

Ownership Description	Type:RI Res.Impr	Assessment Summary					
Name: K&P PROPERTY SOLUTIONS LLC	Taxable: N No Adj	Year	2023	20%	2022	20 %	
PO BOX 254	Neigh: SDR007	Land	70,000	14,000	40,000	8,000	
FARMINGTON AR 72730	Owner: 862117	Bldgs	251,350	50,270	167,550	33,510	
Subd.: 01301 AMERICAN ADD #2	Status:	Total	321,350	64,270	207,550	41,510	
S-T-R: 27-18-30 Acres: 0	Block: 001 Lot: 014	Review Record					
T.D.: 501 SPRINGDALE SCH, SPG	City: SPRINGDALE	Date	By	Reason	Land	Buildings	Total
Location: 3202A WESTMORELAND AVE	Map: 1A	7/17/2025	MCB	HC	70,000	251,350	321,350
Legal:	Old PID: 126132-000-00	NO CHANGE					
		7/3/2023	MDH	RV	70,000	251,350	321,350
		2023 REAPPRAISAL					
		7/6/2020	MDH	RV	40,000	167,550	207,550
		2020 REAPPRAISAL					
		7/5/2015	MDH	RV	30,000	91,750	121,750
		2015 REAPPRAISAL					
		7/6/2010	MDH	RV	30,000	106,750	136,750
		2010 REAPPRAISAL					
		7/22/2009	MDH	PR	35,000	124,550	159,550
		2009 VALUE REVIEW PROJECT					

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" 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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/28/2022	2022-14348		188,450	WD	K&P PROPERTY SOLUTIONS LLC	THIS DOES NOT APPEAR TO BE A MARKET SALE JEB 3/23/23
3/20/2015	2015-7446		625,000	WD	DANDA INVESTMENTS LLC	RNL 3-25-15
3/9/2009	2009-6716		303,000	TD	MID-AMERICA MANAGEMENT ASSOCIATES	SN 2009-6716 TD \$999.9 REV(303M)
6/8/2000	2000-48929			QC	HOLLAND, JODI E REVOCABLE TRUST	JEB 2000-48929

Land Record											815/815-20269-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		.000		70000.00				70,000		
			0.000				0.00						

Total: 70,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	ONE MasonVen	2,920	2,920	4+5	42	1981		A	326,865	750	245,148			245,148		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,177			
Total													251,350			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MV	<input checked="" type="checkbox"/> Hip	<p>10 10 1 CS 1 1 CS 1 0 10 0 0 10 0 40 40 4 1 1 4 1 1 1 1 12 12 1 1 5 2 MFA 2 MFA 2 5 3 (276) 3 (276) 3 8 8 8 8 8 8 8 8</p>	Base Price			32.77		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.050				
<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	.805				
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		.845			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		27.69			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		2,920			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		80,855			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base					
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing	Foundation	2,920					
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	2,920					
<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 type="checkbox"/> GalvAlum	Heat & Cool	2,920	2.75	8,030			
Insulation	<input type="checkbox"/> Other	Floor Cover	2,920	1.46	4,263			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,920					
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	5	521.00	2,605			
<input checked="" type="checkbox"/> Ceiling	Half 2	Fireplace	2	1315.00	2,630			
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items						
<input type="checkbox"/> Hot Air/F	Type 1SA	Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> F/W Furn	Count 2	AACU41R40D26L12D15L28 ABR28D8CU23*12 ACR28CD8*8 ADU41R80D41L28CR8*8	A MN	1460	32.77	.845	40,427	
<input checked="" type="checkbox"/> Central		AEU41R29CU10*10 AFU41R42CU10*10 AGU41R40CR40D41L28U15L12U26	B MFA	276	18.11	.881	4,402	
<input type="checkbox"/> Elec Base		AHR28D8R12CU23*12	C OP	64	12.26	.881	691	
<input type="checkbox"/> Elec Ceil		11/26/2019: FOR 2020 SPLIT DUPLEX FOR A79 PURPOSE. WIRE FENCE NCV.	D OP	64	12.26	.881	691	
<input type="checkbox"/> Other			E CS	100	2.11	.917	193	
Floor Cover			F CS	100	2.11	.917	193	
<input type="checkbox"/> None			G MN	1460	32.77	.845	40,427	
<input type="checkbox"/> Softwood			H MFA	276	18.11	.881	4,402	
<input type="checkbox"/> HW Sheath			Total of Above				108,955	
<input type="checkbox"/> HW Parq			Market Adjustment				3,000	
<input type="checkbox"/> Linoleum			Total Structure RCN				326,865	
<input checked="" type="checkbox"/> CarpetTile			Inspected: JJC 1/5/2023				Contact: PI	
<input type="checkbox"/> Cer Tile			Revisited:				Int.Est?:	
<input type="checkbox"/> Stone			Entered: CHB 1/11/2023				Sk. File:	
<input type="checkbox"/> Other			Printed: 7/25/2025				Status:	
Basement								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total							2,059	