

Ownership Description	Assessment Summary																											
Name: PANTHEON LLC 108 N 11TH ST HEBER SPRINGS AR 72543-2731 Subd.: 04350 FAYETTEVILLE ORIGINAL S-T-R: 16-16-30 Acres: 0.041 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 192 N BLOCK AVE Legal: PT LOT 6 BLOCK 2 0.041 AC FURTHER DESCRIBED IN 2023-14413 AS: PART OF LOT NUMBERED SIX (6) IN BLOCK NUMBERED TWO (2) OF THE ORIGINAL PLAT OF THE TOWN (NOW CITY) OF FAYETTEVILLE ARKANSAS, AS PER PLAT OF SAID ADDITION ON	<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: NF No-Full</td> <td>Land 240,000 48,000</td> <td>155,000 31,000</td> </tr> <tr> <td>Neigh: FYHIST</td> <td>Bldgs 670,600 134,120</td> <td>346,450 69,290</td> </tr> <tr> <td>Owner: 924038</td> <td>Total 910,600 182,120</td> <td>501,450 100,290</td> </tr> <tr> <td>Status: Tax Status: AC</td> <td colspan="2"></td> </tr> <tr> <td>Block: 002 Lot:</td> <td colspan="2"></td> </tr> <tr> <td>City: FAYETTEVILLE</td> <td colspan="2"></td> </tr> <tr> <td>Map: 484 523</td> <td colspan="2"></td> </tr> <tr> <td>Old PID:</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2023 20%	2022 20%	Taxable: NF No-Full	Land 240,000 48,000	155,000 31,000	Neigh: FYHIST	Bldgs 670,600 134,120	346,450 69,290	Owner: 924038	Total 910,600 182,120	501,450 100,290	Status: Tax Status: AC			Block: 002 Lot:			City: FAYETTEVILLE			Map: 484 523			Old PID:		
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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 type="checkbox"/> Static	<input 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 type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input 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
2/27/2020	765,750	NC New Cons	FOR 2022: DWGS 80%. D23 FOR COMPLETION // R22

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/15/2024	2024-17767		2,000,000	WD	PANTHEON LLC	RNL 7-18-24 // Imported from Just Appraised
6/12/2023	2023-15140		1,200,000	WD	KOTOUC, KERRY L TRUST	RNL 6-16-23
8/16/2022	2023-14414			QC	ELDRIDGE, JOHN R III	SAB 6/13/23 FOR 2022: PER SIGNED CORRECTION DEED IN

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000			.000	150000.00		S	-65 L	125	240,000	
			0.000				0.00						

765/765-01664-100



Total: 240,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
TownhomeONE+FrameStd		682	2,162	2+25	1	2022		A	671,810	99	665,092			665,092		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													5,513			
Total													670,600			

Ext Wall	Roof Type	Sketch Area										Building Computation					
STANDARD	<input type="checkbox"/> Hip											Base Price 32.95 +/- Grade 1.250 Story Hgt Factor .951 Grade Adj Factor 1.450 Composite Factor 1.724 Adj Price per SF 56.81 Total Base SF 2,162 Base Value 122,823					
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											Adjustments to Base					
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Foundation	682				
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable											Floor Structure	682				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Ins Floor					
Foundation	<input type="checkbox"/> Dormer											Ins Wall					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Ins Ceiling					
<input type="checkbox"/> Closed Pier	<input checked="" type="checkbox"/> Shed											Heat & Cool	2,162	3.59	7,762		
<input checked="" type="checkbox"/> Slab	Roof Cover											Floor Cover	1,081	4.47	4,832		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Roof Cover	1,365	.75	1,024												
Floor Struct	<input type="checkbox"/> Fib Shing	Plumbing	-3	829.00	-2,487												
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Fireplace	1	1692.00	1,692												
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Basement															
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	FLOORC C	649	2.36	1,532												
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> GalvAlum	FLOORC T	432	6.41	2,769												
Insulation	<input type="checkbox"/> Other	Base Structure and Additive Items															
<input type="checkbox"/> Floor	Plumbing	Item	Area	Rate	Factor	REL	Total	NC	HS								
<input checked="" type="checkbox"/> Wall	Full 2	A MN	682	32.95	1.724		38,744										
<input checked="" type="checkbox"/> Ceiling	Half 1	B OP	108	11.86	1.195		1,530										
Heat/Cool	Extra	C FFB	575	9.96	1.195		6,843										
<input type="checkbox"/> None	Fireplaces	D 1+	1480	32.95	1.724		84,079										
<input type="checkbox"/> Hot Air/F	Type 1SF	E WD	120	7.16	1.130		971										
<input type="checkbox"/> F/W Furn	Count 1																
<input checked="" type="checkbox"/> Central	AACU22R25D32L7U1XU3L7XXU6L3XL8 ABR1CR7XR3D6XXR7D3XD1L17U10																
<input type="checkbox"/> Elec Base	ACU22CU23*25																
<input type="checkbox"/> Elec Ceil	6/13/2023: FOR 2022: PER SIGNED CORRECTION DEED IN 8/16/22																
<input type="checkbox"/> Other	THAT WAS NOT FILED UNTIL 6/7/23 IMP MOVED TO THIS PARCEL																
Floor Cover	Outbuildings and Yard Improvements																
<input type="checkbox"/> None	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS					
<input checked="" type="checkbox"/> HW Sheath	CDW		22	25			2.25	1.000	99	1,225							
<input type="checkbox"/> HW Parq																	
<input type="checkbox"/> Linoleum																	
<input 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										1,225							

Total of Above 149,291
 Market Adjustment 4,500
 Total Structure RCN 671,810
 Inspected: JTG 2/7/2023 Contact: NA
 Revisited: Int.Est?:
 Entered: CHB 2/9/2023 Sk. File:
 Printed: 7/25/2025 Status: