

Ownership Description	Assessment Summary																											
Name: KOCH, RACHEL GRACE 213 S NEAL ST PRAIRIE GROVE AR 72753-3219 Subd.: 10170 W.T. NEALS ADD S-T-R: 18-15-31 Acres: 0.16 T.D.: 231 PRAIRIE GROVE SCH, PG Location: 213 S NEAL ST Legal: PT LOTS 11 & 12 BLOCK 1 FURTHER DESCRIBED FROM 2012-21215 AS: A part of Lot 11 and a part of Lot 12, in Block 1, of the W.T. Neal Addition, of Prairie Grove, Washington County, Arkansas, as shown on Plat Record "4" at page 32, and being more	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI Res.Impr</td> <td>Year 2023 20%</td> <td>2022 20 %</td> </tr> <tr> <td>Taxable: OF Own-Full</td> <td>Land 45,500 9,100</td> <td>14,000 2,800</td> </tr> <tr> <td>Neigh: PGRES01</td> <td>Bldgs 80,950 16,190</td> <td>62,700 12,540</td> </tr> <tr> <td>Owner: 918687</td> <td>Total 126,450 25,290</td> <td>76,700 15,340</td> </tr> <tr> <td>Status:</td> <td colspan="2">Tax Status:</td> </tr> <tr> <td>Block: 001</td> <td colspan="2">Lot:</td> </tr> <tr> <td>City: PRAIRIE GROVE</td> <td colspan="2"></td> </tr> <tr> <td>Map: 4</td> <td colspan="2"></td> </tr> <tr> <td>Old PID: 805-19555-000</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2023 20%	2022 20 %	Taxable: OF Own-Full	Land 45,500 9,100	14,000 2,800	Neigh: PGRES01	Bldgs 80,950 16,190	62,700 12,540	Owner: 918687	Total 126,450 25,290	76,700 15,340	Status:	Tax Status:		Block: 001	Lot:		City: PRAIRIE GROVE			Map: 4			Old PID: 805-19555-000		
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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	7/3/2023 MDH RV 45,500 80,950 126,450
<input type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good	2023 REAPPRAISAL
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average	7/5/2015 MDH RV 15,000 32,850 47,850
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor	2015 REAPPRAISAL
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None	7/1/2010 MDH RV 15,000 26,550 41,550

Building Permit Record			
Date	Amount	Purpose	Note
11/8/2019		RM Remod	FOR 2021: REMODEL 100% COMPLETE. 1/18/21 JEB

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/2/2024	2024-11012		190,000	WD	KOCH, RACHEL	DCM 5-9-2024 // Imported from Just Appraised
1/19/2024	2024-01470		129,000	WD	ARCH AND CRAFT LLC	RNL 1-23-24 // Imported from Just Appraised
8/28/2020	2020-30700		119,000	WD	ROGERS, BRENDA	DCM 9-2-2020
7/23/2019	2019-21973		37,000	WD	CAPSHAW, ANDREW WAYNE & JENNIFER	DCM 7-26-2019

Land Record												805/805-19555-001		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
1	HL	1.000	1.000	1.000	.000	70000.00	0.00	S	-35			45,500		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	900	900	4--5	98	1925	2020	A		98,468	800	78,774	78,774		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,179			
Total													80,950			

Ext Wall	Roof Type	Sketch Area	Building Computation											
VINYL	<input type="checkbox"/> Hip		Base Price			38.82								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	.950										
<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		.765									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		29.70									
Foundation	<input type="checkbox"/> Dormer		Total Base SF		900									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		26,730									
<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 type="checkbox"/> Asp Shing	Foundation	900											
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	900											
<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	900	1.73	1,557									
Insulation	<input type="checkbox"/> Other	Floor Cover	900	1.46	1,314									
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,056	.57	602									
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing	-2	521.00	-1,042									
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace												
Heat/Cool	Extra	Basement												
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items												
<input checked="" type="checkbox"/> Hot Air/F	Type	Item	Area	Rate	Factor REL	Total	NC	HS						
<input type="checkbox"/> F/W Furn	Count	A MN	900	38.82	.765	26,730								
<input type="checkbox"/> Central		B OP	156	11.32	.881	1,555								
<input type="checkbox"/> Elec Base		C PCB	70	7.11	.917	456								
<input type="checkbox"/> Elec Ceil		D PCB/WD	40	16.15	.917	592								
<input type="checkbox"/> Other		Total of Above						31,764						
Floor Cover		Market Adjustment						3,100						
<input type="checkbox"/> None	OB/MT	Total Structure RCN						98,468						
<input type="checkbox"/> Softwood	CLF4	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS		
<input type="checkbox"/> HW Sheath	WF5	8	10	1			.00N	1.000						
<input type="checkbox"/> HW Parq		111					5.06	1.000	80	449				
<input type="checkbox"/> Linoleum		40					7.93	1.000	80	254				
<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													703	

Inspected: MWR 9/14/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 10/4/2022 Sk. File:
 Printed: 7/25/2025 Status: