$3.02 FOR PUDs (if appli and recreational fac Comparison Appr factors conside sqft = \$3.41/ "as is", or s	County Day School. are smaller tracts in 1 sidered. After an an s. The 6 sales displa 1 to \$3.68 with a mini- cable) The Subject ilities: boach \$ 85,000 ared, a final value is 1 style to the following conditions.	been built fa Sale 4 is loca the Historical laysis of the yed reflect and d point range is part of a Planne or\$ rounded to \$ fors: This is	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which calo s appraisal report	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t	in size sold by Moo by UCA sets the u was place on sales lable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra	pre Trust upper end s 1,2,3. bject was to \$4.50. v/sqft.
he Faulkner C Sales 5 & 6 a wm were consi iare foot basi value of \$3.0: OR PUDs (if appli and recreational fac comparison Appr rectors conside sqft = \$3.41, "as is", or s niting Conditi ect to other Hypot n of the subject	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displa- 1 to \$3.68 with a min- cable) The Subject ilities: bach \$ 85,000 ared, a final value is in sf). bubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope C	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$ ions: This is traordinary Assum of Work, Statem	acing Cross. Sale ated near UCA ann I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. (85,000 which calo is appraisal report uplons as specified in th ent of Assumptions an	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to t e attached adde d Limiting Conc	in size sold by Moc by UCA sets the u was place on sales liable data, the sul ft range of \$2.79 proximately \$3.41 he attached appra nda.	pre Trust pper end \$ 1,2,3. bject was to \$4.50. /sqft. iser \$ Certification
he Faulkner C Sales 5 & 6 a wm were consi uare foot basi value of \$3.0: FOR PUDs (if appli and recreational fac Comparison Appr ictors conside sqft = \$3.41, "as is", or sining Conditi- ect to other Hypot n of the subject Market Value (County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mini- cable) The Subject ilities: bach \$ 85,000 rred, a final value is in sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope Conditions and for Ex- property defined Scope Conditions and for Ex- as of:	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$ frounded to \$ for this is traordinary Assum of Work, Stateme type), as defin 05/19/2	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. :85,000 which calo s appraisal report uplions as specified in th ent of Assumptions an ed herein, of the rea 2015	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to t e attached adde d Limiting Cond I property that what	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra is the subject of th sub effective date of	pre Trust pper end s 1,2,3. bject was to \$4.50. /sqft. iser s Certification s report is: this appraise
he Faulkner C Sales 5 & 6 a wm were consi iare foot basi value of \$3.0: OR PUDs (if appli and recreational fac comparison Appr rectors conside sqft = \$3.41, "as is", or _ s niting Conditi ect to other Hypot n of the subject Market Value (Dinion of Value is	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displa- 1 to \$3.68 with a min- cable) The Subject ilities: bach \$ 85,000 ared, a final value is in sf). bubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope cor or ofter specified value , as of: subject to Hypothetical C	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or\$ rounded to \$ frounded to \$	acing Cross. Sale ated near UCA ann I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. (85,000 which calo is appraisal report uplons as specified in th ent of Assumptions an ed herein, of the rea (2015	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. ulates to ap subject to ti e attached adde d Limiting Cond I property that , which i tons included	in size sold by Moc by UCA sets the u was place on sales liable data, the sul ft range of \$2.79 proximately \$3.41 he attached appra is the subject of th is the subject of th is the subject of th is the subject of th is the subject of the set attached appra	pre Trust pper end \$ 1,2,3. bject was to \$4.50. /sqft. iser \$ Certification \$ report is: this apprais ched addem
he Faulkner C Sales 5 & 6 a wm were consi value of \$3.0: FOR PUDs (if appli and recreational fac comparison Appr factors conside sqft = \$3.41/ "as is", or s initing Condition ect to other Hypot m of the subject Market Value (s pinion of Value is of this report co	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mini- cable) The Subject ilities: bach \$ 85,000 rred, a final value is in sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope Conditions and for Ex- property defined Scope Conditions and for Ex- as of:	been built fa Sale 4 is loca here 4 is loca alysis of the yed reflect and point range is part of a Planne or \$ rounded to \$ frounded to \$ frounded to \$ from the factor for	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cald is appraisal report uplons as specified in th ent of Assumptions an ed herein, of the rea 2015 r Extraordinary Assumption	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. ulates to ap subject to ti e attached adde d Limiting Com property that , which i tions inclued gral part of the	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra nda. Jiftions, and Appraiser's is the subject of th is the effective date of in this report. This appraisar report.	pre Trust pper end s 1,2,3. bject was to \$4.50. /sqft. iser control is s report is: this apprais ched addem of may not i
the Faulkner C Sales 5 & 6 a wm were consulate value of \$3.0 OR PUDs (if appli and recreational fac comparison Appr actors conside soft = \$3.41, "as is", or soft soft = \$3.41, "as is", or soft of this report conside of this report conside	County Day School. are smaller tracts in 1 sidered. After an an sidered. After an an to \$3.68 with a mini- cable) The Subject inities: bach\$ 85,000 rred, a final value is 1 school of the following conditions and/or Exp property, defined Scope cor or other specified value , as of: subject to Hypothetical C ntains 1.8 pages, includi nformation contained in the	been built fa Sale 4 is loca here 4 is loca alysis of the yed reflect and point range is part of a Planne or \$ rounded to \$ frounded to \$ frounded to \$ from the factor for	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. is5,000 which cale is appraisal report uplons as specified in the ent of Assumptions an ed herein, of the read 015 r Extraordinary Assumptions the which contains the follo	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. ulates to ap subject to ti e attached adde d Limiting Com property that , which i tions inclued gral part of the	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra nda. Jiftions, and Appraiser's is the subject of th is the effective date of in this report. This appraisal report.	pre Trust pper end a 1,2,3. bject was to \$4.50. /sqft. iser s certification s report is: this apprais ched addenu of may not l rk
he Faulkner C Sales 5 & 6 a wm were consi iare foot basi value of \$3.0: OR PUDs (if appli and recreational fac comparison Appr ictors conside sqft = \$3.41, "as is", or _ is nitting Conditii ect to other Hypot n of the subject Market Value (<u>continion of Value is</u> of this report co reference to the i tions	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i 'sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C ntains 18_ pages, includi information contained in the tive Addendum	been built fa Sale 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or\$ rounded to \$ for the second for the second f	acing Cross. Sale ated near UCA ann I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. (85,000 which calo is appraisal report uplons as specified in the net of Assumptions an ed herein, of the rea 2015 re Extraordinary Assumptions an ied herein, of the rea 2015 re Extraordinary Assumptions an ied herein, of the rea 2015 re Extraordinary Assumptions an ied herein an the low	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. ulates to ap subject to ti e atlached adde d Limiting Cond I property that which i totions included gral part of the wing atlached e addemum ordinary Assumpt	in size sold by Moc by UCA sets the u was place on sales liable data, the sul ft range of \$2.79 proximately \$3.41 he attached appra is the subject of th in this report. See atta report. This appraised rep hibits: X Scope of Wo X Additional Sa ions	s Certification s report is: this appraise to \$4.50.
he Faulkner C Sales 5 & 6 a wn were consi value of \$3.0: OR PUDs (if appli and recreational fac Comparison Appr (ctors conside sqft = \$3.41/ "asis", ors niting Conditi ect to other Hypot n of the subject Market Value (pinion of Value is of this report co reference to the itons	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i 'sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C ntains 18_ pages, includi information contained in the tive Addendum	been built fa Safe 4 is loca the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$ ions: This is traordinary Assum of Work, Statem type), as defin complete report, \$ Location Map(s) Hypothetical Coo Client Na	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cald s appraisal report uplons as specified in the ent of Assumptions an ed herein, of the rea 2015 r Extraordinary Assumg h are considered an inte which contains the folio) X Roox elitons Extra me: Estate of R	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to ti e attached adde d Limiting Com tions included di gal part of the wing attached es Addendum ordinary Assumpt obert Willian	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 ft ran	s Certification s report is: this appraise to \$4.50.
he Faulkner C Sales 5 & 6 a wn were consi value of \$3.0: OR PUDs (if appli and recreational fac Comparison Appr (ctors conside sqft = \$3.41/ "asis", ors niting Conditi ect to other Hypot n of the subject Market Value (pinion of Value is of this report co reference to the itons	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i 'sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C ntains 18_ pages, includi information contained in the tive Addendum	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$ frounded to \$ from the second traordinary Assum of Work, Stateme (S/19/2 onditions and/o ng exhibits which complete report, a Location Map(s) Hypothetical Coo Client Ma Address: 815	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cale s appraisal report applons as specified in th ent of Assumptions an ed herein, of the rea 2015 r Extraordinary Assumptions an inter considered an inte which contains the follo) S Floor Additions Festate of Ara 9 Mitchell Street, of	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to ti e attached adde d Limiting Cone I property that , which i titons included gral part of the gral part of the I Addendum ordinary Assumpt object William Conway, AR	In size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra is the subject of thi is the subject of thi is the strenger. This appraise rep initis: VS Secore d'Wo X Additional Sa ions 15 72034	pre Trust pper end a 1,2,3. bject was to \$4.50. /sqft. iser s certification s report is: this apprais ched addenu of may not l rk
the Faulkner C Sales 5 & 6 a wm were consi uare foot basi value of \$3.0: OR PUDs (if appli and recreational fac comparison Appr actors conside soft = \$3.41, "as is", or soft = mitting Conditi ect to other Hypol n of the subject be Market Value (pinion of Value is of this report co the reference to the istions in Narra parts other atoms in Narra Parce Williams hail.com	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i sf). ubject to the following conditions ns. hetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C ntains 18 pages, includi information contained in the tive Addendum 22 a Map	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$ frounded to \$ f	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cald s appraisal report uplons as specified in the ent of Assumptions an ed herein, of the rea 2015 r Extraordinary Assumg h are considered an inte which contains the folio) X Roox elitons Extra me: Estate of R	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	In size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra is the subject of thi is the subject of thi is the strenger. This appraise rep initis: VS Secore d'Wo X Additional Sa ions 15 72034	pre Trust pper end a 1,2,3. bject was to \$4.50. /sqft. iser s certification s report is: this apprais ched addenu of may not l rk
he Faulkner C Sales 5 & 6 a Value of \$3.0 OR PUDs (if appli and recreational fac Comparison Appr (ctors conside sqft = \$3.41/ "as is", or state pinion of Value is of this report co reference to the i tations X Narra tations Appr Parce Villiams hall.com	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i sf). ubject to the following conditions netical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C nations 18 pages, includi information contained in the tive Addendum Map	been built fa Sale 4 is loca here 4 is loca alysis of the yed reflect and goint range or \$ rounded to \$ is part of a Planne or \$ is part o	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development.	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	In size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra is the subject of thi is the subject of thi is the stop the subject of thi is the subject of thi is the stop the subject of thi is the subject of thi is the stop the subject of thi is the stop the subject of this is the subject of the subject of this is the subject of this is the subject of the subject of the subject of this is the subject of the subject of this is the subject of the subject of the subject of this is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the subject of the is the subject of the subject of the subject of the subject of the is the subject of the is the subject of t	s Certification s report is: this appraise to \$4.50.
the Faulkner C Sales 5 & 6 a wm were consi uare foot basi value of \$3.07 OR PUDs (if appli and recreational fac comparison Appr actors conside soft = \$3.41/ "as is", or so side soft = \$3.41/ "as is", or so side of this report con- pinion of Value is of this report co- pinion of Value is of this report co- telerance to the i ations Anara of this report co- pinion of Value is of this report co- telerance to the is ations Anara Comparison State State State State State State State State Villiams cemp	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displa- 1 to \$3.68 with a mil- cable) The Subject inities: bach \$ 85,000 rred, a final value is i sf). ubject to the following conditions netical Conditions and/or Ex- property, defined Scope cor or other specified value as of: subject to Hypothetical C theira Addindum Subject in the tive Addendum Subject to Hypothetical C at Map	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range or \$ rounded to \$ frounded to \$ frounded to \$ from the second ons: This is traordinary Assum of Work, Statem type), as defin 05/19/2 onditions and/o ng exhibits which complete report, address: 815 SU or Sup	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cale s appraisal report s appraisal report s appraisal report s appraisal report retraordinary Assumptions an ed herein, of the rea 0.15 f Extraordinary Assumptions an ed herein, of the rea 0.15 f Extraordinary Assum that considered an inte which contains the follo) S Floor nditions S Floor 9 Mitchell Street, of IPERVISORY APPR CO-APPRAISER (iff vervisory or Appraiser Name:	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	In size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra is the subject of thi is the subject of thi is the stop the subject of thi is the subject of thi is the stop the subject of thi is the subject of thi is the stop the subject of thi is the stop the subject of this is the subject of the subject of this is the subject of this is the subject of the subject of the subject of this is the subject of the subject of this is the subject of the subject of the subject of this is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the subject of the is the subject of the subject of the subject of the subject of the is the subject of the is the subject of t	s Certification s report is: this appraise to \$4.50.
he Faulkner C Sales 5 & 6 a Value of \$3.0 OR PUDs (if appli and recreational fac Comparison Appr icctors conside soft = \$3.41/ "as is", or so so initing Conditi "as is", or so initing Conditi ect to other Hypol n of this report co reference to the is atom Value is of this report co	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i sf). ubject to the following conditions red, a final value is i sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope of or other specified value, as of: subject to Hypothetical C ntains 18 pages, includinformation contained in the tive Addendum 28 a Map	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range is part of a Planne or \$ rounded to \$ frounded to \$ f	acing Cross. Sale ated near UCA an. I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development.	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 i proximately \$3.41 he attached appra is the effective date of in this report. See atta report. This appraisal report. See atta report. This appraisal see of Mibits: Si Scope of Wo X Additional Sa ions 15 72034 julired)	s Certification s report is: this appraise to \$4.50.
the Faulkner C Sales 5 & 6 a vare foot basi value of \$3.0 OR PUDs (if appli and recreational fac comparison Appr actors conside sqft = \$3.41/ "as is", or so mitting Conditi "as is", or so mitting Condition of the subject ext to other Hypol on of the subject ext to other Hypol of this report co therence to the is atom Sale and pinion of Value is of this report co therence to the is atom Sale and State Cemmin Sale and State Stat	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displa- 1 to \$3.68 with a mil- cable) The Subject inities: bach \$ 85,000 rred, a final value is i sf). ubject to the following conditions netical Conditions and/or Ex- property, defined Scope cor or other specified value as of: subject to Hypothetical C theira Addindum Subject in the tive Addendum Subject to Hypothetical C at Map	been built fa Sale 4 is loca here 4 is loca alysis of the yed reflect and point range or \$ rounded to \$ ins: This is rounded to \$ ins: This is traordinary Assum of Work, Statem traordinary Assum of Work, Statem traordinary Assum of Work, Statem traordinary Assum of Work, Statem complete report, 1 Location Map(s) Hypothetica(S) Hypothetica(S) Hypothetica(S) Client Na Address: 811 SU or Com Pho	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development.	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	In size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 proximately \$3.41 he attached appra is the subject of thi is the subject of thi is the stop the subject of thi is the subject of thi is the stop the subject of thi is the subject of thi is the stop the subject of thi is the stop the subject of this is the subject of the subject of this is the subject of this is the subject of the subject of the subject of this is the subject of the subject of this is the subject of the subject of the subject of this is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the is the subject of the subject of the subject of the subject of the is the subject of the subject of the subject of the subject of the is the subject of the is the subject of t	s Certification s report is: this appraise to \$4.50.
the Faulkner C Sales 5 & 6 a ware foot basi value of \$3.00 FOR PUDs (if appli and recreational fac comparison Appr actors conside comparison Appr actors conside soft = \$3.41,1 "as is", or _ s mitting Conditii ject to other Hypol on othe subject e Market Value (on other subject e Market Value (on the subject e Market Value (on other subject e Market Value (on other subject e Market Value (on other subject) e Market Value (other subject) e Market Value (ot	County Day School. are smaller tracts in i sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is i sf). ubject to the following conditions red, a final value is i sf). ubject to the following conditions. hetical Conditions and/or Ex- property, defined Scope of or other specified value, as of: subject to Hypothetical C ntains 18 pages, includinformation contained in the tive Addendum 28 a Map	been built fr Safe 4 is loc: the Historical alysis of the yed reflect and d point range or \$ rounded to \$ frounded to \$ frounded to \$ from the the the or \$ rounded to \$ from the the traordinary Assum of Work, Statem type), as defin 05/19/2 onditions and/o ng exhibits which complete report, complete report, comp	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development.	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 i proximately \$3.41 he attached appra is the effective date of in this report. See atta report. This appraisal report. See atta report. This appraisal see of Mibits: Si Scope of Wo X Additional Sa ions 15 72034 julired)	s Certification s reports s factors to \$4.50. s certification s certification s report is: this apprais ched addence of may not b rk
the Faulkner C Sales 5 & 6 a ware foot basi value of \$3.0: FOR PUDs (if appli and recreational fac comparison Appr actors conside sqft = \$3.41/ "as is", or so so actors conside sqft = \$3.41/ "as is", or so mitting Conditi "as is", or so pinion of Value is ware to other Hypol on of the subject e Market Value (opinion of Value is ware part of this report co t reference to the i atoms Narra williams hail.com	County Day School. are smaller tracts in 1 sidered. After an an. s. The 6 sales displai 1 to \$3.68 with a mil- cable) The Subject ilities: bach \$ 85,000 rred, a final value is 1 'sf). ubject to the following condit ons. hetical Conditions and/or Ex- property, defined Scope of or other specified value , as of: subject to Hypothetical C ntains <u>18</u> pages, includin normation contained in the tive Addendum A Map	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range or \$ rounded to \$ rounded to \$ fwork, Stateme fwork,	acing Cross. Sale ated near UCA an I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cale s appraisal report uplons as specified in th ent of Assumptions an ed herein, of the rea 2015 r Extraordinary Assum h are considered an inte which cotains the folio) X Floor nditions X For 9 Mitchell Street, of PERVISORY APPR CO-APPRAISER (if envisory or Appraiser Name: npany:	3 is similar d purchased insideration w of the ava price per sq 0 per sqft. culates to ap subject to t is ubject to t d Limiting Cond l property that , which i btions included gral part of the Addendum ordinary Assumpt obert William Conway, AR AISER (if rec	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 f proximately \$3.41 he attached appra nda. is the subject of this is the subject of this is the subject of this is the subject of this is the statistic date of in this report. See atta store solve of Wo X Additional Sa iss	s Certification s reports s factors to \$4.50. s certification s certification s report is: this apprais ched addence of may not b rk
the Faulkner C Sales 5 & 6 a wwn were consultant of the second value of \$3.00 FOR PUDs (if applithe and recreational factors conside and recreational factors conside actors cons actors cons actors conside actors conside actors cons	County Day School. are smaller tracts in 1 sidered. After an an s. The 6 sales displat 1 to \$3.68 with a mil- cable) The Subject illities: Deach \$ 85,000 rred, a final value is 1 school of the following conditions and/or Expenditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- subject to Hypothetical C the Addendum Ex- ator (1) (1) 329-5356 State	been built fr Safe 4 is loc: the Historical alysis of the yed reflect and d point range or \$ rounded to \$ is part of a Planne or \$ counded to \$ is part of a Planne or \$ rounded to \$ is part of \$ rounded to \$ is part of \$ r	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development.	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to ti e attached adde d Limiting Com subject to ti e attached adde d Limiting Com gal part of the wing attached es Addendum ordinary Assumpt object Willian Conway, AR AISER (if rec applicable)	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 f proximately \$3.41 he attached appra nda. is the subject of this is the subject of this is the subject of this is the subject of this is the statistic date of in this report. See atta store solve of Wo X Additional Sa iss	pre Trust pper end s 1,2,3. pject was to \$4.50. //sqft. iser s Certification s report is: this appraise ched addend ort may not t iles
the Faulkner C Sales 5 & 6 a wm were consi uare foot basi value of \$3.0 FOR PUDs (if appli and recreational fac comparison Appr actors conside soft = \$3.41/ "as is", ors mitting Conditian is of this report con- of this report con- of this report con- of this report co- of this report co- the subject of this report co- of this report co- of this report co- of this report co- the subject of this report co- of this report co- the subject of this report co- of this report co- the the the the the the the the the the	County Day School. are smaller tracts in 1 sidered. After an an s. The 6 sales displa- 1 to \$3.68 with a mini- cable) The Subject illities: Deach \$ 85,000 rred, a final value is 1 sf). ubject to the following conditions not s. hetical Conditions and/or Ex- property, defined Scope of or other specified value , as of: subject to Hypothetical Contained in the tive Addendum A Map E ELD TTAL State D6/30/2015	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range or \$ rounded to \$ frounded to \$ frounded to \$ from transformer of \$ from the the the the traordinary Assum of \$ from the the the traordinary Assum of \$ functions and/o complete report, a define the complete report, a	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cale s appraisal report uplons as specified in th ent of Assumptions an ed herein, of the rea 015 f Extraordinary Assum h are considered an inte which contains the folio) X Floor nditions X For Partice of R: 9 Mitchell Street, of PERVISORY APPR CO-APPRAISER (if envisory or Appraiser Name: npany: 	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to ti e attached added d Limiting Cone is property that , which i tions included wing attached es i Addendum conway, AR AISER (if rec applicable) Certification:	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 i proximately \$3.41 he attached appra is the subject of thi is the effective date of in this report. This appraiser fep thibits: Scope of Wo X Additional Sa ions is rs	pre Trust pper end s 1,2,3. pject was to \$4.50. //sqft. iser continued addent or may not la this appraise ched addent or may not la this appraise this apprais
the Faulkner C Sales 5 & 6 z wm were conv uare foot basi value of \$3.0: OR PUDs (if appli and recreational fac comparison Appr ictors conside soft = \$3.41/ "as is", ors niting Conditi ect to other Hypol n of the subject balans Anara of the subject balans Anara pinion of Value is of the subject balans Anara convertigent atom Sale convertigent balans Anara pinion of Value is of the subject balans Anara convertigent balans Anara pinion of Value is of the subject balans Anara convertigent balans Anara pinion of Value is of the subject balans Anara convertigent balans Anara convertigent convertigent convertigent convertigent convertigent convertigent convertigent convertigent convertigent convertigent convertigent convertige	County Day School. are smaller tracts in 1 sidered. After an an s. The 6 sales displat 1 to \$3.68 with a mil- cable) The Subject illities: Deach \$ 85,000 rred, a final value is 1 school of the following conditions and/or Expenditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- property, defined Scope of or other specified value as of: subject to Hypothetical C thetical Conditions and/or Ex- subject to Hypothetical C the Addendum Ex- ator (1) (1) 329-5356 State	been built fa Sale 4 is loca: the Historical alysis of the yed reflect and d point range or \$ rounded to \$ is part of a Planne or \$ rounded to \$ fwork, Stateme traordinary Assum of Work, Stateme type), as defin 05/19/2 onditions and/o ng exhibits which Complete report, Address: 811 SU or Conditions and/o ng exhibits which Client Na Address: 811 SU or Conditions and/o phatemeter Conditions and/o phatemeter Support of the second phatemeter Support of the second second phatemeter Support of the second second second second second second second second second second second second second second second second second second seco	acing Cross. Sale ated near UCA an: I District. Most co market and review n unadjusted sale e of \$3.30 to \$3.4 ed Unit Development. per Sq.Ft. 85,000 which cale s appraisal report uplons as specified in th ent of Assumptions an ed herein, of the rea 015 f Extraordinary Assum h are considered an inte which contains the folio) X Floor nditions X For Partice of R: 9 Mitchell Street, of PERVISORY APPR CO-APPRAISER (if envisory or Appraiser Name: npany: 	3 is similar d purchased insideration wo of the ava price per sq 0 per sqft. culates to ap subject to ti e attached adde d Limiting Com subject to ti e attached adde d Limiting Com gal part of the wing attached es Addendum ordinary Assumpt object Willian Conway, AR AISER (if rec applicable)	in size sold by Moc by UCA sets the u was place on sales liable data, the sui ft range of \$2.79 f proximately \$3.41 he attached appra nda. is the subject of this is the subject of this is the subject of this is the subject of this is the statistic date of in this report. See atta store solve of Wo X Additional Sa iss	pre Trust pper end s 1,2,3. pject was to \$4.50.

Williams

File No . 15-1165

Land Appraisal

	TONAL COMPARABLE SALES		COMPARIAN	ENOE	ile No.: 15-1165	F 10 -	
Address 819 Mitchel				COMPARABL	E NU.5	COMPARABI	
				533 Davis		1935 Weems St	
Conway, Al Proximity to Subject	<u>R 72034</u>	Conway, AR 7203	4	Conway, AR 720	34	Conway, AR 720	34
ale Price		0.71 miles S		0.24 miles SE		0.37 miles N	
	S N/		110,000		29,000		18
Price/ Sq.Ft. Data Source(s)	S	\$ 4.50		\$ 3.87		\$ 2.79	
erification Source(s)	N/A	Appraiser File	2010/02/202020	Deed #2012-161	.16	Deed #2014-12	112
	N/A	Assessment 710-0		Assessment		MLS#10390085	-
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ #
Sales or Financing	N/A	Typical Closing		Typical Closing		Typical Closing	
Concessions	N/A	N/A		N/A	1	N/A	
Date of Sale/Time	N/A	12/11/2014		09/14/2012	1.2.2.1.1.2	08/18/2014	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	C 0.000	Fee Simple	
Location	R2-A Zone	R2-A Zone		R2-A Zone		R2-A Zone	
Site Area (in Sq.Ft.)	24,900	24,450		7,500		6,450	
mprovements	Duplex	SF Residence		SF Residence		None	-
	Suprex	Si Residence		Si Residence		None	1.7
S/Sq. Ft.	11						
Net Adjustment (Total, in		□ + □ - \$		□+ □- \$		□ + □ - \$	
let Adjustment (Total, in		Net %				Net %	
djusted Sale Price (in \$		Gross %s	4 50	Net % Gross %\$	2 97	Gross %s	
Summary of Sales Comp		Sales 4,5,6 are used			5.07	0055 /05	
64							
0.0							100
							-
ntahi k			1 24 1 24			1.2	
			1 24			1.1	
anala Angla							
arcelar e vel 16 e e e e e e e e e e e e e e e e e e e							
in Alu An Mariana Al San Ang Al S							
an Abrillion An Ab							
in Abi							

Renovation Proposal

.

	er Design Build	Proposal
	erfork Road Conway, AR 72032	
Phone: 501 Contractor #		
T	īo: Jav Bernard	
	819 Watkins	date 7/22/15
	Conway, AR 72034	
NO.	DESCRIPTION OF WORK	
	Foundation leveling	5,000.00
	Replumb for kitchen, 2 baths, laundry	18,000.00
	Kitchen cabinets, countertop, appliances	18,000.00
	New roofing	6,000.00
	New HVAC system	7,000.00
	Insulation walls and attic	5,500.00
	Remove vinyl, install wood siding & paint	22,000.00
and the second second	Inside wall relocation	2,500.00
	Drywall repair and painting inside	5,000.00
	New flooring throughout	15,000.00
	Wiring and fixtures	1,200.00
	Trash removal	1,500.00
_		
	Total	106,700.00
	Date 7/22/15 Submitted by Lonnie Accepted by	9 Waldner

Lonnie Waldner

I would not put any money into the current stucture.

Demolition Estimate

J Black Inc. 24 Gibson Rd. Mayflower, Ar. 72106 501 499 0132 7/21/15

Jay Bernard **Project Location:** 819 Mitchell St. Conway, Ar. 72032

This is a bid for demolition and removal of house site located at 819 Mitchell St. in Conway, Ar. Bid also includes that site is to be left clean and with positive drainage so there are no areas holding water where site was demolished.

1300 sq.ft. structure @\$5.25/sq.ft. = \$6,825.00

Topsoil (3 loads) =\$600.00

Sawcutting = \$350.00

Total Bid Price \$7,775.00

Thank You,

Jimmy Black

Submitted Photos





2A Bernard Demolition Request - 819 Mitchell St

1998 Architectural Survey	
AHPP USE: Registrar	DESCRIPTIVE DATA
ONLY Mapped	18. Use, Original 9/01 Other
D.O.E	
ARKANSAS ARCHITECTURAL RESOURCES FORM Priority	
	0101-Single Family Dwelling 0301-General Retail Store 0308-Bank 0401-Church 0601-School 9800-Structure Aban/Unocc 9900-Other
ARKANSAS HISTORIC 1. Resource Number	
PRESERVATION	20. Setting Other
	1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town 5-Urban 9-Other
3. Film Numbers	21. Threats to Property 2 Other
	1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
	7-Urban Encroachment 9-Other
4. Date Recorded $0 2 - 2 0 - 9 $	22. Total Number of Site Features & Description
5. Recorder 575	
	23. Total Number of Ancillary Structures
GENERAL DATA	DESCRIPTIVE DATA OF PRINCIPAL STRUCTURE
6. Historic Name	
7. Alt-Name 8/9 MittchEUCLSt. HOUSE	24. Style Influence: Primary LB Secondary Other
8. Quad Map (2250)	01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake 15-Craftsman 16-Bungalow 24-English Revival 25-Colonial Revival 99-Other
9. Geographic Location $S 12 T 05N R 14W$	15-Craftsman 16-Bungalow 24-English Revival 25-Colonial Revival 99-Other 25. Plan 0ther
10. UTM Coordinates	
11. Town/Nearest Community	01-One Room/Single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall 07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other
12. Street Address/Directions to Resource 819 Mitchell St.	26. Height (Stories) Ol
	01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
Mittaball	27. Basement/Cellar Other
13. Street Name Mitchell Street	1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
14. Owner BOBERT C. WILLIAMS	$\Lambda \mathcal{Q}$ $\Lambda \mathcal{Q}$ $\Lambda \mathcal{Q}$
15. Owner Address 857 MitchELL CONWAY, AR 72032	All Page Charl and a second seco
16. Owner Phone Number	29. Construction: A B B Other
17. Informant and informant Phone #	01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other
NY TOTAL STATES	30. Wall Material, Original: A B Other Other
THE AND THE AN	31. Wall Material, Present: A B Other
	01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 09-Synthetic Siding 10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other
	10° Classes 12° Classes 10° 10° 14° Aspestos 97° Unknown 99° Other
	32. Roof Type(s): A $\bigcirc l$ B \bigcirc C \bigcirc Other
	01-Gable 02-Gable w/Parapet 03-Clipped Gable 06-Hip 07-Pyramid 08-Gambrel 12-Flat 13-Flat w/Parapet 99-Other
	33. Roof Features (if present): A Other
	01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower 07-Tower/Turret 08-Belfry 99-Other
	34. Roof Materials: A Other Other
	01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar/Built-up 99-Other

1998 Architectural	Survey
--------------------	--------

35.	Chimney Placement: A O B C D Other 1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other
36.	Chimney Material: A B B C D Other 1-Brick 4-Cut Stone 5-Field Stone 6-Metal 9-Other
37.	Foundation Type Other
38.	Foundation Material Other 1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other
39.	Porch Type(s): A OZ B C Other 01-Full, Front 03-One Bay, Central Front 05-Wrap-around 06-Awning 07-One-Half, Front 08-Recessed, Front 10-Side 11-Full, Rear 99-Other
40.	Porch Height (Stories): A B C Other
41.	Porch Roof Type(s): A B C Other 1-Gable 2-Hip 3-Flat 4-Shed 9-Other
42.	Porch Detail(s): A /// B C Other 01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament 06-Lattice 08-Columns on Piers 11-Posts 99-Other 04-Balustrade 05-Wood Ornament
43.	Window Type(s): A I B C Other 1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other
44.	Light/Pane Arrangement: A H / B C / C
45. 46.	Condition D Comments: 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin Architectural Comments: U TriAngue 40 Knee BIACG Under Widz CAUED 5HUCCO IN Front FACING pach GABLE Ond
HIST	TORIC DATA
47.	Architect
48.	Builder
49.	Construction Date
50.	Historic Context
51.	Are any significant archeological features located on the property?



1998 Architectural Survey Photos







Discussion - Sidewalks in the Old Conway Overlay Design District

SIDEWALK DESIGN REQUIREMENTS IN THE OLD CONWAY DESIGN OVERLAY DISTRICT

The HDC began review of the Old Conway Design Overlay District sidewalk requirements in April 2015. Further discussion took place at the May and June meetings. HDC Staff was abse in July and sidewalk discussion was postponed until the Augus meeting. During past discussion, HDC Staff was instructed to look at other sidewalk variance methods. Suggestions included not requiring sidewalks in areas where at least one sidewalk exists, pedestrian need, and requirements based on the size of the proposed structure. The question of other City's HDC sidewalk requirements was raised. Staff spoke with the HDC staff persons for Little Rock and North Little Rock. Neither HD0 reviews or requires sidewalks. This would seem to be the norm

Based on past discussion, HDC Staff has revised and recommends adoption of the below amended current sidewa regulations. Changes are noted in bold type:

Current OCDOD Sidewalks Regulations Amended:

A Sidewalk shall be constructed or repaired as part of any new commercial, office, or multi-family construction in the Old Conway Design Overlay District. Any exceptions to commerci office, or multi-family construction shall be issued during the subdivision review and/or development review process.

Sidewalk Exception:

The construction of an addition or outbuilding with a footprint area greater than 30% 40% of the primary structure will require the construction or repair of sidewalks.

Sidewalks are historically correct and add an essential pedestrian element to the area. Sidewalks shall be constructed / repaired for all street frontages and shall be 5 feet wide unles the width differs historically. Sidewalks shall pass through driveways.

If sidewalks are not prevalent in the area or not technically feasible due to utilities, easements, rights of way, etc., an in-lie fee of \$3 per square foot may be paid into the general sidewall fund to be used within the boundaries of the Old Conway area. The Conway Historic District Commission will determine if a request for a sidewalk exception is reasonable. The maximum residential in-lieu fee shall be \$1875.

Alternative Amendment

As an alternative to the recommended existing regulation revisions, the HDC could pursue a more exhaustive amendmer The amendment below is a revision of the amendment present at the June meeting. These criteria are based on current subdivision sidewalk regulations.

20

n ent st d;	ne for str an	aff Recommendation Summary: Require sidewalks for all w commercial construction. Exempt sidewalk construction any additions or outbuildings 40% or less than the primary ucture. Use additional criteria to determine eligibility to pay in-lieu fee on residential sidewalks and provide a maximum lieu fee.
u,	1.	Sidewalk construction is required with any new commercial, office, or multi-family structure. Any exceptions to construction shall be issued during the subdivision review and/or development review process.
C n. alk	2.	Sidewalks shall not be required with additions or outbuildings with a footprint of 40% or less than the primary structure's footprint. Sidewalk construction is required for all other new residential structures unless the majority of the following exception criteria can be met.
		A. Pedestrian traffic generators such as parks and schools in the area are not present.B. Lack of area sidewalk network or future sidewalk
v		network development. C. Current and future area development density will not increase.
al,		 D. The terrain is such that a sidewalk is not physically practical or feasible.
		E. Trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.F. Utility structures, rights of way, easements, etc., create conditions making sidewalks impractical.
e		 G. The proposed development will not generate a large amount of pedestrian traffic.
		H. The overall need for a sidewalk to be constructed on the lot.
k s	3.	If a residential exception is approved by the HDC, then an in-lieu fee of \$12 per linear foot may be paid instead of sidewalk construction. The maximum residential in-lieu fee shall be \$1875.
eu k		REVIOUS COMMENTARY FROM THE MAY HDC
	Su req I-3 the coi	y of Conway Sidewalk Regulations: bdivision - New subdivisions both residential and commercial guire the construction of sidewalks with the exception of Intensive Industrial zones and large lot subdivisions within e Territorial Jurisdiction. Sidewalks are not required to be instructed at the time of the subdivision, but when actual ilding construction takes place.
nt. :ed		w construction, additions, remodeling, or outbuildings in any

residential subdivision subdivided before 2006 (outside of the Old Conway Design Overlay District) does not require sidewalk construction.

Discussion - Sidewalks in the Old Conway Overlay Design District

Development Review - All office, multi-family, and commercial structures must have Design Development Review approval prior to the issuance of a building permit. Development Review requires the construction of sidewalks in conjunction with these projects.

PUD - Planned Unit Development - *Any project zoned PUD must include sidewalks.*

In areas where sidewalks are not practical or undesirable, the Planning Commission, City Council, or Planning Director (depending on the review process) may allow the payment of an in lieu fee of \$15 per linear foot. In the case of residential in-lieu payment, a maximum of \$1875 is required. This maximum offers relief for large residential lots with multiple street frontages.

Complete Street Ordinance - Ordinance O-09-56, approved in April 2009 requires that all city road projects be built to "Complete Street" principles. Complete street's guiding principle is to design, operate, and maintain streets for all users; pedestrians, bicyclists, transit riders, as well as motor vehicle drivers while including compliance with the ADA standards.

Robinson District Sidewalk Regulations:

There are no specific requirements concerning sidewalks in the Robinson District regulations. Sidewalk repair and/ or construction is currently not required. A requirement to maintain or construct could be inferred by the nature of district preservation. For example, if a structure in the Robinson District has a sidewalk, it could be considered part of the historic "fabric" of the property. The sidewalk could not be removed without HDC approval.

Current OCDOD Sidewalk Regulations:

Sidewalk repair and/or construction is required in conjunction with an Old Conway Overlay Certificate of Appropriateness review.

Exceptions:

- 1. An outbuilding 160 s.f. or less does not require sidewalk repair/construction.
- 2. An outbuilding with a footprint less than 30% of the primary structure does not require the construction or repair of sidewalks.
- 3. An exterior addition or remodel project 75 s.f. or less does not require sidewalk repair/construction.

The Historic District Commission may allow the payment of an in lieu fee of \$12 per linear foot in areas where sidewalk construction is not practical or undesirable. There is currently no maximum fee. Considering other city sidewalk regulations, current Old Conway Overlay sidewalk requirements seem punitive. If the HDC would like to more closely match current city regulations, staff recommends the following amendments to the HDC regulations:

- 1. Require the construction of sidewalks with any commercial, office, multi-family, or new residential structure.
- 2. Sidewalks would not be required with additions or outbuildings.
- 3. A maximum residential in-lieu fee of \$1875.