

Ownership Description				Assessment Summary																							
Name: SAJDAK, JOHN JOSEPH; BALLATORI, CRISTINA GRACE 1652 S MONARCH AVE FAYETTEVILLE AR 72701-5878 Subd.: 05955 THE HAMPTONS S/D PH I S-T-R: 19-16-29 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1652 S MONARCH AVE Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1629E Owner: 924589 Status: Block: Tax Status: Lot: 037		<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>47,250</td> <td>9,450</td> <td>45,000</td> <td>9,000</td> </tr> <tr> <td>Bldgs</td> <td>367,700</td> <td>73,540</td> <td>200,750</td> <td>40,150</td> </tr> <tr> <td>Total</td> <td>414,950</td> <td>82,990</td> <td>245,750</td> <td>49,150</td> </tr> </tbody> </table>		Year	2023	20%	2022	20%	Land	47,250	9,450	45,000	9,000	Bldgs	367,700	73,540	200,750	40,150	Total	414,950	82,990	245,750	49,150
Year	2023	20%	2022	20%																							
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				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/7/2023	MDH	RV	47,250	367,700	414,950																		
				2023 REAPPRAISAL																							
				7/16/2020	MDH	IN	45,000	200,750	245,750																		
				PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.																							
				7/6/2020	MDH	RV	45,000	200,750	245,750																		
				2020 REAPPRAISAL																							
				8/20/2019	MCB	HC	30,000	203,850	233,850																		
				NO CHANGE																							
				6/17/2017	MDH	BP	30,000	203,850	233,850																		
				CONVERTED PORCH ON BACK OF DWG																							
				7/5/2015	MDH	RV	30,000	199,200	229,200																		
				2015 REAPPRAISAL																							

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
10/20/2015	5,700	AO Add on	FOR 2017 GEP CONVERSION & PS 100% COMPLETE
7/31/2013	222,298	NC New Cons	FORO 2014: NSFR COMPLETE 1/31/14 DMC/SAB

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/18/2024	2024-18509		435,000	WD	SAJDAK, JOHN JOSEPH; BALLATORI, CRIS	JBF 7-25-2024
5/13/2014	2014-11865		234,900	WD	HEINZE, ALEX & TEKLA	RNL 5-16-14
6/13/2013	2013-20014		33,000	WD	RIGGINS PROPERTIES INC	DWB 06/17/13
11/3/2008	2008-37508			MT	LEGACY NATIONAL BANK	SIN 03/01/2012: FOR 2012 CREATED NEW PARCEL PER PLAT

Land Record													
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	105000.00			S	-55	47,250		
			0.000			0.00							

Total: 47,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,163	2,163	3+15	10	2013	A	399,259	91	363,327			363,327		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,358			
Total													367,700			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONVEN	<input type="checkbox"/> Hip		Base Price			34.47			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150					
<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	1.000					
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.150				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		39.64				
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF		2,163				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		85,741				
<input type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base						
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,163						
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	2,163						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Floor							
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Heat & Cool	2,163	3.07	6,640				
Insulation	Plumbing	Floor Cover	1,082	1.78	1,926				
<input type="checkbox"/> Floor	Full 2	Roof Cover	2,163						
<input checked="" type="checkbox"/> Wall	Half	Plumbing		632.00					
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	1319.00	1,319				
Heat/Cool	Fireplaces	Basement							
<input type="checkbox"/> None	Type 1SF	FLOORC H	649	3.59	2,330				
<input type="checkbox"/> Hot Air/F	Count 1	FLOORC T	432	5.64	2,436				
<input type="checkbox"/> F/W Furn		Base Structure and Additive Items							
<input checked="" type="checkbox"/> Central		Item	Area	Rate	Factor REL	Total	NC	HS	
<input type="checkbox"/> Elec Base		A MN	2163	34.47	1.150	85,741			
<input type="checkbox"/> Elec Ceil		B MFA	575	14.75	1.000	8,481			
<input type="checkbox"/> Other		C OP	112	11.86	1.000	1,328			
Floor Cover		D GEP	248	14.80	1.000	3,670			
<input type="checkbox"/> None		E PS	96	2.11	1.000	203			
<input type="checkbox"/> Softwood		Total of Above						114,074	
<input type="checkbox"/> HW Sheath		Market Adjustment						3,500	
<input type="checkbox"/> HW Parq		Total Structure RCN						399,259	
<input type="checkbox"/> Linoleum		Inspected: BRS 10/29/2021		Contact: PI					
<input checked="" type="checkbox"/> CarpetTile		Revisited: JJC 10/29/2021		Int.Est?:					
<input type="checkbox"/> Cer Tile		Entered: CDS 1/17/2022		Sk. File:					
<input type="checkbox"/> Stone		Printed: 7/29/2025		Status:					
<input type="checkbox"/> Other									
Basement									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									
Total						1,245			

AACU51R13D8R15U10R10U6R16D40L25D10L16D9L13 ABR13U9R16U10CR25*23
 ACR13U9CR16*7 ADU51R13CL1U8R16D16L15U8 AEU51CU8*12
 2/24/2017: FOR 2017 GEP CONVERSION & PS 100% COMPLETE
 (MCB/BJ).