

Ownership Description					Assessment Summary																													
Name: WILTON, JOHNATHAN PAIGE & RACHEL ANN 12980 HWY 45 S LINCOLN AR 72744 Subd.: 153234 34-15-32 S-T-R: 34-15-32 Acres: 8.01 T.D.: 480 LINCOLN SCH, RURAL Location: 12980 S HWY 45 Legal: PT SE SW 8.01 AC FURTHER DESCRIBED IN 2021-36878 AS: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 32 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE					Type: AI Ag.Impr Taxable: O OwnerOcc Neigh: RRES04 Owner: 846345 Status: P25 Tax Status: AC Block: Lot: City: RURAL Map: Old PID: 001-09229-000 Timber: 1					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2024</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>46,450</td> <td>9,290</td> <td>46,450</td> <td>9,290</td> </tr> <tr> <td>Bldgs</td> <td>313,150</td> <td>62,630</td> <td>372,750</td> <td>74,550</td> </tr> <tr> <td>Total</td> <td>359,600</td> <td>71,920</td> <td>419,200</td> <td>83,840</td> </tr> </tbody> </table>					Year	2025	20%	2024	20%	Land	46,450	9,290	46,450	9,290	Bldgs	313,150	62,630	372,750	74,550	Total	359,600	71,920	419,200	83,840
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Review Record																																		
Date		By	Reason	Land	Buildings	Total																												
7/28/2025		MCB	HC	46,450	313,150	359,600	(CARD 2) REMOVED 1+ & ADJ FLOORC																											
7/3/2024		JEB	BP	46,450	372,750	419,200	ADDED IMPS																											
6/23/2023		MDH	RV	46,450	9,550	56,000	2023 REAPPRAISAL																											
10/6/2021		SAB	SP	25,400	7,950	33,350	FOR 2021: 8.01 AC WITH ALL IMPS FROM 001-09229-000 PHILLIP B & JEANNIE M WILLIAMS																											
Building Permit Record																																		
Date	Amount	Purpose	Note																															
5/15/2023		HD House Diff	H24 NSFR 100% COMPLETE 6/4/23 JJC.																															

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/25/2022	2022-16253			CR	WILTON, JOHNATHAN & RACHEL	DCM 5-16-2022 NO REV
9/23/2021	2021-36878			WD	WILTON, JOHNATHAN & RACHEL	SAB 10/6/21 FOR 2021: 8.01 AC WITH ALL IMPS FROM
5/13/2021	2021-23986			SV	WILTON, JOHNATHAN & RACHEL	DMC 10/5/2021

Land Record										
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC HS
H	SW			1.000	45000.00				45,000	
T			11	.891	105.00				94	
P			13	5.412	235.00				1,272	
T			13	.432	120.00				52	
P			11	.275	110.00				30	



07 28 2025

Total: 46,450

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
MobileH	ONE FrameStd	720	720	5	1988			A	27,770	33	9,164			9,164		N
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													400			
Total													9,550			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																					
<input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> Mason Ven <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input 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 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 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 type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full Half Extra Fireplaces Type Count	<p>AACU12*60</p> <p>4/18/2023: R24 FOR NSFR COMPLETION.</p>	Base Price 38.57 +/- Grade 1.000 Story Hgt Factor 1.000 Grade Adj Factor 1.000 Composite Factor 1.000 Adj Price per SF 38.57 Total Base SF 720 Base Value 27,770	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></td><td></td><td></td></tr> <tr><td>Floor Structure</td><td></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></td><td></td><td></td></tr> <tr><td>Floor Cover</td><td></td><td></td><td></td></tr> <tr><td>Roof Cover</td><td></td><td></td><td></td></tr> <tr><td>Plumbing</td><td></td><td>449.00</td><td></td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> </tbody> </table>			Item	S.F./Qty	Rate	Total	Foundation				Floor Structure				Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool				Floor Cover				Roof Cover				Plumbing		449.00		Fireplace				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 MH</td> <td>720</td> <td>38.57</td> <td>1.000</td> <td>27,770</td> <td></td> <td></td> </tr> </tbody> </table>				Item	Area	Rate	Factor REL	Total	NC	HS	A MH	720	38.57	1.000	27,770		
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Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
	OB/MT	12	20	1		200.00F	1.000		200			
	POLESH	20	30	1		200.00F	1.000		200		N	
	WH			1		.00N	1.000					
	POLESH	10	12			.00N	1.000				N	
Total of Above												27,770
Market Adjustment												1,000
Total Structure RCN												27,770
Inspected: BRS 7/19/2021												Contact: PI
Revisited: JJC 8/15/2021												Int.Est?:
Entered: CHB 9/9/2021												Sk. File:
Printed: 7/29/2025												Status: P25