







## Subject Marketability

<b>Overall Subject Condition:</b> 	<b>Landscaping Condition:</b> Poor	<b>Exterior Type:</b> Frame	<b>Exterior Condition:</b> Poor
	<b>Roof Type:</b> Asphalt	<b>Roof Condition:</b> Poor	<b>Neighborhood Condition:</b> Average
	<b>Presence of Vandalism:</b> No	<b>Vandalism Comments:</b> NONE	
	<b>Nearby Schools:</b> Yes	<b>Audible Freeway/Highway Noise:</b> No	<b>Overhead Powerlines:</b> No
	<b>Commercial Uses:</b> No	<b>Railroad Tracks:</b> No	<b>Airport / Flightpath:</b> No
	<b>Waste Management Facilities:</b> No	<b>Gated Community:</b> No	<b>Community Park / Pool:</b> No
	<b>Other:</b>		

## Market Condition

<b>Overall Market Condition:</b> 	<b>Market Prices:</b> Remained Stable	<b>Neighborhood Value Range:</b> \$42,000.00 - \$203,000.00
	<b>Asset Conforms to Neighborhood:</b> Yes	<b>Comments:</b> SUBJECT NEIGHBORHOOD IS IN AVERAGE CONDITION
<b>Market Occupancy:</b> 	<b>Foreclosure Activity:</b> 3	<b>Inventory Level:</b> Under Supply
	<b>Average Marketing Time:</b> 30	<b>Employment Condition:</b> Stable
	<b>Comparable Assets for Sale:</b> 22	<b>Comparable REO:</b> 0

								
<b>Address</b>	6521 GRAYSON DR BENTON AR 72019	907 SPANGLE ST BENTON AR 72019	806 BANNER ST BENTON AR 72019	1016 MONTCLAIR ST BENTON AR 72019				
<b>Prox to Subject</b>		1	1	1				
<b>Sales Price</b>		\$50,000.00	\$55,000.00	\$57,500.00				
<b>Price/GLA</b>		\$57.87 /Sq. Ft.	\$45.38 /Sq. Ft.	\$46.67 /Sq. Ft.				
<b>Sale Date</b>		6/30/2021	5/14/2021	12/7/2021				
<b>Days on Market</b>		1	5	1				
	<b>Description</b>	<b>Description</b>	<b>Description</b>	<b>Description</b>				
<b>Location</b>	Rural	Rural	Rural	Rural				
<b>Lot Size</b>	.12 Acres	.31 Acres	.14 Acres	.15 Acres				
<b>View</b>	Neighborhood	Neighborhood	Neighborhood	Neighborhood				
<b>Design</b>	Ranch	Ranch	Ranch	Ranch				
<b>Construction</b>	Frame	Frame	Frame	Frame				
<b>Age</b>	43	58	58	53				
<b>Condition</b>	Poor	Poor	Poor	Poor				
<b>Garage</b>	None	None	None	None				
<b>Total Above Grade Room Count</b>	6	5	7	7				
<b>Bed / Bath Count</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Bedrooms</b>	<b>Baths</b>
	3	1	2	1	3	2	3	2
<b>Gross Living Area</b>	1426 Sq. Ft.		864 Sq. Ft.		1212 Sq. Ft.		1232 Sq. Ft.	
<b>Basement</b>	None		None		None		None	
<b>Heating / Cooling</b>	Central Heat / Central		Central Heat / Central		Central Heat / Central		Central Heat / Central	
<b>Amenities</b>								
<b>Sold 1 Comments</b>	COMP IS LESS IN GLA, IT HAS SAME CONDITION, IT HAS LESS BEDS, IT HAS SAME BATHS, IT HAS SAME PARKING, IT HAS SAME LOT COST							
<b>Sold 2 Comments</b>	COMP IS LESS IN GLA, IT HAS SAME CONDITION, IT HAS SAME BEDS, IT HAS MORE BATHS, IT HAS SAME PARKING, IT HAS SAME LOT COST							
<b>Sold 3 Comments</b>	COMP IS LESS IN GLA, IT HAS SAME CONDITION, IT HAS SAME BEDS, IT HAS MORE BATHS, IT HAS SAME PARKING, IT HAS SAME LOT COST							

				
<b>Address</b>	6521 GRAYSON DR BENTON AR 72019	920 WARD BENTON AR 72019	1600 HWY 35 S BENTON AR 72019	2030 NEELEY ST BENTON AR 72019
<b>Prox to Subject</b>		1	1	1
<b>List Price</b>		\$88,900.00	\$89,900.00	\$133,000.00
<b>Price/GLA</b>		\$69.24 / Sq. Ft.	\$55.49 / Sq. Ft.	\$120.47 / Sq. Ft.
<b>Days on Market</b>		0	2	18
	<b>Description</b>	<b>Description</b>	<b>Description</b>	<b>Description</b>
<b>Location</b>	Rural	Rural	Rural	Rural
<b>Lot Size</b>	.12 Acres	.20 Acres	4.9 Acres	1.29 Acres
<b>View</b>	Neighborhood	Neighborhood	Neighborhood	Neighborhood
<b>Design</b>	Ranch	Ranch	Ranch	Ranch
<b>Construction</b>	Frame	Frame	Frame	Frame
<b>Age</b>	43	59	31	34
<b>Condition</b>	Poor	Average	Average	Average
<b>Garage</b>	None	None	None	None
<b>Total Above Grade Room Count</b>	6	7	7	7
<b>Bed / Bath Count</b>	<b>Bedrooms</b> <b>Baths</b>	<b>Bedrooms</b> <b>Baths</b>	<b>Bedrooms</b> <b>Baths</b>	<b>Bedrooms</b> <b>Baths</b>
	3   1	3   1.5	3   2	3   1.5
<b>Gross Living Area</b>	1426 Sq. Ft.	1284 Sq. Ft.	1620 Sq. Ft.	1104 Sq. Ft.
<b>Basement</b>	None	None	None	None
<b>Heating / Cooling</b>	Central Heat / Central	Central Heat / Central	Central Heat / Central	Central Heat / Central
<b>Amenities</b>				
<b>List 1 Comments</b>	COMP IS LESS IN GLA, IT HAS BETTER CONDITION, IT HAS SAME BEDS, IT HAS LESS BATHS, IT HAS SAME PARKING, IT HAS SAME LOT COST			
<b>List 2 Comments</b>	COMP IS MORE IN GLA, IT HAS BETTER CONDITION, IT HAS SAME BEDS, IT HAS MORE BATHS, IT HAS SAME PARKING, IT HAS MORE LOT COST			
<b>List 3 Comments</b>	COMP IS LESS IN GLA, IT HAS BETTER CONDITION, IT HAS SAME BEDS, IT HAS LESS BATHS, IT HAS SAME PARKING, IT HAS MORE LOT COST			



Interior - First - Hallway



Interior - First - Living Room



Interior - First - Kitchen



Interior - First - Family Room



Interior - First - Bedroom



Interior - First - Kitchen



Exterior - Rear



Street -



Exterior - Front