

Ownership Description					Assessment Summary																													
<b>Name:</b> VANDERHORN, MAX GARRETT & HALEY ALEXANDRIA 313 W THURMAN ST PRAIRIE GROVE AR 72753-3118 <b>Subd.:</b> 10160 A.B. NEALS ADD <b>S-T-R:</b> 18-15-31 <b>Acres:</b> 0.158 <b>T.D.:</b> 231 PRAIRIE GROVE SCH, PG <b>Location:</b> 313 W THURMAN ST <b>Legal:</b> LOT 1 BLK 6 PER REPLAT CREATING LOTS 1 & 2, BLK 6 A.B. NEALS ADD 24A-464 0.158 AC FURTHER DESCRIBED AS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 31 WEST,					<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> PGRES01 <b>Owner:</b> 912086 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> 006 <b>Lot:</b> 001 <b>City:</b> PRAIRIE GROVE <b>Map:</b> 4 5 <b>Old PID:</b> 123996-000-00					<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>35,000</td> <td>7,000</td> <td>35,000</td> <td>7,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>135,400</td> <td>27,080</td> <td>104,500</td> <td>20,900</td> </tr> <tr> <td><b>Total</b></td> <td>170,400</td> <td>34,080</td> <td>139,500</td> <td>27,900</td> </tr> </tbody> </table>					Year	2024	20%	2023	20%	<b>Land</b>	35,000	7,000	35,000	7,000	<b>Bldgs</b>	135,400	27,080	104,500	20,900	<b>Total</b>	170,400	34,080	139,500	27,900
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					Review Record																													
					<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>																								
					7/8/2024	JEB	BP	35,000	135,400	170,400																								
					REMODEL COMPLETE																													
					7/3/2023	MDH	RV	35,000	104,500	139,500																								
					2023 REAPPRAISAL																													
					3/27/2023	SAB	SP	35,000	112,950	147,950																								
					DMC FOR 2023: NEW LOT 1 PER REPLAT CREATING LOTS 1 & 2, BLK 6 A.B. NEALS ADD 24A-464																													
					7/3/2020	MDH	RV	24,500	84,300	108,800																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	21,000	54,100	75,100																								
					2015 REAPPRAISAL																													
					7/1/2010	MDH	RV	21,000	54,100	75,100																								
					2010 REAPPRAISAL																													

Trend	Street	Utilities	Topography	Landscaping
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input checked="" 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 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
10/12/2022	55,000	RM Remod	FOR 2024 REMODEL 100% COMPLETE 2/1/24 JJC // R24

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/22/2024	2024-04741		200,000	WD	VANDERHORN, MAX GARRETT & HALEY	ARNL 3-4-24 // Imported from Just Appraised
3/28/2022	2022-10380		130,000	WD	GRAHAM HOUSE LLC	DMC FOR 2023: NEW LOT 1 PER REPLAT CREATING LOTS 1 &
3/9/2018	2018-6779			QC	COLBERT, STACY MICHELLE	DCM 3-13-2018 NO REV
1/9/1998	98-4464		47,000	WD	GRIGSON, THEODORE E & KECIA J	JLF 98-4464 WD \$155.10 (47M)

Land Record											805/805-19528-000			
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	70000.00	S		-50		35,000		
			0.000				0.00							



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,155	1,411	4+10	97	1926	2023	A	156,556	850	133,076			133,076		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,316			
<b>Total</b>													135,400			

Ext Wall	Roof Type	Sketch Area	Building Computation											
STANDARD	<input type="checkbox"/> Hip		Base Price			35.80								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100										
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.964										
<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		.854									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		30.57									
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		1,411									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		43,134									
<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	1,155											
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,155											
<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	1,411	2.75	3,880									
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,411	1.46	2,060									
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,155											
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	1	521.00	521									
<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>	<b>NC</b>	<b>HS</b>						
<input type="checkbox"/> F/W Furn	Count	A MN	1015	35.80	.854	31,029								
<input checked="" type="checkbox"/> Central		B OP	84	12.26	.881	907								
<input type="checkbox"/> Elec Base		C MN	108	35.80	.854	3,302								
<input type="checkbox"/> Elec Ceil		D MN	32	35.80	.854	978								
<input type="checkbox"/> Other		E 1+	256	35.80	.854	7,826								
<b>Floor Cover</b>		<b>Outbuildings and Yard Improvements</b>												
<input type="checkbox"/> None		<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"/> Softwood		CDW		20	24		2023	1.83	1.000	85	747			
<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														
<b>Basement</b>														
<input type="checkbox"/> Unfinished														
<input type="checkbox"/> Finished														
<input type="checkbox"/> Fin Part														
<b>Total</b>												747		

Total of Above 50,502  
 Market Adjustment 3.100  
 Total Structure RCN 156,556  
 Inspected: MWR 9/14/2022 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CHB 10/3/2022 Sk. File:  
 Printed: 7/25/2025 Status: