

Ownership Description	Assessment Summary																											
<b>Name:</b> PALA, PAULA M LIVING TRUST 17412 VIA LUGANO CT MIROMAR LAKES FL 33913-7881 <b>Subd.:</b> 04350 FAYETTEVILLE ORIGINAL <b>S-T-R:</b> 16-16-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 104 W SPRING ST <b>Legal:</b> PT LOT 7 BLOCK 3 0.09 AC FURTHER DESCRIBED FROM 2016-26894 AS: Part of Lot Seven (7), Block Three (3) in the City of Fayetteville, Arkansas, as per plat of the original town of Fayetteville, being more particularly described as follows, to-wit: Beginning at a	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Type:</b> RI Res.Impr</td> <td><b>Year</b> 2023 20%</td> <td>2022 20 %</td> </tr> <tr> <td><b>Taxable:</b> NF No-Full</td> <td><b>Land</b> 217,500 43,500</td> <td>145,000 29,000</td> </tr> <tr> <td><b>Neigh:</b> FYHIST</td> <td><b>Bldgs</b> 578,300 115,660</td> <td>380,450 76,090</td> </tr> <tr> <td><b>Owner:</b> 933739</td> <td><b>Total</b> 795,800 159,160</td> <td>525,450 105,090</td> </tr> <tr> <td><b>Status:</b></td> <td colspan="2"><b>Tax Status:</b></td> </tr> <tr> <td><b>Block:</b> 003</td> <td colspan="2"><b>Lot:</b></td> </tr> <tr> <td><b>City:</b> FAYETTEVILLE</td> <td colspan="2"></td> </tr> <tr> <td><b>Map:</b> 484 523</td> <td colspan="2"></td> </tr> <tr> <td><b>Old PID:</b> 135585-000-00</td> <td colspan="2"></td> </tr> </table>	<b>Type:</b> RI Res.Impr	<b>Year</b> 2023 20%	2022 20 %	<b>Taxable:</b> NF No-Full	<b>Land</b> 217,500 43,500	145,000 29,000	<b>Neigh:</b> FYHIST	<b>Bldgs</b> 578,300 115,660	380,450 76,090	<b>Owner:</b> 933739	<b>Total</b> 795,800 159,160	525,450 105,090	<b>Status:</b>	<b>Tax Status:</b>		<b>Block:</b> 003	<b>Lot:</b>		<b>City:</b> FAYETTEVILLE			<b>Map:</b> 484 523			<b>Old PID:</b> 135585-000-00		
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Building Permit Record			
Date	Amount	Purpose	Note
10/28/2016	251,885	NC New Cons	FOR 2018: TOWNHOUSE 100% COMPLETE. 3/28/18 JEB
4/5/2006		DM Demolit	FOR 2006: DWG GONE. R-2007 FOR ANY POSSIBLE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/25/2024	2024-28322		1,100,000	WD	PALA, PAULA M LIVING TRUST	RNL 11-1-24
10/14/2019	2019-31856		580,000	WD	HARRISON, T F KENNETH JR & TRACEE ADCM	10-21-2019
1/8/2018	2018-1285		500,000	WD	DORNBLASER, ROBERT J & WILLIAMS, NARNL	1-23-18
8/9/2017	2017-25211			SV	JMSH LLC	SAB 9/11/17 FOR 2017: .08 AC TO 765-01678-001 ROBERT & GRACE DURDEN

Land Record													
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	150000.00			S	-80 L	125	217,500	
			0.000										



W OF & ADJACENT TO 765-01677-000, SAME OW. NO CHANGE.

**Total:** 217,500

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
TownhomeONE+FrameStd		1,062	2,236	2+5	6	2017		A	597,299	96	573,405			573,405		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,901			
<b>Total</b>													578,300			

Ext Wall	Roof Type	Sketch Area		Building Computation						
MASONITE	<input type="checkbox"/> Hip			Base Price				32.95		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard			+/- Grade		1.050				
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel			Story Hgt Factor		.951				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched			Grade Adj Factor		1.450				
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable			Composite Factor			1.448			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat			Adj Price per SF			47.71			
<b>Foundation</b>	<input type="checkbox"/> Dormer			Total Base SF			2,236			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable			Base Value			106,680			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other									
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>					<b>Adjustments to Base</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>	<input checked="" type="checkbox"/> Fib Shing			Foundation	1,062					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing			Floor Structure	1,062					
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes			Ins Floor						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate			Ins Wall						
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum			Ins Ceiling						
<b>Insulation</b>	<input type="checkbox"/> Other			Heat & Cool	2,236	3.59	8,027			
<input type="checkbox"/> Floor	<b>Plumbing</b>			Floor Cover	1,342	4.47	5,999			
<input checked="" type="checkbox"/> Wall	Full 2			Roof Cover	1,062					
<input checked="" type="checkbox"/> Ceiling	Half 1			Plumbing	-3	829.00	-2,487			
<b>Heat/Cool</b>	Extra			Fireplace						
<input type="checkbox"/> None	<b>Fireplaces</b>			Basement						
<input type="checkbox"/> Hot Air/F	Type			FLOORC C	671	2.36	1,584			
<input type="checkbox"/> F/W Furn	Count			FLOORC T	223	6.41	1,429			
<input checked="" type="checkbox"/> Central				<b>Base Structure and Additive Items</b>						
<input type="checkbox"/> Elec Base				<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"/> Elec Ceil				A MN	1062	32.95	1.448	50,668		
<input type="checkbox"/> Other				B FFA	361	15.69	1.195	6,769		
<b>Floor Cover</b>				C CP	114	6.24	1.130	804		
<input type="checkbox"/> None				D OP	91	11.86	1.195	1,289		
<input type="checkbox"/> Softwood				E 1+	1174	32.95	1.448	56,012		
<input checked="" type="checkbox"/> HW Sheath				F WD	361	6.47	1.130	2,639		
<input type="checkbox"/> HW Parq				Total of Above						132,733
<input type="checkbox"/> Linoleum				Market Adjustment						4,500
<input type="checkbox"/> CarpetTile				Total Structure RCN						597,299
<input type="checkbox"/> Cer Tile				Inspected: AST 12/8/2021						Contact: PI
<input type="checkbox"/> Stone				Revisited:						Int.Est?:
<input type="checkbox"/> Other				Entered: CHB 3/8/2022						Sk. File:
<b>Basement</b>				Printed: 7/25/2025						Status:
<input type="checkbox"/> Unfinished										
<input type="checkbox"/> Finished										
<input type="checkbox"/> Fin Part										
<b>Total</b>										1,089

AACU42R25D42L3XD2L3XL3XL3U2XL13 ABU42CU19\*19 ACU42R19CU19\*6 ADCR13\*7

3/28/2018: FOR 2018: TOWNHOUSE 100% COMPLETE.

**Outbuildings and Yard Improvements**

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		18	28				2.25	1.000	96	1,089		
MW							.00N	1.000				