

Ownership Description					Assessment Summary				
<b>Name:</b> WILTON, JOHNATHAN PAIGE & RACHEL ANN 12980 HWY 45 S LINCOLN AR 72744 <b>Subd.:</b> 153234 34-15-32 <b>S-T-R:</b> 34-15-32 <b>Acres:</b> 8.01 <b>T.D.:</b> 480 LINCOLN SCH, RURAL <b>Location:</b> 12980 S HWY 45 <b>Legal:</b> 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					<b>Type:</b> AI Ag.Impr <b>Taxable:</b> O OwnerOcc <b>Neigh:</b> RRES04 <b>Owner:</b> 846345 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b>		<b>Year</b> 2025 20% 2024 20 % <b>Land</b> 46,450 9,290 46,450 9,290 <b>Bldgs</b> 313,150 62,630 372,750 74,550 <b>Total</b> 359,600 71,920 419,200 83,840		
Review Record									
					<b>Date</b> <b>By</b> <b>Reason</b> <b>Land</b> <b>Buildings</b> <b>Total</b> 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									
<b>Date</b> <b>Amount</b> <b>Purpose</b> <b>Note</b> 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	

**Total:** 46,450

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	2,040	2,040	4+10	1	2023		A	281,015	99	278,205			278,205		Y
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													25,384			
<b>Total</b>													303,600			

Ext Wall	Roof Type	Sketch Area	Building Computation									
STANDARD	<input type="checkbox"/> Hip		Base Price			33.54						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100								
<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	.805								
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.886							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		29.72							
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		2,040							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		60,629							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>									
<input checked="" 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 type="checkbox"/> Asp Shing	Foundation	2,040									
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing	Floor Structure	2,040									
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor										
<input checked="" 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 checked="" type="checkbox"/> GalvAlum	Heat & Cool	2,040	2.75	5,610							
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	2,040	1.46	2,978							
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	3,000	.57	1,710							
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	1	521.00	521							
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace										
<b>Heat/Cool</b>	Extra	Basement										
<input type="checkbox"/> None	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>										
<input type="checkbox"/> Hot Air/F	Type	<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	A MN	2040	33.54	.886	60,629						
<input checked="" type="checkbox"/> Central	AACU34*60 ABCR60*8 ACU34CU8*60	B OP	480	10.45	.881	4,421						
<input type="checkbox"/> Elec Base	7/28/2025: HC2025 - REMOVED 1+ & ADJ FLOORC.	C OP	480	10.45	.881	4,421						
<input type="checkbox"/> Elec Ceil		<b>Total of Above</b>						80,290				
<input type="checkbox"/> Other		<b>Market Adjustment</b>						3,500				
<b>Floor Cover</b>		<b>Total Structure RCN</b>						281,015				
<input type="checkbox"/> None	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>
<input type="checkbox"/> Softwood	UB3X		40	50	2023	9.74	1.000	97	18,896			
<input type="checkbox"/> HW Sheath	LEANTO		10	50	2023	2.95	1.000	96	1,416			
<input type="checkbox"/> HW Parq	CDW		20	40	2023	1.83	1.000	99	1,449			
<input type="checkbox"/> Linoleum												
<input type="checkbox"/> CarpetTile												
<input type="checkbox"/> Cer Tile												
<input type="checkbox"/> Stone												
<input checked="" type="checkbox"/> ConcFinish												
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
<b>Total</b>									21,761			

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