

Ownership Description					Assessment Summary																													
Name: BUI, MAIANH 4235 NIGHTINGALE LN A SPRINGDALE AR 72762-2098 Subd.: 01400 BIRDSONG WEST S/D S-T-R: 04-17-30 Acres: T.D.: 501 SPRINGDALE SCH, SPG Location: 4235A NIGHTINGALE LN Legal:					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR007 Owner: 929530 Status: Tax Status: Block: Lot: 020 City: SPRINGDALE Map: 66 Old PID: 815-30047-060					<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>70,000</td> <td>14,000</td> <td>35,000</td> <td>7,000</td> </tr> <tr> <td>Bldgs</td> <td>252,450</td> <td>50,490</td> <td>179,500</td> <td>35,900</td> </tr> <tr> <td>Total</td> <td>322,450</td> <td>64,490</td> <td>214,500</td> <td>42,900</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	70,000	14,000	35,000	7,000	Bldgs	252,450	50,490	179,500	35,900	Total	322,450	64,490	214,500	42,900
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	70,000	252,450	322,450																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	35,000	179,500	214,500																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	27,000	99,000	126,000																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	31,500	100,250	131,750																								
					2010 REAPPRAISAL																													
					7/22/2009	MDH	PR	40,000	116,450	156,450																								
					2009 VALUE REVIEW PROJECT																													
					7/31/2007	MDH	IN	40,000	155,300	195,300																								
					UPDATED SUBDIVISION VALUE																													

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
6/6/1994	65,000	NC New Cons	66X66 DP & 968 SF GARAGE.

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/23/2024	2024-25138		365,000	FD	BUI, MAIANH	JBF 10-1-2024 // Imported from Just Appraised
8/25/2005	2005-37771			WD	SCHUBBE FAMILY TRUST	JRK 2005-37771 WD NO REV.
12/8/1994	94-72138		125,000	WD	SCHUBBE, ELWIN P & DORATHEA R	
9/17/1993	93-54271		20,000	WD	VICKERS, JERRY & PAT	DEV DISC REMOVED FOR 94

Land Record 815/815-32033-000

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		
										84 X 140		



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	2,844	2,844	4+5	29	1994		A	323,736	750	242,804			242,804		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													9,633			
Total													252,450			

Ext Wall	Roof Type	Sketch Area	Building Computation					
BRICK	<input checked="" type="checkbox"/> Hip		Base Price			32.98		
<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		27.87			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		2,844			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		79,262			
<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	2,844					
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	2,844					
<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	2,844	2.75	7,821			
Insulation	<input type="checkbox"/> Other	Floor Cover	2,844	1.46	4,152			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,844					
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	7	521.00	3,647			
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace						
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items						
<input type="checkbox"/> Hot Air/F	Type	Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> F/W Furn	Count	A MN	1422	32.98	.845	39,631		
<input checked="" type="checkbox"/> Central		B MFA	441	15.39	.881	5,980		
<input type="checkbox"/> Elec Base		C MFA	441	15.39	.881	5,980		
<input type="checkbox"/> Elec Ceil		D OP	24	13.92	.881	294		
<input type="checkbox"/> Other		E OP	24	13.92	.881	294		
Floor Cover		F PS	60	2.39	.917	131		
<input type="checkbox"/> None		G WD	48	7.97	.917	351		
<input type="checkbox"/> Softwood		H MN	1422	32.98	.845	39,631		
<input type="checkbox"/> HW Sheath		Total of Above				107,912		
<input type="checkbox"/> HW Parq		Market Adjustment				3,000		
<input type="checkbox"/> Linoleum		Total Structure RCN				323,736		
<input checked="" type="checkbox"/> CarpetTile		Inspected: BRS 11/14/2022	Contact: PI					
<input type="checkbox"/> Cer Tile		Revisited:	Int.Est?:					
<input type="checkbox"/> Stone		Entered: EEK 12/6/2022	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							3,211	

AACU46R33D26L10D6R4D22L6U8L21 ABCR21*21
 ACR21D8R6U22L4U6R20D6L4D22R6U8CR21*21 ADR21D8R6U22CL4*6
 AER21D8R6U22L4U6R20CD6*4 AFU5CL6*10 AGU46R66D33CR6*8
 8/12/2019: FOR 2020 SPLIT DUPLEX FOR A79 PURPOSE.

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		16	42				1.83	1.000	75	922		
CDW		16	42				1.83	1.000	75	922		
Softwood	CLF4	120					5.06	1.000	75	455		
HW Sheath	WF6	140					8.69	1.000	75	912		