

Ownership Description				Assessment Summary					
Name: TRIPOD, JON CLIFFORD & MELISSA KAYE		Type: RI Res.Impr		Year	2023	20%	2022	20 %	
1780 S RIVER MEADOWS DR		Taxable: OF Own-Full		Land	74,250	14,850	65,000	13,000	
FAYETTEVILLE		Neigh: FY1630E		Bldgs	411,700	82,340	233,500	46,700	
AR 72701-7776		Owner: 929205		Total	485,950	97,190	298,500	59,700	
Subd.: 08005 STONEBRIDGE MEADOWS PH II		Status:		Review Record					
S-T-R: 19-16-29		Block:		Date	By	Reason	Land	Buildings	Total
T.D.: 011 FAYETTEVILLE SCH, FAY		Lot: 089		7/7/2023	MDH	RV	74,250	411,700	485,950
Location: 1780 S RIVER MEADOWS DR		City: FAYETTEVILLE		2023 REAPPRAISAL					
Legal:		Map:		7/16/2020	MDH	IN	65,000	233,500	298,500
		Old PID: 765-13117-050		PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					

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
7/10/2014	10,000	NC New Cons	FOR 2016 PS & SPCA 100% COMPLETE (2/4/16 MCB) //
3/8/2006		NC New Cons	FOR 2006: NEW DWG 60% COMPLETE, RECHECK 2007
7/8/2005	188,734	NC New Cons	NEW SFR

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/17/2024	2024-24830		471,000	WD	TRIPOD, JON & MELISSA	JBF 9-26-2024 // Imported from Just Appraised
7/27/2022	2022-25183		452,300	WD	LIVINGSTON, WILLIAM T & ELIZABETH M	GMP 07/28/2022
2/5/2018	2018-3776		269,900	WD	RYAN, NORA	DCM 2-14-2018
12/14/2017	2017-37665		260,000	CR	COOPER, JORDAN C & KATHRYN K	KNM 12-15-2017

Land Record											765/765-24024-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	135000.00			L	-45	74,250		
											225 * 200 irregular		

7/16/2020	MDH	IN	65,000	233,500	298,500
PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					
7/6/2020	MDH	RV	65,000	233,500	298,500
2020 REAPPRAISAL					
6/21/2016	JEB	BP	40,000	209,250	249,250
ADDED SWIMMING POOL					
7/5/2015	MDH	RV	40,000	195,350	235,350
2015 REAPPRAISAL					
7/6/2010	MDH	RV	40,000	189,550	229,550
2010 REAPPRAISAL					



INTERIOR LOT

Total: 74,250

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,376	2,376	2--20	18	2005	A	436,366	83	362,185			362,185		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													49,522			
Total													411,700			

Ext Wall	Roof Type	Sketch Area	Building Computation			
BRICK	<input type="checkbox"/> Hip	<p>2/9/2016: FOR 2016 PS 12X12 & SPCA 100% COMPLETE. EST SPCA DUE TO NO ACCESS TO BACK YARD.</p>	Base Price		33.92	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		.800	
<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			1.160
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			39.35
Foundation			Total Base SF			2,376
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value			93,496
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Slab	Roof Cover					
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing					
Floor Struct						
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing					
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes					
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate					
Insulation						
<input type="checkbox"/> Floor	<input type="checkbox"/> GalvAlum					
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Ceiling	Plumbing					
Heat/Cool						
<input type="checkbox"/> None	Full 2					
<input type="checkbox"/> Hot Air/F	Half 1					
<input type="checkbox"/> F/W Furn	Extra					
<input checked="" type="checkbox"/> Central	Fireplaces					
<input type="checkbox"/> Elec Base	Type 1SF					
<input type="checkbox"/> Elec Ceil	Count 1					
<input type="checkbox"/> Other						
Floor Cover						
<input type="checkbox"/> None	Item Type Qty1 Qty2 UM QR Age Rate Grade Rem % Value NC HS					
<input type="checkbox"/> Softwood	CDW 29 29 2.25 1.000 83 1,571					
<input type="checkbox"/> HW Sheath	CDW 16 48 2.25 1.000 83 1,434					
<input type="checkbox"/> HW Parq	WF6 317 10.39 1.000 83 2,734					
<input type="checkbox"/> Linoleum	OB/FR 6 8 .00N 1.000					
<input checked="" type="checkbox"/> CarpetTile	SPCA 16 32 146.00 1.000 600 8,410					
<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						
Total		14,149				

Base Price		33.92
+/- Grade		.800
Story Hgt Factor		1.000
Grade Adj Factor		1.450
Composite Factor		1.160
Adj Price per SF		39.35
Total Base SF		2,376
Base Value		93,496

Item	S.F./Qty	Rate	Total
Foundation	2,376		
Floor Structure	2,376		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	2,376	3.59	8,530
Floor Cover	1,901	2.36	4,486
Roof Cover	2,376		
Plumbing	-3	829.00	-2,487
Fireplace	1	1692.00	1,692
Basement			
FLOORC H	238	4.47	1,064
FLOORC T	237	6.41	1,519

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	2376	33.92	1.160	93,496	
B PS	44	2.39	1.130	119	
C OP	156	11.32	1.195	2,111	
D PS	80	2.22	1.130	201	
E MFA	696	14.75	1.195	12,270	
F OP	21	13.92	1.195	349	
G PS	510	1.74	1.130	1,005	
H PS	144	1.97	1.130	321	

Total of Above		124,676
Market Adjustment		3,500
Total Structure RCN		436,366
Inspected: AST	11/1/2021	Contact: PI
Revisited:		Int.Est?:
Entered: CDS	1/17/2022	Sk. File:
Printed: 7/29/2025		Status: