

Ownership Description				Assessment Summary					
Name: BUI, MAIANH		Type: RI Res.Impr		Year	2023	20%	2022	20%	
4235 NIGHTINGALE LN A		Taxable: VF Ver-Full		Land	70,000	14,000	35,000	7,000	
SPRINGDALE		Neigh: SDR007		Bldgs	252,450	50,490	179,500	35,900	
Subd.: 01400 BIRDSONG WEST S/D		Owner: 929530		Total	322,450	64,490	214,500	42,900	
S-T-R: 04-17-30		Status:		Review Record					
T.D.: 501 SPRINGDALE SCH, SPG		Block:		Date	By	Reason	Land	Buildings	Total
Location: 4235A NIGHTINGALE LN		Lot: 020		7/3/2023	MDH	RV	70,000	252,450	322,450
Legal:		City: SPRINGDALE		2023 REAPPRAISAL					
		Map: 66		7/6/2020	MDH	RV	35,000	179,500	214,500
		Old PID: 815-30047-060		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										
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Fib Shing	Floor Structure	2,844										
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing	Ins Floor											
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes	Ins Wall											
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Ins Ceiling											
Insulation	<input type="checkbox"/> GalvAlum	Heat & Cool	2,844	2.75	7,821								
<input type="checkbox"/> Floor	<input type="checkbox"/> Other	Floor Cover	2,844	1.46	4,152								
<input checked="" type="checkbox"/> Wall	Plumbing	Roof Cover	2,844										
<input checked="" type="checkbox"/> Ceiling	Full 4	Plumbing	7	521.00	3,647								
Heat/Cool	Half	Fireplace											
<input type="checkbox"/> None	Extra	Basement											
<input type="checkbox"/> Hot Air/F	Fireplaces	Base Structure and Additive Items											
<input type="checkbox"/> F/W Furn	Type	Item	Area	Rate	Factor REL	Total	NC	HS					
<input checked="" type="checkbox"/> Central	Count	A MN	1422	32.98	.845	39,631							
<input type="checkbox"/> Elec Base		B MFA	441	15.39	.881	5,980							
<input type="checkbox"/> Elec Ceil		C MFA	441	15.39	.881	5,980							
<input type="checkbox"/> Other		D OP	24	13.92	.881	294							
Floor Cover		E OP	24	13.92	.881	294							
<input type="checkbox"/> None		F PS	60	2.39	.917	131							
<input type="checkbox"/> Softwood		G WD	48	7.97	.917	351							
<input type="checkbox"/> HW Sheath		H MN	1422	32.98	.845	39,631							
<input type="checkbox"/> HW Parq		Total of Above						107,912					
<input type="checkbox"/> Linoleum		Market Adjustment						3,000					
<input checked="" type="checkbox"/> CarpetTile		Total Structure RCN						323,736					
<input type="checkbox"/> Cer Tile		Inspected: BRS 11/14/2022						Contact: PI					
<input type="checkbox"/> Stone		Revisited:						Int.Est?:					
<input type="checkbox"/> Other		Entered: EEK 12/6/2022						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		16	42			1.83	1.000	75	922		
Total		CDW		16	42			1.83	1.000	75	922		
		CLF4		120				5.06	1.000	75	455		
		WF6		140				8.69	1.000	75	912		
		AACU46R33D26L10D6R4D22L6U8L21 ABCR21*21											
		ACR21D8R6U22L4U6R20D6L4D22R6U8CR21*21 ADR21D8R6U22CL4*6											
		AER21D8R6U22L4U6R20CD6*4 AFU5CL6*10 AGU46R66D33CR6*8											
		8/12/2019: FOR 2020 SPLIT DUPLEX FOR A79 PURPOSE.											
		3,211											