

Ownership Description					Assessment Summary					
<b>Name:</b> WILLINGHAM, AARON 18899 E HOLT RD LINCOLN AR 72744-9107 <b>Subd.:</b> 153230 30-15-32 <b>S-T-R:</b> 30-15-32 <b>T.D.:</b> 480 LINCOLN SCH, RURAL <b>Location:</b> 18899 E HOLT (WC 78) RD <b>Legal:</b> NW NE NE NE (N 2 ACRES) 2.00 AC FURTHER DESCRIBED FROM 99-72211 AS: A part of the NE/4 of the NE/4 of Section Thirty (30), in Township Fifteen(15) North, of Range Thirty-Two (32) West, described as beginning twenty rods West of the Northeast corner of the NE/4 of					<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> RRES04 <b>Owner:</b> 927288 <b>Status:</b> <b>Block:</b>		<b>Year</b> 2023 20% <b>Land</b> 60,000 12,000 <b>Bldgs</b> 69,550 13,910 <b>Total</b> 129,550 25,910		<b>2022 20 %</b> 33,400 6,680 47,700 9,540 81,100 16,220	
<b>Acres:</b> 2 <b>City:</b> RURAL <b>Map:</b> <b>Old PID:</b> 118075-000-00					<b>Review Record</b>					
					<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
					6/23/2023	MDH	RV	60,000	69,550	129,550
					2023 REAPPRAISAL					
					7/1/2020	MDH	RV	33,400	47,700	81,100
					2020 REAPPRAISAL					
					7/5/2015	MDH	RV	27,500	39,800	67,300
					2015 REAPPRAISAL					
					7/6/2010	MDH	RV	31,250	30,150	61,400
					2010 REAPPRAISAL					
					7/13/2007	MDH	RV	26,250	43,250	69,500
					6/16/2004 MDH RV 17,500 34,850 52,350					

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 type="checkbox"/> Asphalt	<input checked="" 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 checked="" 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
6/10/2020		HD House Diff	HD20 ADDED CPDF 12X20 (6/2/20 JJC)

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
8/23/2024	2024-22077		168,000	WD	WILLINGHAM, AARON	RNL 8-29-24 // Imported from Just Appraised
6/26/2023	2023-16461		90,000	WD	SWEARINGEN, ZACHARY	RNL 6-30-23 // Imported from Just Appraised
5/28/1999	99-72211		42,000	QC	WEST, JOHN WITNEY; WEST, CATHY DONLRR	99-72211 QCD 138.60 (42M) SEE ATTACHED TO BLUE
7/23/1991	98-66796			QC	ROSE, E; ROSE, WILIS A; RYMELL, BOBBY LRR	98-66796 QCD NO REV FILED 8/5/98 NO INFO ON ROSE, E

**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		45000.00				45,000		
							0.00						
2	AC	1.000	1.000		.000		20000.00		E	-25	15,000		
							0.00						



**Total:** 60,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,100	1,100	5	87	1936	1980	E	115,896	60	69,537			69,537		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)																
<b>Total</b>													69,550			

Ext Wall	Roof Type	Sketch Area	Building Computation						
STANDARD	<input type="checkbox"/> Hip		Base Price		37.42				
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.000				
<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		.695				
<input type="checkbox"/> Mason Ven	<input checked="" type="checkbox"/> Gable		Composite Factor		.695				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		26.01				
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		1,100				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		28,611				
<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 checked="" type="checkbox"/> Asp Shing	Foundation	1,100						
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing	Floor Structure	1,100						
<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	1,100						
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,100	1.25	1,375				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,100						
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing		449.00					
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1147.00	1,147				
<b>Heat/Cool</b>	Extra	Basement							
<input checked="" type="checkbox"/> None	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>							
<input type="checkbox"/> Hot Air/F	Type 1SA	<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 1	A MN	1100	37.42	.695	28,611			
<input type="checkbox"/> Central		B OP	36	13.92	.799	400			
<input type="checkbox"/> Elec Base		C FEP	108	18.31	.799	1,580			
<input type="checkbox"/> Elec Ceil		<b>Total of Above</b>						33,113	
<input type="checkbox"/> Other		<b>Market Adjustment</b>						3,500	
<b>Floor Cover</b>		<b>Total Structure RCN</b>						115,896	
<input type="checkbox"/> None	CS	8	12	1		.00N	1.000		
<input type="checkbox"/> Softwood	OB/FR	10	16	1		.00N	1.000		
<input type="checkbox"/> HW Sheath	WH	8	10	1		.00N	1.000		
<input type="checkbox"/> HW Parq	CPDF	18	20			.00N	1.000		
<input type="checkbox"/> Linoleum	CPDF	12	20		2019	.00N	1.000		
<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>									

AACU34R20D5R14D24L14D11L14U6L6 ABCR6\*6 ACU34R1CU6\*18

6/2/2020: HD20 ADDED CPDF 12X20.

Inspected: BRS 7/14/2021 Contact: PI  
 Revisited: JJC 7/16/2021 Int.Est?:  
 Entered: EEK 9/7/2021 Sk. File:  
 Printed: 7/29/2025 Status: