

Ownership Description				Assessment Summary																							
Name: CROW, DAVID VANCE & SAMANTHA LEE 12398 S WHITEHOUSE RD FAYETTEVILLE AR 72701-3899 Subd.: 152927 27-15-29 S-T-R: 27-15-29 Acres: 4.55 T.D.: 100 ELKINS SCH, RURAL Location: 12398 S WHITEHOUSE (WC 43) RD Legal: PT W/2 SE 2.27 AC & PT SW 2.27 AC FURTHER DESCRIBED IN 2021-16801 AS: A part of the SE/4 of the SW/4 and a part of the SW/4 of the SE/4 all in Section 27, T-15-N, R-29-W in Washington County, Arkansas and being more particularly described as follows:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: RRES04 Owner: 908509 Status: Block: Tax Status: Lot:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>76,100</td> <td>15,220</td> <td>42,450</td> <td>8,490</td> </tr> <tr> <td>Bldgs</td> <td>284,700</td> <td>56,940</td> <td>159,050</td> <td>31,810</td> </tr> <tr> <td>Total</td> <td>360,800</td> <td>72,160</td> <td>201,500</td> <td>40,300</td> </tr> </tbody> </table>		Year	2023	20%	2022	20 %	Land	76,100	15,220	42,450	8,490	Bldgs	284,700	56,940	159,050	31,810	Total	360,800	72,160	201,500	40,300
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				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				6/23/2023	MDH	RV	76,100	284,700	360,800																		
				2023 REAPPRAISAL																							
				3/7/2022	KNM	IN	42,450	159,050	201,500																		
				FOR 2022: ACREAGE CORRECTION FROM 4.540 AC TO 4.550 AC PER DEEDED ACREAGE																							
				7/1/2020	MDH	RV	42,450	159,050	201,500																		
				2020 REAPPRAISAL																							
				7/5/2015	MDH	RV	33,050	121,650	154,700																		
				2015 REAPPRAISAL																							
				5/25/2012	MDH	BP	30,550	132,900	163,450																		
				CORRECTED SKETCH																							
				7/6/2010	MDH	RV	30,550	105,550	136,100																		
				2010 REAPPRAISAL																							

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input checked="" 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 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 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
5/10/2023		HD House Diff	FOR 2023 UB3X & LEANTO 100% COMPLETE & DEMO

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/10/2024	2024-00966		500,000	WD	CROW, DAVID VANCE & SAMANTHA	RNL 1-29-24 // Imported from Just Appraised
10/26/2021	2021-41514		351,200	WD	RUSSELL, KRISTEN L LIVING TRUST	KNM 3/7/22 FOR 2022: ACREAGE CORRECTION FROM 4.540
4/30/2021	2021-16801		155,000	WD	JONES, JESS KINTY SR	DCM 5-6-2021
4/30/2021	2021-16800			QC	SOTORSKE, BRIAN L	DCM 5-6-2021 NO REV

Land Record											001/001-06503-000		
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							
3	AC	1.000	1.000		.000	20000.00	E		-50		10,000		
						0.00							
4	AC	1.000	1.000		.000	20000.00	E		-75		5,000		
						0.00							
5	AC	0.550	0.550		.000	20000.00	E		-90		1,100		
						0.00							

Total: 76,100



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	S/L	MasonFr	1,416	2,142	4+15	48	1975	A	311,101	850	264,436			264,436		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													20,255			
Total													284,700			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																	
<input type="checkbox"/> ROCK/FRME <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input checked="" type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input checked="" type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input checked="" 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	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input checked="" type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 2 Half 1 Extra Fireplaces Type 1SG Count 1	<p>4/18/2023: FOR 2023 UB3X & LEANTO 100% COMPLETE & DEMO POLESH COMPLETE.</p> <p>AACU7L24U26R48D33L24 ABU1CL24*6 ACU7L24U8CL18*18</p>	Base Price 34.32 +/- Grade 1.150 Story Hgt Factor .977 Grade Adj Factor .805 Composite Factor .904 Adj Price per SF 31.03 Total Base SF 2,142 Base Value 66,466	Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td>1,416</td> <td>-1.15</td> <td>-1,628</td> </tr> <tr> <td>Floor Structure</td> <td>1,416</td> <td></td> <td></td> </tr> <tr> <td>Ins Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Wall</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Ceiling</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heat & Cool</td> <td>2,142</td> <td>2.75</td> <td>5,891</td> </tr> <tr> <td>Floor Cover</td> <td>2,142</td> <td>1.46</td> <td>3,127</td> </tr> <tr> <td>Roof Cover</td> <td>1,536</td> <td>.57</td> <td>876</td> </tr> <tr> <td>Plumbing</td> <td>3</td> <td>521.00</td> <td>1,563</td> </tr> <tr> <td>Fireplace</td> <td>1</td> <td>1539.00</td> <td>1,539</td> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	1,416	-1.15	-1,628	Floor Structure	1,416			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	2,142	2.75	5,891	Floor Cover	2,142	1.46	3,127	Roof Cover	1,536	.57	876	Plumbing	3	521.00	1,563	Fireplace	1	1539.00	1,539	Basement				Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>A MN</td> <td>1416</td> <td>34.32</td> <td>.904</td> <td>43,938</td> <td></td> <td></td> </tr> <tr> <td>B OP</td> <td>144</td> <td>11.32</td> <td>.881</td> <td>1,436</td> <td></td> <td></td> </tr> <tr> <td>C WD</td> <td>324</td> <td>6.47</td> <td>.917</td> <td>1,921</td> <td></td> <td></td> </tr> <tr> <td>D 1+</td> <td>726</td> <td>34.32</td> <td>.904</td> <td>22,528</td> <td></td> <td></td> </tr> <tr> <td>E MFB</td> <td>768</td> <td>11.37</td> <td>.881</td> <td>7,695</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total of Above</td> <td>88,886</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Market Adjustment</td> <td>3,500</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total Structure RCN</td> <td>311,101</td> <td></td> <td></td> </tr> </tbody> </table>	Item	Area	Rate	Factor REL	Total	NC	HS	A MN	1416	34.32	.904	43,938			B OP	144	11.32	.881	1,436			C WD	324	6.47	.917	1,921			D 1+	726	34.32	.904	22,528			E MFB	768	11.37	.881	7,695			Total of Above				88,886			Market Adjustment				3,500			Total Structure RCN				311,101		
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