

Ownership Description				Assessment Summary					
Name: TREADWAY, TAMMY LYNN & JEFFREY				Type: RI Res.Impr	Year	2023	20%	2022	20 %
12508 OLD CANEHILL RD				Taxable: OF Own-Full	Land	45,000	9,000	24,000	4,800
LINCOLN				Neigh: RRES04	Bldgs	115,550	23,110	80,100	16,020
AR 72744-9277				Owner: 928911	Total	160,550	32,110	104,100	20,820
Subd.: 153232	32-15-32			Status:					
S-T-R: 32-15-32	Acres: 0.92		Block:	Tax Status:					
T.D.: 480	LINCOLN SCH, RURAL		City: RURAL	Lot:					
Location: 12508 OLD CANEHILL (WC 436) RD				Map:					
Legal: PT NW NE 0.92 AC FURTHER DESCRIBED IN 2019-2501 AS: Part of the NW/4 of the NE/4 of Section Thirty-two (32), Township Fifteen (15) North, Range Thirty-two (32) West, being more particularly described as follows, to-wit: Beginning at a point 625 feet South 00 degrees 09				Old PID: 118134-000-00					

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 checked="" type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input checked="" type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
10/11/2021			FOR 2022 REPLACED MH WITH NEW ONE 28*52
5/6/2015		NC New Cons	FOR 2016: NEW MH & WATER HOOK UP COMPLETE.
6/12/2013		NC New Cons	FOR 2014 NO START OF ANY REBUILD ONLY SLAB

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/17/2024	2024-24441		235,000	WD	TREADWAY, TAMMY LYNN & JEFFREY	DCM 9-23-2024 // Imported from Just Appraised
8/16/2024	2024-21162			AF	ARENDS, AREND J & RUTH ANNE	DCM 8-19-2024 NO REV
11/25/2020	2020-43577		35,000	WD	ARENDS, AREND J & RUTH ANNE	DCM 12-01-2020
4/22/2020	2020-12559			CR	VOLKAMER, NANCY & BRET M	DCM 4-23-2020 NO REV

Land Record											001/001-09167-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000		45000.00				45,000		
			0.000				0.00						

Review Record					
Date	By	Reason	Land	Buildings	Total
6/23/2023	MDH	RV	45,000	115,550	160,550
2023 REAPPRAISAL					
3/17/2022	SAB	FC	24,000	80,100	104,100
FOR 2022: CHANGED MH TO MAIN LIVING AREA. PER OWNER CALL IN & F/C 3/16/22 SAB/RLB HAS					
2/7/2022	SAB	FC	24,000	50,500	74,500
FOR 2022: PER OWNER CALL IN & F/C 10/11/21 SAB/RLB OLD MH GONE AND REPLACED WITH NEW					
7/1/2020	MDH	RV	24,000	16,800	40,800
2020 REAPPRAISAL					
7/5/2016	MDH	BP	20,000	8,200	28,200
ADDED MH					
7/5/2015	MDH	RV	20,000	3,450	23,450
2015 REAPPRAISAL					



Total: 45,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,456	1,456	5	2	2021		A	150,595	96	144,571 F	25		108,428		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														7,143		
Total														115,550		

Ext Wall	Roof Type	Sketch Area	Building Computation						
STANDARD	<input type="checkbox"/> Hip		Base Price		35.35				
<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		24.57				
Foundation	<input type="checkbox"/> Dormer		Total Base SF		1,456				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		35,774				
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base						
<input type="checkbox"/> Slab	Roof Cover		Item		S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing	Foundation	1,456						
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	1,456						
<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 type="checkbox"/> GalvAlum	Heat & Cool	1,456	2.52		3,669			
Insulation	<input type="checkbox"/> Other	Floor Cover	1,456	1.25		1,820			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,456						
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	3	449.00		1,347			
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace							
Heat/Cool	Extra	Basement							
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items							
<input type="checkbox"/> Hot Air/F	Type	Item		Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> F/W Furn	Count	A MN	1456	35.35	.695		35,774		
<input checked="" type="checkbox"/> Central	AACU28*52	C WD	64	7.60	.858		417		
<input type="checkbox"/> Elec Base	7/15/2021: ADDED WD IN BACK.								
<input type="checkbox"/> Elec Ceil									
<input type="checkbox"/> Other									

Outbuildings and Yard Improvements													
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS	
FUD		22	30	1			14.16	.799	200	1,493			
SRF4		40					.00N	1.000					
CDW		11	32				1.71	1.000	96	578			
CDW		22	18				1.71	1.000	96	650			
LEANTO		8	28				.00N	1.000					
<input type="checkbox"/> None													
<input type="checkbox"/> Softwood													
<input type="checkbox"/> HW Sheath													
<input type="checkbox"/> HW Parq													
<input type="checkbox"/> Linoleum													
<input checked="" type="checkbox"/> CarpetTile													
<input type="checkbox"/> Cer Tile													
<input type="checkbox"/> Stone													
<input type="checkbox"/> Other													
Basement													
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													
Total											2,721		

Total of Above 43,027
 Market Adjustment 3,500
 Total Structure RCN 150,595
 Inspected: BRS 7/15/2021 Contact: PI
 Revisited: JJC 7/16/2021 Int.Est?:
 Entered: EEK 9/7/2021 Sk. File:
 Printed: 7/25/2025 Status: