

| Ownership Description | | | | | Assessment Summary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|--------|---------|--------|--|-----------|---------------|-------------|------------------|---|--|--|--|--|------|------|-----|------|-----|-------------|--------|-------|--------|-------|--------------|---------|--------|---------|--------|--------------|---------|--------|---------|--------|
| Name: ALSTON, BLAKE TYLER; WYATT, KRISTIN 18685 RHEAS CHURCH RD LINCOLN AR 72744-8579 Subd.: 153205 05-15-32 S-T-R: 05-15-32 T.D.: 230 PRAIRIE GROVE SCH, RURAL Location: 18685 RHEAS CHURCH (WC 1012) RD Legal: PT NW NW 1.11 AC | | | | | Type: AI Ag.Impr Taxable: OF Own-Full Neigh: RRES04 Owner: 916732 Status: Block: Tax Status: Lot: City: RURAL Map: Old PID: 117457-001-00 | | | | | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2024</th> <th>20%</th> <th>2023</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>45,050</td> <td>9,010</td> <td>46,650</td> <td>9,330</td> </tr> <tr> <td>Bldgs</td> <td>114,500</td> <td>22,900</td> <td>114,500</td> <td>22,900</td> </tr> <tr> <td>Total</td> <td>159,550</td> <td>31,910</td> <td>161,150</td> <td>32,230</td> </tr> </tbody> </table> | | | | | Year | 2024 | 20% | 2023 | 20% | Land | 45,050 | 9,010 | 46,650 | 9,330 | Bldgs | 114,500 | 22,900 | 114,500 | 22,900 | Total | 159,550 | 31,910 | 161,150 | 32,230 |
| Year | 2024 | 20% | 2023 | 20% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land | 45,050 | 9,010 | 46,650 | 9,330 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldgs | 114,500 | 22,900 | 114,500 | 22,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 159,550 | 31,910 | 161,150 | 32,230 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | Review Record | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | Date | By | Reason | Land | Buildings | Total | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 9/24/2024 | SAB | IN | 45,050 | 114,500 | 159,550 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | FOR 2024: CHANGED LAND FROM MKT TO AG. ADJOINS 001-08424-003 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 6/23/2023 | MDH | RV | 46,650 | 114,500 | 161,150 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2023 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 7/1/2020 | MDH | RV | 25,050 | 83,800 | 108,850 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2020 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 7/5/2015 | MDH | RV | 20,850 | 63,750 | 84,600 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2015 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 7/6/2010 | MDH | RV | 21,250 | 52,950 | 74,200 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2010 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2/6/2008 | MDH | IN | 16,250 | 75,400 | 91,650 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | .11 ACRES PREVIOUSLY LISTED AS PASTURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Trend | Street | Utilities | Topography | Landscaping |
|--|---|--|--|---|
| <input type="checkbox"/> Improving | <input type="checkbox"/> Concrete | <input checked="" type="checkbox"/> No Water | <input type="checkbox"/> High | <input type="checkbox"/> Excellent |
| <input checked="" type="checkbox"/> Static | <input checked="" 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 checked="" 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 |
| | | | |
| | | | |

| Ownership Record | | | | | | |
|------------------|------------|------------|---------|------|-------------------------------------|-----------------------|
| Date | Book | Page/Inst# | Amount | Type | Grantee | Remarks |
| 4/15/2024 | 2024-08982 | | 315,000 | WD | ALSTON, BLAKE TYLER; WYATT, KRISTIN | DCM 4-19-2024 |
| 3/19/2024 | 2024-9039 | | | SV | NAPIER, DANA M | RNL 4-18-24 |
| 12/4/2023 | 2023-31235 | | | QC | NAPIER, DANA M | DCM 12-6-2023 NO REV |
| 11/3/2021 | 2021-43232 | | | WD | NAPIER, DANA M & KANDRA | DCM 11-10-2021 NO REV |

| Land Record | | | | | | | | | | |
|-------------|----------|--------|------|-------|----------|---|-----|---|--------|-------|
| Use | Location | Symbol | Soil | Acres | Rate | O | Adj | % | Value | NC HS |
| H | | | | 1.000 | 45000.00 | | | | 45,000 | |
| P | | | 13 | .110 | 235.00 | | | | 26 | |



| Occupancy | Construction | 1st Flr | Total Liv | Grade | Age | YC | YR | Cond | Replace | Rem % | Physical | Functional | External | Actual | NC | HS |
|---|--------------|---------|-----------|-------|-----|------|----|------|---------|-------|----------|------------|----------|--------|----|----|
| SingleF | ONE FrameStd | 1,260 | 1,260 | 5+10 | 44 | 1979 | | A | 146,307 | 650 | 95,100 | | | 95,100 | | |
| OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives) | | | | | | | | | | | | | 19,385 | | | |
| Total | | | | | | | | | | | | | 114,500 | | | |

| Ext Wall | Roof Type | Sketch Area | | | | | | | | | | Building Computation | | | | | |
|---|---|--|-------------|-------------|-------------------|--------------|------------|-------------|--------------|--------------|--------------|---|-----------------|-------------|--------------|--|--|
| STANDARD | <input type="checkbox"/> Hip | | | | | | | | | | | Base Price 36.29 +/- Grade 1.100 Story Hgt Factor 1.000 Grade Adj Factor .695 Composite Factor .765 Adj Price per SF 27.76 Total Base SF 1,260 Base Value 34,978 | | | | | |
| <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 | 1,260 | | | | |
| <input type="checkbox"/> MasonVen | <input checked="" type="checkbox"/> Gable | | | | | | | | | | | Floor Structure | 1,260 | | | | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Flat | | | | | | | | | | | Ins Floor | | | | | |
| Foundation | <input type="checkbox"/> Dormer | | | | | | | | | | | Ins Wall | 1,260 | -45 | -567 | | |
| <input type="checkbox"/> Open Pier | <input type="checkbox"/> HipGable | | | | | | | | | | | Ins Ceiling | 1,260 | -45 | -567 | | |
| <input type="checkbox"/> Closed Pier | <input type="checkbox"/> Other | | | | | | | | | | | Heat & Cool | 1,260 | 2.52 | 3,175 | | |
| <input checked="" type="checkbox"/> Slab | Roof Cover | | | | | | | | | | | Floor Cover | 1,260 | 1.25 | 1,575 | | |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Asp Shing | Roof Cover | 1,260 | | | | | | | | | | | | | | |
| Floor Struct | <input type="checkbox"/> Fib Shing | Plumbing | | 449.00 | | | | | | | | | | | | | |
| <input type="checkbox"/> Wood SubF | <input type="checkbox"/> Wd Shakes | Fireplace | 1 | 1147.00 | 1,147 | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Elev Slab | <input type="checkbox"/> Clay/Slate | Basement | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Slab Grade | <input type="checkbox"/> GalvAlum | Base Structure and Additive Items | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | Item | Area | Rate | Factor REL | Total | NC | HS | | | | | | | | | |
| Insulation | Plumbing | A MN | 1260 | 36.29 | .765 | 34,978 | | | | | | | | | | | |
| <input type="checkbox"/> Floor | Full 1 | B OP | 216 | 10.81 | .799 | 1,866 | | | | | | | | | | | |
| <input type="checkbox"/> Wall | Half | C PS | 108 | 2.11 | .858 | 195 | | | | | | | | | | | |
| <input type="checkbox"/> Ceiling | Extra | Outbuildings and Yard Improvements | | | | | | | | | | | | | | | |
| Heat/Cool | Fireplaces | Item | Type | Qty1 | Qty2 | UMQR | Age | Rate | Grade | Rem % | Value | NC | HS | | | | |
| <input type="checkbox"/> None | Type 1SA | FUD | | 12 | 16 | 1 | | 19.40 | 5 | .799 | 500 | 1,488 | | | | | |
| <input type="checkbox"/> Hot Air/F | Count 1 | FUD | | 30 | 20 | 1 | | 14.16 | 5 | .799 | 500 | 3,394 | | | | | |
| <input type="checkbox"/> F/W Furn | | BARNGP | | 36 | 20 | 1 | | 600.00F | | 1.000 | | 600 | N | | | | |
| <input checked="" type="checkbox"/> Central | | WH | | | | | | .00N | | 1.000 | | | | | | | |
| <input type="checkbox"/> Elec Base | | CS | | 20 | 25 | | 2016 | 1.74 | | .858 | 65 | 485 | | | | | |
| <input type="checkbox"/> Elec Ceil | | POLESH | | 8 | 7 | | 2020 | .00N | | 1.000 | | | N | | | | |
| <input type="checkbox"/> Other | | AACU24L9U12R44D24L9D12L26 ABCL9*24 ACR26CU12*9 7/13/2021: ADJ DWG REL. ADDED POLESH 8X7 - SITS ON 001-08424-003, SAME OW. | | | | | | | | | | | | | | | |
| Floor Cover | Basement | Total of Above 41,802 Market Adjustment 3,500 Total Structure RCN 146,307 | | | | | | | | | | | | | | | |
| <input type="checkbox"/> None | Unfinished | Inspected: AST 7/13/2021 Contact: PI Revisited: Int.Est?: Entered: CHB 8/31/2021 Sk. File: Printed: 7/29/2025 Status: | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Softwood | Finished | Total 5,967 | | | | | | | | | | | | | | | |
| <input type="checkbox"/> HW Sheath | Fin Part | | | | | | | | | | | | | | | | |