

Ownership Description	Assessment Summary																																																																						
<b>Name:</b> HAYES, ANDY; HINKLE, JONATHAN 14246 SKYVIEW EAST RD WEST FORK AR 72774-2928 <b>Subd.:</b> 00452 SKYVIEW S/D <b>S-T-R:</b> 10-14-31 <b>Acres:</b> 4.22 <b>T.D.:</b> 410 WEST FORK SCH, RURAL <b>Location:</b> 14246W SKYVIEW RD <b>Legal:</b> TRACT 25 (4.22 AC)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2025</td> <td>20%</td> <td>2024</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>75,450</td> <td>15,090</td> <td>64,200</td> <td>12,840</td> </tr> <tr> <td><b>Bldgs</b></td> <td>131,100</td> <td>26,220</td> <td>89,500</td> <td>17,900</td> </tr> <tr> <td><b>Total</b></td> <td>206,550</td> <td>41,310</td> <td>153,700</td> <td>30,740</td> </tr> </table>	<b>Year</b>	2025	20%	2024	20%	<b>Land</b>	75,450	15,090	64,200	12,840	<b>Bldgs</b>	131,100	26,220	89,500	17,900	<b>Total</b>	206,550	41,310	153,700	30,740																																																		
<b>Year</b>	2025	20%	2024	20%																																																																			
<b>Land</b>	75,450	15,090	64,200	12,840																																																																			
<b>Bldgs</b>	131,100	26,220	89,500	17,900																																																																			
<b>Total</b>	206,550	41,310	153,700	30,740																																																																			
<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> RRES04 <b>Owner:</b> 932397 <b>Status:</b> P25 <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 025 <b>City:</b> RURAL <b>Map:</b> <b>Old PID:</b> 112426-000-00	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>5/24/2025</td> <td>MDH</td> <td>BP</td> <td>75,450</td> <td>131,100 206,550</td> </tr> <tr> <td colspan="5">COMPLETELY REMODELED, SIDING, WINDOWS, INTERIOR, HVAC</td> </tr> <tr> <td>11/7/2024</td> <td>SAB</td> <td>IN</td> <td>64,200</td> <td>89,500 153,700</td> </tr> <tr> <td colspan="5">FOR 2024: CHANING MH TO MAIN LIVING AREA PER AFFIDAVIT OF AFFIXATION OF MANUFACTURED</td> </tr> <tr> <td>6/23/2023</td> <td>MDH</td> <td>RV</td> <td>64,200</td> <td>35,150 99,350</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/1/2020</td> <td>MDH</td> <td>RV</td> <td>24,700</td> <td>32,050 56,750</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>19,150</td> <td>20,150 39,300</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>8/16/2010</td> <td>JRB</td> <td>HC</td> <td>18,150</td> <td>28,550 46,700</td> </tr> <tr> <td colspan="5">NO CHANGE.</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	5/24/2025	MDH	BP	75,450	131,100 206,550	COMPLETELY REMODELED, SIDING, WINDOWS, INTERIOR, HVAC					11/7/2024	SAB	IN	64,200	89,500 153,700	FOR 2024: CHANING MH TO MAIN LIVING AREA PER AFFIDAVIT OF AFFIXATION OF MANUFACTURED					6/23/2023	MDH	RV	64,200	35,150 99,350	2023 REAPPRAISAL					7/1/2020	MDH	RV	24,700	32,050 56,750	2020 REAPPRAISAL					7/5/2015	MDH	RV	19,150	20,150 39,300	2015 REAPPRAISAL					8/16/2010	JRB	HC	18,150	28,550 46,700	NO CHANGE.				
Review Record																																																																							
Date	By	Reason	Land	Buildings Total																																																																			
5/24/2025	MDH	BP	75,450	131,100 206,550																																																																			
COMPLETELY REMODELED, SIDING, WINDOWS, INTERIOR, HVAC																																																																							
11/7/2024	SAB	IN	64,200	89,500 153,700																																																																			
FOR 2024: CHANING MH TO MAIN LIVING AREA PER AFFIDAVIT OF AFFIXATION OF MANUFACTURED																																																																							
6/23/2023	MDH	RV	64,200	35,150 99,350																																																																			
2023 REAPPRAISAL																																																																							
7/1/2020	MDH	RV	24,700	32,050 56,750																																																																			
2020 REAPPRAISAL																																																																							
7/5/2015	MDH	RV	19,150	20,150 39,300																																																																			
2015 REAPPRAISAL																																																																							
8/16/2010	JRB	HC	18,150	28,550 46,700																																																																			
NO CHANGE.																																																																							

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input checked="" type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
7/31/2024		RM Remod	HD25 - R26 FOR MORE FENCING. FOR 2025 DWG
1/16/2001		NC New Cons	FOR 2001 - NEW MH

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/25/2024	2024-28474		272,500	WD	HAYES, ANDY; HINKLE, JONATHAN	JBF 10-31-2024
10/22/2024	2024-27626			AF	HICOR LLC	DCM 11-7-2024 NO REV
8/20/2024	2024-21477			AF	HICOR LLC	DCM 8-20-2024 NO REV
10/11/2023	2023-26862		100,000	WD	HICOR LLC	GMP 10-17-2023 // Imported from Just Appraised

Land Record											452/452-03439-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
1	HL	1.000	1.000		.000	45000.00							45,000		
						0.00									
2	AC	1.000	1.000		.000	20000.00			E	-25			15,000		
						0.00									
3	AC	1.000	1.000		.000	20000.00			E	-50			10,000		
						0.00									
4	AC	1.000	1.000		.000	20000.00			E	-75			5,000		
						0.00									
5	AC	0.220	0.220		.000	20000.00			E	-90			440		
						0.00									



FOR 2001: NO DWG ON THIS PARCEL. IT IS ON #452-03438-001. 4-16-98 NO LIVES **Total:** 75,450

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,944	1,944	5	24	2000	2024	A	199,416	85	169,504	E	25	127,128	32	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,993			
<b>Total</b>													131,100			

Ext Wall	Roof Type	Sketch Area	Building Computation									
VINYL	<input type="checkbox"/> Hip		Base Price		33.85							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.000							
<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		.695							
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.695							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		23.53							
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		1,944							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		45,742							
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>									
<input 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	1,944									
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing	Floor Structure	1,944									
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor										
<input 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	1,944	2.52	4,899							
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,944	1.25	2,430							
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,944	.53	1,030							
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	3	449.00	1,347							
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace										
<b>Heat/Cool</b>	Extra	Basement										
<input type="checkbox"/> None	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>										
<input type="checkbox"/> Hot Air/F	Type	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>						
<input type="checkbox"/> F/W Furn	Count	A MN	1944	33.85	.695	45,742						
<input checked="" type="checkbox"/> Central		B WD	64	7.60	.858	417						
<input type="checkbox"/> Elec Base		C WD	160	7.02	.858	963						
<input type="checkbox"/> Elec Ceil		D WD	20	8.63	.858	148						
<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	OB/FR		8	12			.00N	1.000				
<input type="checkbox"/> Softwood	CPDF		18	20			.00N	1.000				
<input type="checkbox"/> HW Sheath	OB/FR		10	16			.00N	1.000				
<input type="checkbox"/> HW Parq	WF6		100			2024	8.20	1.000	85	697		
<input type="checkbox"/> Linoleum	WF4		65			2024	7.46	1.000	85	412		
<input type="checkbox"/> CarpetTile	WF3		65			2024	7.46	1.000	85	412		
<input type="checkbox"/> Cer Tile												
<input type="checkbox"/> Stone												
<input checked="" type="checkbox"/> LuxVinyl												
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
<b>Total</b>										1,521		

Total of Above 56,976  
 Market Adjustment 3,500  
 Total Structure RCN 199,416  
 Inspected: BRS 5/24/2021 Contact: PI  
 Revisited: JJC 5/28/2021 Int.Est?:  
 Entered: CHB 7/29/2021 Sk. File:  
 Printed: 7/25/2025 Status: P25