

Ownership Description					Assessment Summary																																																										
<b>Name:</b> ESSARY, MICHELLE & CLINTON R 23455 COX LINCOLN AR 72744 <b>Subd.:</b> 153330 30-15-33 <b>S-T-R:</b> 30-15-33 <b>Acres:</b> 13.7 <b>T.D.:</b> 480 LINCOLN SCH, RURAL <b>Location:</b> 23455 COX ( WC 1018) <b>Legal:</b> PT FRL SE 13.70 AC FURTHER DESCRIBED IN 2023-15258 AS: A PART OF THE SOUTHWEST QUARTER (SWI/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION TWENTY-NINE (29) AND A PART OF THE FRACTIONAL SOUTHEAST QUARTER (FRL.					<b>Type:</b> AI Ag.Impr <b>Taxable:</b> N No Adj <b>Neigh:</b> RRES01 <b>Owner:</b> 894621 <b>Status:</b> <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> <b>City:</b> RURAL <b>Map:</b> <b>Old PID:</b> 001-09823-000 <b>Timber:</b> 1					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2024</th> <th>20%</th> <th>2023</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td>30,200</td> <td>6,040</td> <td>30,200</td> <td>6,040</td> </tr> <tr> <td><b>Bldgs</b></td> <td>900,100</td> <td>180,020</td> <td>1,095,700</td> <td>219,140</td> </tr> <tr> <td><b>Total</b></td> <td>930,300</td> <td>186,060</td> <td>1,125,900</td> <td>225,180</td> </tr> </tbody> </table>					Year	2024	20%	2023	20 %	<b>Land</b>	30,200	6,040	30,200	6,040	<b>Bldgs</b>	900,100	180,020	1,095,700	219,140	<b>Total</b>	930,300	186,060	1,125,900	225,180																													
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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																																																												

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/12/2023	2023-15258		583,000	WD	ESSARY, MICHELLE & CLINTON R	SAB 6/22/23 FOR 2023: 13.70 AC WITH ALL IMPS FROM
5/12/2023	2023-13524			SV	ESSARY, MICHELLE & CLINTON R	DMC 6/21/2023

**Land Record** 001/001-09823-008

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
			0.000		.000			0.00					
			0.000					0.00			HL 2.19 AC		
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS		
H				1.000	17500.00	S		60	28,000				
P			06	7.646	160.00				1,223				
P			11	.132	110.00				15				
T			11	1.384	105.00				145				
P			13	3.372	235.00				792				
T			06	.166	110.00				18				

**Total:** 30,200



07 28 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	4,035	5,672	2+10	15	2008		A	1,223,337	87	1,056,561	O	20	845,249		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														48,666		
<b>Total</b>														900,100		

Ext Wall	Roof Type	Sketch Area										Building Computation									
MASONVEN	<input type="checkbox"/> Hip											Base Price						29.68			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						1.100			
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Story Hgt Factor						.928			
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Grade Adj Factor						1.450			
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable											Composite Factor								1.480	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF								43.93	
<b>Foundation</b>												Total Base SF								5,672	
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable											Base Value								249,171	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other																				
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>																				
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	<b>Item</b>		<b>S.F./Qty</b>		<b>Rate</b>		<b>Total</b>													
<b>Floor Struct</b>		Foundation		4,035																	
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing	Floor Structure		4,035																	
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing	Ins Floor																			
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes	Ins Wall																			
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Ins Ceiling																			
<b>Insulation</b>		Heat & Cool		5,672		3.59		20,362													
<input type="checkbox"/> Floor	<b>Plumbing</b>		Floor Cover		2,294		4.47		10,254												
<input checked="" type="checkbox"/> Wall	Full 5	Roof Cover		4,035																	
<input checked="" type="checkbox"/> Ceiling	Half 2	Plumbing		8		829.00		6,632													
<b>Heat/Cool</b>		Fireplace		1		3210.00		3,210													
<input type="checkbox"/> None	Extra	Basement																			
<input type="checkbox"/> Hot Air/F	<b>Fireplaces</b>		FLOORC C		2252		2.36		5,315												
<input type="checkbox"/> F/W Furn	Type 2SG	FLOORC T		1126		6.41		7,218													
<input checked="" type="checkbox"/> Central	Count 1	AACU11R2U12L2U24L28U24R29D20R8XU3R3XR8XR3D3XD9R18U9XU3R3XR6XR3D3XD 1R11D52L14U2L1D5L16U1L7D1L16U5L10 ABU11R2U12L2U24L28CL47*24 ACU6CL16U22R16D5R2D12L2D5 ADU6L16D2CL32*24																			
<input type="checkbox"/> Elec Base	9/25/2024: FOR 2024: CORRECTED SQUARE FOOTAGE PER OWNER SENDING IN APPRAISAL SKETCH (SEE ATTACHED IN IMAGES) AND																				
<input type="checkbox"/> Elec Ceil	<b>Outbuildings and Yard Improvements</b>																				
<input type="checkbox"/> Other																					
<b>Floor Cover</b>																					
<input type="checkbox"/> None	SUMV	15	12	.00N		1.000															
<input type="checkbox"/> Softwood	CDW	18	70	2.25		1.000		87		2,466											
<input checked="" type="checkbox"/> HW Sheath	CDW	26	70	2.25		1.000		87		3,563											
<input type="checkbox"/> HW Parq	CDW	49	55	2.25		1.000		87		5,275											
<input type="checkbox"/> Linoleum	CDW	18	100	2.25		1.000		87		3,524											
<input type="checkbox"/> CarpetTile	OP2	7	40	5.94		1.195		87		1,729											
<input type="checkbox"/> Cer Tile	WF6	64		10.39		1.000		87		579											
<input type="checkbox"/> Stone	MW			.00N		1.000															
<input type="checkbox"/> Other																					
<b>Basement</b>																					
<input type="checkbox"/> Unfinished																					
<input type="checkbox"/> Finished																					
<input type="checkbox"/> Fin Part																					
<b>Total</b>										17,136											

Base Structure and Additive Items					
Item	Area	Rate	Factor	REL	Total NC HS
A MN	4035	29.68	1.480		177,258
B MFA	1128	14.75	1.195		19,887
C CP	376	5.35	1.130		2,275
D MFB	768	11.37	1.195		10,437
E OP	358	10.45	1.195		4,471
F OP	162	11.32	1.195		2,192
G PS	937	1.74	1.130		1,846
H 1+	1637	29.68	1.480		71,913
I WD	171	6.89	1.130		1,332
Total of Above					344,602
Market Adjustment					3,550
Total Structure RCN					1,223,337
Inspected: BRS 7/22/2021			Contact: PI		
Revisited: MCB 8/10/2021			Int.Est?:		
Entered: CHB 9/20/2021			Sk. File:		
Printed: 7/28/2025			Status:		