

Ownership Description	Assessment Summary																																																																						
<b>Name:</b> COPPOLA, RICHARD & LISA PAIGE 4291 E BLACK CANYON ST FAYETTEVILLE AR 72701-5874 <b>Subd.:</b> 05955 THE HAMPTONS S/D PH I <b>S-T-R:</b> 19-16-29 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 4291 BLACK CANYON ST <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>52,500</td> <td>10,500</td> <td>50,000</td> <td>10,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>424,750</td> <td>84,950</td> <td>231,900</td> <td>46,380</td> </tr> <tr> <td><b>Total</b></td> <td>477,250</td> <td>95,450</td> <td>281,900</td> <td>56,380</td> </tr> </table>	<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	52,500	10,500	50,000	10,000	<b>Bldgs</b>	424,750	84,950	231,900	46,380	<b>Total</b>	477,250	95,450	281,900	56,380																																																		
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<b>Type:</b> RI Res.Impr <b>Taxable:</b> O OwnerOcc <b>Neigh:</b> FY1629E <b>Owner:</b> 893814 <b>Status:</b> <b>Block:</b> <b>Tax Status:</b> <b>Lot:</b> 018 <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-13117-100	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>52,500</td> <td>424,750 477,250</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/16/2020</td> <td>MDH</td> <td>IN</td> <td>50,000</td> <td>231,900 281,900</td> </tr> <tr> <td colspan="5">PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>50,000</td> <td>231,900 281,900</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>30,000</td> <td>209,100 239,100</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>5/21/2014</td> <td>MDH</td> <td>BP</td> <td>40,000</td> <td>171,650 211,650</td> </tr> <tr> <td colspan="5">DWG COMPLETE</td> </tr> <tr> <td>6/14/2013</td> <td>MAT</td> <td>BP</td> <td>40,000</td> <td>121,700 161,700</td> </tr> <tr> <td colspan="5">DWELLING 70% FOR 2013.</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	7/7/2023	MDH	RV	52,500	424,750 477,250	2023 REAPPRAISAL					7/16/2020	MDH	IN	50,000	231,900 281,900	PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					7/6/2020	MDH	RV	50,000	231,900 281,900	2020 REAPPRAISAL					7/5/2015	MDH	RV	30,000	209,100 239,100	2015 REAPPRAISAL					5/21/2014	MDH	BP	40,000	171,650 211,650	DWG COMPLETE					6/14/2013	MAT	BP	40,000	121,700 161,700	DWELLING 70% FOR 2013.				
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Trend	Street	Utilities	Topography	Landscaping
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input 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 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
8/17/2012	224,571	NC New Cons	FOR 2013: NSFR 70% AS OF 1/1/13 - 100% AT

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/2/2023	2023-14336		446,000	WD	COPPOLA, RICHARD & LISA PAIGE	GMP 6-9-2023 // Imported from Just Appraised
8/5/2020	2020-27141			QC	BAKER, LADONNA K; RODRIGUEZ, PEPE	FWGO 08/10/2020 NO REV
5/8/2020	2020-14841		285,000	WD	BAKER, LADONNA K	DCM 5-12-2020
7/1/2013	2013-22608		241,000	WD	YOAKUM, ANDREW & ROBIN	RNL 7-5-13

Land Record											765/765-29194-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000	1.000	.000	105000.00			S	-50	52,500		
			0.000			0.00							



**Total:** 52,500

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,209	2,209	2--10	11	2012	A	452,886	91	412,128			412,128		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													12,642			
<b>Total</b>													424,750			

Ext Wall	Roof Type	Sketch Area	Building Computation										
BRCK/STONE	<input type="checkbox"/> Hip		Base Price		34.47								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		.900								
<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		1.450								
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.305								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		44.98								
<b>Foundation</b>			Total Base SF		2,209								
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		99,361								
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>										
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>							
<input type="checkbox"/> Other	<b>Roof Cover</b>	Foundation	2,209										
<b>Floor Struct</b>		Floor Structure	2,209										
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing	Ins Floor											
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing	Ins Wall											
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Ins Ceiling											
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Heat & Cool	2,209	3.59	7,930								
<b>Insulation</b>		Floor Cover	1,325	2.36	3,127								
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Roof Cover	2,209										
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Plumbing	-5	829.00	-4,145								
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Fireplace	1	1692.00	1,692								
<b>Heat/Cool</b>		Basement											
<input type="checkbox"/> None	<b>Plumbing</b>	FLOORC H	442	4.47	1,976								
<input type="checkbox"/> Hot Air/F	Full 2	FLOORC T	442	6.41	2,833								
<input type="checkbox"/> F/W Furn	Half	<b>Base Structure and Additive Items</b>											
<input checked="" type="checkbox"/> Central	Extra	<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"/> Elec Base	<b>Fireplaces</b>	A MN	2209	34.47	1.305	99,361							
<input type="checkbox"/> Elec Ceil	Type 1SF	B MFA	576	14.75	1.195	10,155							
<input type="checkbox"/> Other	Count 1	C OP	47	12.85	1.195	722							
<b>Floor Cover</b>		D OP	460	10.45	1.195	5,745							
<input type="checkbox"/> None	CDW	Total of Above						129,396					
<input type="checkbox"/> Softwood	WF6	Market Adjustment						3,500					
<input type="checkbox"/> HW Sheath		Total Structure RCN						452,886					
<input type="checkbox"/> HW Parq		Inspected: BRS		10/29/2021		Contact: PI							
<input type="checkbox"/> Linoleum		Revisited: JJC		10/29/2021		Int.Est?:							
<input checked="" type="checkbox"/> CarpetTile		Entered: CDS		1/17/2022		Sk. File:							
<input type="checkbox"/> Cer Tile		Printed: 7/29/2025				Status:							
<input type="checkbox"/> Stone		<b>Outbuildings and Yard Improvements</b>											
<input type="checkbox"/> Other		<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>
<b>Basement</b>				18	30			2.25	1.000	91	1,106		
<input type="checkbox"/> Unfinished				265				10.39	1.000	91	2,506		
<input type="checkbox"/> Finished		<b>Total</b>						3,612					
<input type="checkbox"/> Fin Part													

AACU39R19D12R16U2XU2R2XR8XR2D2XD2R14D35L16D1L12U3L9U6L24 ABCR24\*24  
 ACR24D6CR9D3R1D2L10U5 ADU39R19CR4D2L12L14U2XU2L2XL8XL2D2XD2L16U12

3/7/2014: FOR 2014: REMOVED INCOMPLETE STATUS PER D14.

Inspected: BRS 10/29/2021 Contact: PI  
 Revisited: JJC 10/29/2021 Int.Est?:  
 Entered: CDS 1/17/2022 Sk. File:  
 Printed: 7/29/2025 Status: