

Ownership Description					Assessment Summary																													
Name: MONTGOMERY, MARSHALL DAVID 112 N OZARK ST PRAIRIE GROVE AR 72753-2944 Subd.: 10290 18-15-31 PRAIRIE GROVE OUTLOTS S-T-R: 18-15-31 T.D.: 231 PRAIRIE GROVE SCH, PG Location: 112 N OZARK ST Legal: PT NW SE .40 AC					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: PGRES01 Owner: 929681 Status: Block: Tax Status: Lot: City: PRAIRIE GROVE Map: Old PID: 124485-000-00					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>38,500</td> <td>7,700</td> <td>17,500</td> <td>3,500</td> </tr> <tr> <td>Bldgs</td> <td>87,700</td> <td>17,540</td> <td>67,900</td> <td>13,580</td> </tr> <tr> <td>Total</td> <td>126,200</td> <td>25,240</td> <td>85,400</td> <td>17,080</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	38,500	7,700	17,500	3,500	Bldgs	87,700	17,540	67,900	13,580	Total	126,200	25,240	85,400	17,080
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					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	38,500	87,700	126,200																								
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					7/5/2015	MDH	RV	12,000	45,250	57,250																								
					2015 REAPPRAISAL																													
					7/1/2010	MDH	RV	12,000	46,950	58,950																								
					2010 REAPPRAISAL																													
					3/9/2010	SIN	SP	12,000	49,750	61,750																								
					FOR 2010: 0.10A TO 805-20016-001 & 0.42A TO 805-20024-001 GARY & CAROLYN BOYLE (SEE 7/2/2007 MDH RV 19,500 49,750 69,250)																													

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 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
12/9/2009		RM Remod	FOR 2010: REMODEL COMPLETE 100%. 1/12/10 WCS &

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/30/2024	2024-25488		225,000	WD	MONTGOMERY, MARSHALL DAVID	DCM 10-2-2024
6/23/2021	2021-24069		145,000	WD	TAYLOR, OLIVIA MAE & MCLAUGHLIN, MIC	DCM 6-25-2021
1/22/2019	2019-2009		122,000	WD	NICKELS, WILLIAM WAYNE	DCM 2-01-2019
10/18/2017	2017-31846		110,000	WD	ALDERSON, SUSAN L; BONE, MILDRED	DCM 10-20-2017

Land Record											805/805-20024-000				
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	-15	AS	-30	38,500		
			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	982	1,269	4--5	107	1916	2009	A	131,421	650	85,422			85,422		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,275			
Total													87,700			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																												
VARIOUS <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input checked="" type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input checked="" type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <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	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input type="checkbox"/> Asp Shing <input checked="" type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 1 Half Extra Fireplaces Type Count	<p>AACU40R24D42L11U2L13 ABR1CR12D2R10D6L22U8 ACR13D2R11CU31R11D37L13U6R2 ADU40R3CU8*8</p> <p>9/20/2022: ADDED OB/FR 10X12 NCV & OP 4X8 NCV (ATT). ADDED OB/FR 6X6 NCV. OB'S SIT ON OW ADJ 805-20018-000.</p>	Base Price 36.29 +/- Grade .950 Story Hgt Factor .966 Grade Adj Factor .805 Composite Factor .739 Adj Price per SF 26.82 Total Base SF 1,269 Base Value 34,035	Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td>982</td> <td></td> <td></td> </tr> <tr> <td>Floor Structure</td> <td>982</td> <td></td> <td></td> </tr> <tr> <td>Ins Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Wall</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Ceiling</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heat & Cool</td> <td>1,269</td> <td>2.75</td> <td>3,490</td> </tr> <tr> <td>Floor Cover</td> <td>1,269</td> <td>1.46</td> <td>1,853</td> </tr> <tr> <td>Roof Cover</td> <td>982</td> <td></td> <td></td> </tr> <tr> <td>Plumbing</td> <td>-2</td> <td>521.00</td> <td>-1,042</td> </tr> <tr> <td>Fireplace</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	982			Floor Structure	982			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	1,269	2.75	3,490	Floor Cover	1,269	1.46	1,853	Roof Cover	982			Plumbing	-2	521.00	-1,042	Fireplace				Basement				Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>A MN</td> <td>982</td> <td>36.29</td> <td>.739</td> <td>26,337</td> <td></td> <td></td> </tr> <tr> <td>B OP</td> <td>156</td> <td>11.32</td> <td>.881</td> <td>1,555</td> <td></td> <td></td> </tr> <tr> <td>C CP</td> <td>419</td> <td>5.35</td> <td>.917</td> <td>2,057</td> <td></td> <td></td> </tr> <tr> <td>D WD</td> <td>64</td> <td>7.60</td> <td>.917</td> <td>446</td> <td></td> <td></td> </tr> <tr> <td>E 1+</td> <td>287</td> <td>36.29</td> <td>.739</td> <td>7,697</td> <td></td> <td></td> </tr> </tbody> </table>	Item	Area	Rate	Factor REL	Total	NC	HS	A MN	982	36.29	.739	26,337			B OP	156	11.32	.881	1,555			C CP	419	5.35	.917	2,057			D WD	64	7.60	.917	446			E 1+	287	36.29	.739	7,697		
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Inspected: MWR 9/20/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 10/5/2022 Sk. File:
 Printed: 7/25/2025 Status: