

Ownership Description				Assessment Summary			
<b>Name:</b> METCALF, RICKY & JUANITA 14483 SKYVIEW EAST RD WEST FORK AR 72774 <b>Subd.:</b> 00452 SKYVIEW S/D <b>S-T-R:</b> 10-14-31 <b>Acres:</b> 5.01 <b>T.D.:</b> 410 WEST FORK SCH, RURAL <b>Location:</b> 14483 SKYVIEW EAST (WC 2066) <b>Legal:</b> TRACT 15				<b>Type:</b> AI Ag.Impr <b>Taxable:</b> F Fixed <b>Neigh:</b> RRES04 <b>Owner:</b> 762917 <b>Status:</b> P25 <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 015		<b>Year</b> 2025 20% 2024 20 % <b>Land</b> 45,500 9,100 45,500 9,100 <b>Bldgs</b> 208,000 41,600 254,600 50,920 <b>Total</b> 253,500 50,700 300,100 60,020	
Trend				Review Record			
<input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> New <input type="checkbox"/> Old				<b>Date</b> <b>By</b> <b>Reason</b> <b>Land</b> <b>Buildings</b> <b>Total</b> 7/17/2025 MCB HC 45,500 208,000 253,500 ADJ SKETCH MSMTS & REMOVED 1+ AREA. ADJ FLOORC, ROOFC, BATH COUNT. ADJ CP, UB3S & 7/17/2025 SAB TC 45,500 208,000 253,500 FOR 2024: ADJ SKETCH MSMTS & REMOVED 1+ AREA. ADJ FLOORC, ROOFC, BATH COUNT. ADJ CP, 6/26/2024 JEB BP 45,500 254,600 300,100 ADDED DWELLING 6/23/2023 MDH RV 600 15,600 16,200 2023 REAPPRAISAL 7/8/2021 JJC NC 600 13,600 14,200 FOR 2021: ADDED UB3X AND CP 7/1/2020 MDH RV 600 600 2020 REAPPRAISAL			
Street				Building Permit Record			
<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> ChatSeal <input type="checkbox"/> Gravel <input checked="" type="checkbox"/> Dirt				<b>Date</b> <b>Amount</b> <b>Purpose</b> <b>Note</b> 7/6/2021 NC New Cons FOR 2024 NSFR 100% COMPLETE.			
Utilities				Ownership Record			
<input type="checkbox"/> No Water <input type="checkbox"/> No Sewer <input type="checkbox"/> No Gas <input type="checkbox"/> No Electric <input type="checkbox"/> No Telephone				<b>Date</b> <b>Book</b> <b>Page/Inst#</b> <b>Amount</b> <b>Type</b> <b>Grantee</b> <b>Remarks</b> 6/19/2025 2025-16680 BD METCALF, RICKY & JUANITA JBF 6-24-2025 NO REV 8/23/2018 2018-25535 31,000 WD METCALF, RICKY & JUANITA RNL 8-28-18 2/23/2018 2018-5869 415,000 WD GREEN, RAYMOND K RLB 3/2/18 7/12/2013 2013-23865 20,000 WD JETTER, DAVID & TIFFANY RNL 7-17-13			
Topography				Land Record			
<input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rough <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Sloping				<b>Sub</b> <b>PT</b> <b>Size/Front</b> <b>Size Pri/Sec</b> <b>Depth</b> <b>Adj</b> <b>Rate Pri/Sec</b> <b>O</b> <b>Adj1</b> <b>%</b> <b>Adj2</b> <b>%</b> <b>Value</b> <b>NC</b> <b>HS</b> 0.000 .000 0.00 0.000 0.00 HL 1.00 AC <b>Use</b> <b>Location</b> <b>Symbol</b> <b>Soil</b> <b>Acres</b> <b>Rate</b> <b>O</b> <b>Adj</b> <b>%</b> <b>Value</b> <b>NC</b> <b>HS</b> T 13 4.010 120.00 481 H 1.000 45000.00 45,000			
Landscaping				452/452-02175-000			
<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor <input type="checkbox"/> None							



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,326	1,326	4+10	2	2022		A	193,984	98	190,104			190,104		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													17,908			
<b>Total</b>													208,000			

Ext Wall	Roof Type	Sketch Area	Building Computation									
VINYL	<input type="checkbox"/> Hip		Base Price			36.29						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100								
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000								
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	.805								
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.886							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		32.15							
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		1,326							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		42,631							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>									
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>						
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing		Foundation	1,326								
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing		Floor Structure	1,326								
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing		Ins Floor									
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes		Ins Wall									
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate		Ins Ceiling									
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> GalvAlum	Heat & Cool	1,326	2.75	3,647							
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	663	1.46	968							
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,750	.57	998							
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing		521.00								
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1105.00	1,105							
<b>Heat/Cool</b>	Extra	Basement										
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC H	663	3.07	2,035							
<input type="checkbox"/> Hot Air/F	Type 1SF	<b>Base Structure and Additive Items</b>										
<input type="checkbox"/> F/W Furn	Count 1	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>				
<input checked="" type="checkbox"/> Central		A MN	1326	36.29	.886	42,631						
<input type="checkbox"/> Elec Base		B OP	280	10.56	.881	2,604						
<input type="checkbox"/> Elec Ceil		C OP	144	11.32	.881	1,436						
<input type="checkbox"/> Other		<b>Outbuildings and Yard Improvements</b>										
<b>Floor Cover</b>	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>
<input type="checkbox"/> None	CP		28	20		2020	5.01	.917	900	2,315		
<input type="checkbox"/> Softwood	UB3S		28	30		2020	9.82	1.000	92	7,589		
<input type="checkbox"/> HW Sheath	POLESH		36	36		2022	1.80	1.000	95	2,216		N
<input type="checkbox"/> HW Parq	OB/FR		13	13			.00N	1.000				
<input type="checkbox"/> Linoleum												
<input checked="" type="checkbox"/> CarpetTile												
<input type="checkbox"/> Cer Tile												
<input type="checkbox"/> Stone												
<input type="checkbox"/> Other												
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
<b>Total</b>										12,120		

7/15/2025: BOE 7/15/25 - ADJ SKETCH MSMTS & REMOVED 1+ AREA. ADJ FLOORC, ROOFC, BATH COUNT. ADJ CP, UB3S & POLESH

<b>Total of Above</b>						55,424
<b>Market Adjustment</b>						3,500
<b>Total Structure RCN</b>						193,984
Inspected: BRS 7/2/2021			Contact: NH			
Revisited: JJC 7/6/2021			Int.Est?:			
Entered: EEK 7/6/2021			Sk. File:			
Printed: 7/25/2025			Status: P25			