

Ownership Description				Assessment Summary																																																																																																										
Name: ALBARRAN-CHAVEZ, LEONEL 5607 SAPPHIRE DR SPRINGDALE Subd.: 01875 FOXFIELD S/D S-T-R: 25-18-30 T.D.: 501 SPRINGDALE SCH, SPG Location: 2821 PONCHARTRAIN ST Legal:		Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR006 Owner: 931671 Status: AR 72764-7938 Block: Tax Status: Lot: 053 City: SPRINGDALE Map: Old PID: 815-29575-001		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> <tr> <td>Land</td> <td>70,000</td> <td>14,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td>Bldgs</td> <td>262,500</td> <td>52,500</td> <td>172,500</td> <td>34,500</td> </tr> <tr> <td>Total</td> <td>332,500</td> <td>66,500</td> <td>202,500</td> <td>40,500</td> </tr> </table>		Year	2023	20%	2022	20 %	Land	70,000	14,000	30,000	6,000	Bldgs	262,500	52,500	172,500	34,500	Total	332,500	66,500	202,500	40,500	<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</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>7/3/2023</td> <td>MDH</td> <td>RV</td> <td>70,000</td> <td>262,500</td> <td>332,500</td> </tr> <tr> <td colspan="6">2023 REAPPRAISAL</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>30,000</td> <td>172,500</td> <td>202,500</td> </tr> <tr> <td colspan="6">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>25,000</td> <td>106,350</td> <td>131,350</td> </tr> <tr> <td colspan="6">2015 REAPPRAISAL</td> </tr> <tr> <td>11/19/2014</td> <td>SAB</td> <td>IN</td> <td>27,500</td> <td>103,200</td> <td>130,700</td> </tr> <tr> <td colspan="6">FOR 2014: DIVIDED SKETCH FOR A79 PURPOSES</td> </tr> <tr> <td>7/6/2010</td> <td>MDH</td> <td>RV</td> <td>27,500</td> <td>103,200</td> <td>130,700</td> </tr> <tr> <td colspan="6">2010 REAPPRAISAL</td> </tr> <tr> <td>7/22/2009</td> <td>MDH</td> <td>PR</td> <td>30,000</td> <td>121,600</td> <td>151,600</td> </tr> <tr> <td colspan="6">2009 VALUE REVIEW PROJECT</td> </tr> </tbody> </table>		Review Record					Date	By	Reason	Land	Buildings	Total	7/3/2023	MDH	RV	70,000	262,500	332,500	2023 REAPPRAISAL						7/6/2020	MDH	RV	30,000	172,500	202,500	2020 REAPPRAISAL						7/5/2015	MDH	RV	25,000	106,350	131,350	2015 REAPPRAISAL						11/19/2014	SAB	IN	27,500	103,200	130,700	FOR 2014: DIVIDED SKETCH FOR A79 PURPOSES						7/6/2010	MDH	RV	27,500	103,200	130,700	2010 REAPPRAISAL						7/22/2009	MDH	PR	30,000	121,600	151,600	2009 VALUE REVIEW PROJECT					
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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																																																																																																											
5/21/2006		NC New Cons	FOR 2006: DUPLEX 100% COMPLETE.																																																																																																											

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/24/2024	2024-28142		400,000	WD	ALBARRAN-CHAVEZ, LEONEL	JBF 10-30-2024 // Imported from Just Appraised
11/1/2021	2021-43055		285,000	WD	HUISMAN, NICHOLAS	WGO 11/09/2021
7/20/2021	2021-27508			QC	PLANK, KALEB & JENNIFER	WGO 07/22/2021 NO REV
3/9/2020	2020-7704		230,500	WD	PLANK, KALEB; HULSEY, CHRISTOPHER	WGO 03/11/2020

Land Record											815/815-35911-000		
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										



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	1,965	2,721	4+10	18	2005		A	320,814	800	256,652			256,652		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													5,862			
Total													262,500			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MASONVEN	<input type="checkbox"/> Hip		Base Price			33.20		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.945				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	.805				
<input checked="" type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.837			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		27.79			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		2,721			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		75,617			
<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 type="checkbox"/> Asp Shing	Foundation	1,965					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,965					
<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	2,721	2.75	7,483			
Insulation	<input type="checkbox"/> Other	Floor Cover	2,177	1.46	3,178			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,965					
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	7	521.00	3,647			
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	2	1105.00	2,210			
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	FLOORC T	544	5.16	2,807			
<input type="checkbox"/> Hot Air/F	Type 1SF	Base Structure and Additive Items						
<input type="checkbox"/> F/W Furn	Count 2	Item	Area	Rate	Factor REL	Total	NC	HS
<input checked="" type="checkbox"/> Central		A MN	992	33.20	.837	27,568	Y	
<input type="checkbox"/> Elec Base		B MFA	361	17.02	.881	5,411	Y	
<input type="checkbox"/> Elec Ceil		C OP	48	12.85	.881	543	N	
<input type="checkbox"/> Other		D OP	48	12.85	.881	543	Y	
Floor Cover		E PS	40	2.39	.917	88	Y	
<input type="checkbox"/> None		F MFA	361	17.02	.881	5,411	N	
<input type="checkbox"/> Softwood		G MN	973	33.20	.837	27,040	N	
<input type="checkbox"/> HW Sheath		H 1+	378	33.20	.837	10,505	Y	
<input type="checkbox"/> HW Parq		I 1+	378	33.20	.837	10,505	Y	
<input type="checkbox"/> Linoleum		Total of Above				106,938		
<input checked="" type="checkbox"/> CarpetTile		Market Adjustment				3,000		
<input type="checkbox"/> Cer Tile		Total Structure RCN				320,814		
<input type="checkbox"/> Stone		Inspected: BRS 12/16/2022	Contact: PI					
<input type="checkbox"/> Other		Revisited:	Int.Est?:					
Basement		Entered: CHB 1/3/2023	Sk. File:					
<input type="checkbox"/> Unfinished		Printed: 7/25/2025	Status:					
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total						1,954		

11/8/2019: FOR 2020 PS 5X8 SITS ON BACK RIGHT DUPLEX, IN OBYI, NO ROOM IN SKETCH.

AACU32*31 ABR12CR19*19 ACR50CR12*4 ADCR12*4 AEU32R2CU5*8 AFR31U1CR19*19 AGU32R31CR31D32L12U1L19U31