

Ownership Description				Assessment Summary																							
<b>Name:</b> GUERTIN, BENJAMIN MICHAEL & SIANNA LEIGH 2380 S SUGARBUSH AVE FAYETTEVILLE AR 72701-6003 <b>Subd.:</b> 07454 RIVERWALK S/D PH I <b>S-T-R:</b> 25-16-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 2380 S SUGARBUSH AVE <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> FY1630E <b>Owner:</b> 928779 <b>Status:</b> <b>Block:</b> <b>Tax Status:</b> <b>Lot:</b> 057 <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-15269-305		<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><b>Land</b></td> <td>60,750</td> <td>12,150</td> <td>55,000</td> <td>11,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>390,400</td> <td>78,080</td> <td>214,050</td> <td>42,810</td> </tr> <tr> <td><b>Total</b></td> <td>451,150</td> <td>90,230</td> <td>269,050</td> <td>53,810</td> </tr> </tbody> </table>		Year	2023	20%	2022	20 %	<b>Land</b>	60,750	12,150	55,000	11,000	<b>Bldgs</b>	390,400	78,080	214,050	42,810	<b>Total</b>	451,150	90,230	269,050	53,810
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				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/7/2023	MDH	RV	60,750	390,400	451,150																		
				2023 REAPPRAISAL																							
				7/16/2020	MDH	IN	55,000	214,050	269,050																		
				PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.																							
				7/6/2020	MDH	RV	55,000	214,050	269,050																		
				2020 REAPPRAISAL																							
				7/24/2015	MCB	HC	36,000	200,400	236,400																		
				UPDATED MARKET FACTOR																							
				7/5/2015	MDH	RV	36,000	252,700	288,700																		
				2015 REAPPRAISAL																							
				6/25/2013	MCB	RV	36,000		36,000																		
				NEW SUB																							

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
7/16/2013	231,542	NC New Cons	FOR 2015 NSFR 100% COMPLETE. (MCB 2/18/15) // R14

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/13/2024	2024-24252		450,000	WD	GUERTIN, BENJAMIN & SIANNA	JBF 9-20-2024 // Imported from Just Appraised
8/7/2020	2020-27802		305,000	WD	AUTREY, JOSHUA DEAN & KARA HALEY	WGO 08/13/2020
1/9/2015	2015-868		235,000	WD	HARE, JOHN L & CHRISTINE	IRG 1/28/15
5/13/2013	2013-16215		200,000	WD	MARK ALAN ROUSE INC	RNL 6-13-13

Land Record											765/765-29413-000		
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	135000.00			L	-55	60,750		
			0.000					0.00					



**Total:** 60,750

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE MasonVen	2,293	2,293	3+10	10	2013		A	415,573	91	378,170			378,170		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													12,254			
<b>Total</b>													390,400			

Ext Wall	Roof Type	Sketch Area										Building Computation									
MASONVEN	<input type="checkbox"/> Hip											Base Price						34.19			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						1.100			
<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								1.100	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF								37.61	
<b>Foundation</b>												Total Base SF								2,293	
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable											Base Value								86,240	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other																				
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other																				
<input type="checkbox"/> Other																					
<b>Floor Struct</b>																					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing																				
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing																				
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing																				
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes																				
<b>Insulation</b>																					
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate																				
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum																				
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other																				
<b>Heat/Cool</b>																					
<input type="checkbox"/> None	<b>Plumbing</b>																				
<input type="checkbox"/> Hot Air/F	Full	3																			
<input type="checkbox"/> F/W Furn	Half																				
<input checked="" type="checkbox"/> Central	Extra																				
<input type="checkbox"/> Elec Base	<b>Fireplaces</b>																				
<input type="checkbox"/> Elec Ceil	Type 1SF																				
<input type="checkbox"/> Other	Count	1																			
<b>Floor Cover</b>																					
<input type="checkbox"/> None	AACU45R16D12R28U12R17D39L30D10L16U4L15																				
<input type="checkbox"/> Softwood	ABR15D4R16U10CR30D22L10D2L20U24 ACR10CR5D4R16D5L21U9																				
<input type="checkbox"/> HW Sheath	ADU45R16D12CU10*28																				
<input type="checkbox"/> HW Parq	7/23/2015: PER INFORMAL HEARING: ADJUSTED SKETCH AND																				
<input type="checkbox"/> Linoleum	FLOORC BREAKDOWN.																				
<input checked="" type="checkbox"/> CarpetTile	<b>Outbuildings and Yard Improvements</b>																				
<input type="checkbox"/> Cer Tile	<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"/> Stone	CDW		30	22			2.00	1.000	91	1,201											
<input type="checkbox"/> Other	WF6		270				9.36	1.000	91	2,300											
<b>Basement</b>																					
<input type="checkbox"/> Unfinished																					
<input type="checkbox"/> Finished																					
<input type="checkbox"/> Fin Part																					
<b>Total</b>										3,501											

Item	S.F./Qty	Rate	Total
Foundation	2,293		
Floor Structure	2,293		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	2,293	3.07	7,040
Floor Cover	917	1.78	1,632
Roof Cover	2,293		
Plumbing	3	632.00	1,896
Fireplace	1	1319.00	1,319
Basement			
FLOORC H	917	3.59	3,292
FLOORC T	459	5.64	2,589

  

Base Structure and Additive Items							
Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	2293	34.19	1.100		86,240		
B MFA	700	14.75	1.000		10,325		
C OP	125	11.56	1.000		1,445		
D OP	280	10.56	1.000		2,957		
Total of Above					118,735		
Market Adjustment					3,500		
Total Structure RCN					415,573		

  

Inspected: BRS	12/22/2021	Contact: PI
Revisited: JJC	1/4/2022	Int.Est?:
Entered: CHB	7/26/2022	Sk. File:
Printed: 7/29/2025		Status: