

Ownership Description				Assessment Summary						
Name: MORALES, JAIME & CRUZ, ESPERANZA				Type: RI Res.Impr	Year	2023	20%	2022	20 %	
3049 ADRIAN AVE				Taxable: VF Ver-Full	Land	70,000	14,000	35,000	7,000	
SPRINGDALE AR 72764-5854				Neigh: SDR005	Bldgs	244,750	48,950	174,850	34,970	
Subd.: 02520 OAKS ADD PHASE XI				Owner: 931424	Total	314,750	62,950	209,850	41,970	
S-T-R: 05-17-29 Acres: 0				Status:	Review Record					
T.D.: 501 SPRINGDALE SCH, SPG				Block:	Date	By	Reason	Land	Buildings	Total
Location: 3049 ADRIAN AVE				Tax Status:	7/3/2023	MDH	RV	70,000	244,750	314,750
Legal:				City: SPRINGDALE	2023 REAPPRAISAL					
				Map: 55	7/6/2020	MDH	RV	35,000	174,850	209,850
				Old PID: 815-30487-000	2020 REAPPRAISAL					
					7/5/2015	MDH	RV	27,500	87,350	114,850
					2015 REAPPRAISAL					
					7/6/2010	MDH	RV	27,500	89,550	117,050
					2010 REAPPRAISAL					
					7/22/2009	MDH	PR	36,000	109,100	145,100
					2009 VALUE REVIEW PROJECT					
					6/21/2007	MDH	RV	36,000	153,700	189,700

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
10/27/1993	70,000	NC New Cons	

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/29/2024	2024-28075		357,500	CR	MORALES, JAIME & CRUZ, ESPERANZA	JBF 10-29-2024
7/29/2024	2024-22263		370,000	WD	MORALES, JAIME & CRUZ, ESPERANZA	JBF 9-3-2024 // Imported from Just Appraised
11/29/2022	2022-38937			WD	LEAKS, ANTIONE DION JR; WEST, DIONTAGMP	12-7-2022 NO REV
9/30/2020	2020-35625		225,000	WD	LEAKS, ANTIONE DION JR	WGO 10/5/2020

Land Record											815/815-32119-000				
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	2,798	2,798	4+10	29	1994		A	332,394	700	232,677			232,677		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													12,093			
Total													244,750			

Ext Wall	Roof Type	Sketch Area	Building Computation										
MV	<input checked="" type="checkbox"/> Hip		Base Price			32.98							
<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	.805									
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		.886								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		29.22								
Foundation			Total Base SF		2,798								
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			81,758							
<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	2,798										
Floor Struct		Floor Structure	2,798										
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Fib Shing	Ins Floor											
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing	Ins Wall											
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes	Ins Ceiling											
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Heat & Cool	2,798	2.75	7,695								
Insulation		Floor Cover	2,798	1.46	4,085								
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,798										
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	7	521.00	3,647								
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace											
Heat/Cool		Basement											
<input type="checkbox"/> None	Extra	Base Structure and Additive Items											
<input type="checkbox"/> Hot Air/F	Fireplaces	Item	Area	Rate	Factor	REL Total NC HS							
<input type="checkbox"/> F/W Furn	Type	A MN	1399	32.98	.886	40,879							
<input checked="" type="checkbox"/> Central	Count	B MFA	420	16.13	.881	5,968							
<input type="checkbox"/> Elec Base		C PS	80	2.22	.917	163							
<input type="checkbox"/> Elec Ceil		D OP	38	12.85	.881	430							
<input type="checkbox"/> Other		E OP2	48	7.73	.881	327							
Floor Cover		F MN	1399	32.98	.886	40,879							
<input type="checkbox"/> None	CDW	G MFA	420	16.13	.881	5,968							
<input type="checkbox"/> Softwood	CDW	H OP2	48	7.73	.881	327							
<input type="checkbox"/> HW Sheath	WF6	I OP	38	12.85	.881	430							
<input type="checkbox"/> HW Parq	PS	Total of Above				110,798							
<input type="checkbox"/> Linoleum		Market Adjustment				3,000							
<input checked="" type="checkbox"/> CarpetTile		Total Structure RCN				332,394							
<input type="checkbox"/> Cer Tile		Inspected: MWR 9/28/2022	Contact: PI										
<input type="checkbox"/> Stone		Revisited:	Int.Est?:										
<input type="checkbox"/> Other		Entered: CHB 11/23/2022	Sk. File:										
Basement		Printed: 7/25/2025	Status:										
<input type="checkbox"/> Unfinished		Outbuildings and Yard Improvements											
<input type="checkbox"/> Finished		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
<input type="checkbox"/> Fin Part		CDW		17	44			1.83	1.000	70	958		
Total		CDW		17	44			1.83	1.000	70	958		
		WF6		329				8.69	1.000	70	2,001		
		PS		8	10			2.22	.917	70	114		
		4,031											

AACU45R33D27L12D5R2XR4D4XD19L6U10L21 ABCR21*20 ACCL8*10
 ADR21D10R6U19CXL4U4XL2U5R6D9 AER21D10R6U20CU8*6
 AFU45R33CR33D45L21D10L6U19XR4U4XR2U5L12U27 AGU45R66D45CD20*21
 6/16/2020: FOR 2020 RESKETCHED TO SPLIT ON 1 CARD. PS 10X8 IN
 OBYI, NO ROOM IN SKETCH.