

Ownership Description					Assessment Summary																													
Name: MANCIA, ELSA Y 2683 BRAXTON AVE SPRINGDALE AR 72764-5880 Subd.: 02518 OAKS ADD PHASE IX S-T-R: 05-17-29 T.D.: 501 SPRINGDALE SCH, SPG Location: 2683A BRAXTON AVE Legal:					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR005 Owner: 923256 Status: Block: Tax Status: Lot: 032 City: SPRINGDALE Map: 54 Old PID: 815-30480-000					<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>243,850</td> <td>48,770</td> <td>170,700</td> <td>34,140</td> </tr> <tr> <td>Total</td> <td>313,850</td> <td>62,770</td> <td>205,700</td> <td>41,140</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	70,000	14,000	35,000	7,000	Bldgs	243,850	48,770	170,700	34,140	Total	313,850	62,770	205,700	41,140
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	70,000	243,850	313,850																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	35,000	170,700	205,700																								
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					7/5/2015	MDH	RV	27,500	89,400	116,900																								
					2015 REAPPRAISAL																													
					11/25/2014	SAB	IN	27,500	78,050	105,550																								
					FOR 2014: DIVIDED SKETCH FOR A79 PURPOSES																													
					7/6/2010	MDH	RV	27,500	78,050	105,550																								
					2010 REAPPRAISAL																													
					7/22/2009	MDH	PR	35,000	101,100	136,100																								
					2009 VALUE REVIEW PROJECT																													

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
7/7/1993	70,000	NC New Cons	INCOMPLETE FOR 94. REMOVE OVERRIDE FOR 95.

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/1/2024	2024-16640		350,000	WD	MANCIA, ELSA Y	JBF 7-5-2024 // Imported from Just Appraised
11/19/2020	2020-43254		245,000	WD	GARCIA, JORGE	TMH
12/15/2016	2016-37559			QC	SONG, XIAO FEI; SCHUSTER, JUN LU	DCM 12-20-2016 NO REVENUE
3/29/2012	2012-8610			QC	SONG, XIAO FEI	TLM 04/04/2012 NO REV

Land Record 815/815-32009-000

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



07 23 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	ONE MasonVen	2,808	2,808	4+10	29	1994		A	332,613	700	232,830			232,830		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,043			
Total													243,850			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																									
<input checked="" type="checkbox"/> MF <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input checked="" type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input checked="" type="checkbox"/> CarpetTile <input type="checkbox"/> Cer Tile <input type="checkbox"/> Stone <input type="checkbox"/> Other Basement <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part	<input checked="" type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input checked="" type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 4 Half Extra Fireplaces Type Count	<p>AACU56R27D35L3D16L9D5L15 ABU56R27D35CU13*9 ACU56R27D35R18U35R27D56L15U5CD5*9 ADR15U5R9U16CR12*26 AEU56R27D35R18U35R27D56L15U5L9U16L24D16CD5*9 9/28/2022: WF6 REPLACED. ADJ MSMT & REL. ADDED (2) CDW & CPDF NCV.</p>	Base Price 32.98 +/- Grade 1.100 Story Hgt Factor 1.000 Grade Adj Factor .805 Composite Factor .886 Adj Price per SF 29.22 Total Base SF 2,808 Base Value 82,050 Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>2,808</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>2,808</td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td></tr> <tr><td>Heat & Cool</td><td>2,808</td><td>2.75</td><td>7,722</td></tr> <tr><td>Floor Cover</td><td>2,808</td><td>1.46</td><td>4,100</td></tr> <tr><td>Roof Cover</td><td>2,808</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>7</td><td>521.00</td><td>3,647</td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	2,808			Floor Structure	2,808			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	2,808	2.75	7,722	Floor Cover	2,808	1.46	4,100	Roof Cover	2,808			Plumbing	7	521.00	3,647	Fireplace				Basement																																																																																												
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Total			3,681	Total of Above 110,871 Market Adjustment 3,000 Total Structure RCN 332,613 Inspected: MWR 9/28/2022 Contact: PI Revisited: Int.Est?: Entered: CHB 11/23/2022 Sk. File: Printed: 7/25/2025 Status:																																																																																																																																								