

Ownership Description	Assessment Summary																					
Name: MORALES, JAIME & CRUZ, ESPERANZA 3049 ADRIAN AVE SPRINGDALE AR 72764-5854 Subd.: 02520 OAKS ADD PHASE XI S-T-R: 05-17-29 Acres: 0 T.D.: 501 SPRINGDALE SCH, SPG Location: 3049 ADRIAN AVE Legal:	Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR005 Owner: 931424 Status: Tax Status: Block: Lot: 018 City: SPRINGDALE Map: 55 Old PID: 815-30487-000	<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>244,750</td> <td>48,950</td> <td>174,850</td> <td>34,970</td> </tr> <tr> <td>Total</td> <td>314,750</td> <td>62,950</td> <td>209,850</td> <td>41,970</td> </tr> </tbody> </table>	Year	2023	20%	2022	20 %	Land	70,000	14,000	35,000	7,000	Bldgs	244,750	48,950	174,850	34,970	Total	314,750	62,950	209,850	41,970
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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				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	2,798	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	Item Type Qty1 Qty2 UM QR Age Rate Grade Rem % Value NC HS	G MFA	420	16.13	.881	5,968		
<input type="checkbox"/> Softwood	CDW 17 44 1.83 1.000 70 958	H OP2	48	7.73	.881	327		
<input type="checkbox"/> HW Sheath	CDW 17 44 1.83 1.000 70 958	I OP	38	12.85	.881	430		
<input type="checkbox"/> HW Parq	WF6 329 8.69 1.000 70 2,001	Total of Above				110,798		
<input type="checkbox"/> Linoleum	PS 8 10 2.22 .917 70 114	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								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total							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.