

Ownership Description					Assessment Summary				
Name: HODSON, LORETTA; ANONDSO, NOAH 16802 BAYBERRY RD PRAIRIE GROVE AR 72753-8932 Subd.: 153203 03-15-32 S-T-R: 03-15-32 Acres: 7.63 T.D.: 230 PRAIRIE GROVE SCH, RURAL Location: 16802 BAYBERRY (WC 3610) RD Legal: PT SW 7.63 AC FURTHER DESCRIBED FROM 2022-38815 AS: Part of the SE/4 of the SW/4 of Section Three (3), Township Fifteen (15) North, Range Thirty-two (32) West of the 5th P.M., Washington County, Arkansas, and being more particularly described as follows:					Type: AI Ag.Impr Taxable: FF Fix-Full Neigh: RRES04 Owner: 935047 Status: Block: Tax Status: Lot:		Year 2024 20% 2023 20 % Land 46,450 9,290 46,500 9,300 Bldgs 173,550 34,710 173,550 34,710 Total 220,000 44,000 220,050 44,010		
					Review Record				
					Date By Reason Land Buildings Total 1/3/2025 RLB 46,450 173,550 220,000 RLB 1/3/25 FOR 2024: ACREAGE CORRECTION FROM 7.760 AC TO 7.63 AC PER DEED 6/23/2023 MDH RV 46,500 173,550 220,050 2023 REAPPRAISAL 7/1/2020 MDH RV 25,450 129,450 154,900 2020 REAPPRAISAL 7/5/2015 MDH RV 21,350 100,650 122,000 2015 REAPPRAISAL 7/6/2010 MDH RV 21,150 89,200 110,350 2010 REAPPRAISAL 7/13/2007 MDH RV 16,000 125,800 141,800				
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 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 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						

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
11/8/2024	2024-29874		495,000	WD	HODSON, LORETTA; ANONDSO, NOAH	RLB 1/3/25 FOR 2024: ACREAGE CORRECTION FROM 7.760 AC
11/7/2024	2024-29967			SV	BLUM, CHRISTOPHER PHILIP & MARSHA	WRNL 11-15-24 NO REV
9/28/2023	2023-25681		400,000	WD	BLUM, CHRISTOPHER PHILIP & MARSHA	WDCM 10-4-2023 // Imported from Just Appraised
12/2/2022	2022-38815			WD	GERDEL FAMILY TRUST	WDCM 12-6-2022 NO REV

Land Record										001/001-08399-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
				0.000		.000						
				0.000						HL 1 AC		
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS	
H	SW			1.000	45000.00				45,000			
P			13	5.740	235.00				1,349			
P			11	.870	110.00				96			
P			12	.020	280.00				6			



Total: 46,450

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,925	1,925	4	45	1978	A	256,781	650	166,907			166,907		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,666			
Total													173,550			

Ext Wall	Roof Type	Sketch Area	Building Computation													
MASON VEN	<input type="checkbox"/> Hip		Base Price			35.40										
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000												
<input 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	.805												
<input checked="" type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.805											
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		28.50											
Foundation			Total Base SF		1,925											
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		54,863											
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base													
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Roof Cover		Item	S.F./Qty	Rate	Total										
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	1,925													
Floor Struct		Floor Structure	1,925													
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Fib 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	1,925	2.75	5,294											
Insulation		Floor Cover	1,925	1.46	2,811											
<input type="checkbox"/> Floor	<input type="checkbox"/> Plumbing	Roof Cover	1,925													
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	1	521.00	521											
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1315.00	1,315											
Heat/Cool		Basement														
<input type="checkbox"/> None	Extra	Base Structure and Additive Items														
<input type="checkbox"/> Hot Air/F	Fireplaces	Item	Area	Rate	Factor REL	Total	NC	HS								
<input type="checkbox"/> F/W Furn	Type 1SA	A MN	1925	35.40	.805	54,863										
<input checked="" type="checkbox"/> Central	Count 1	B MFA	420	16.13	.881	5,968										
<input type="checkbox"/> Elec Base	AACU35R67D14L20D21L47 ABR47CU21*20 ACR25CR20*6 ADU35R39CU10*28		C OP	120	11.56	.881	1,222									
<input type="checkbox"/> Elec Ceil	7/19/2021: ADJ DWG REL. ADJ REL'S ON CDW 19X40, POLESH 50X50		D PCA/PS	280	5.34	.917	1,372									
<input type="checkbox"/> Other	W/ ADDITIVES. ADDED OB/FR 16X14 (CHICKEN COOP).		Total of Above						73,366							
Floor Cover		Outbuildings and Yard Improvements				Market Adjustment			3,500							
<input type="checkbox"/> None	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	Total Structure RCN		256,781	
<input type="checkbox"/> Softwood	WH						.00N	1.000					Inspected: AST 7/19/2021		Contact: MR	
<input type="checkbox"/> HW Sheath	CDW		19	40	1		1.83	1.000	650	904			Revisited:		Int.Est?:	
<input type="checkbox"/> HW Parq	POLESH		20	60	1		800.00F	1.000		800	N		Entered: CHB 8/31/2021		Sk. File:	
<input type="checkbox"/> Linoleum	POLESH		50	50	1		1.76	1.000	400	1,760	N		Printed: 7/29/2025		Status:	
<input checked="" type="checkbox"/> CarpetTile	POLESH LT		50	50			.51	1.000	400	510	N					
<input type="checkbox"/> Cer Tile	POLESH MW		10	135			.80	1.000	400	432	N					
<input type="checkbox"/> Stone	SRF4						.00N	1.000								
<input type="checkbox"/> Other	SS						.00N	1.000								
Basement		OB/FR	16	14		2020	.00N	1.000								
<input type="checkbox"/> Unfinished	Total											4,406				
<input type="checkbox"/> Finished																
<input type="checkbox"/> Fin Part																