

Ownership Description	Assessment Summary																																																																																			
Name: OMOHUNDRO, WILLIAM DWAYNE & JESSICA RAYE 13706 HUMMINGBIRD RD FAYETTEVILLE AR 72701 Subd.: 162923 23-16-29 S-T-R: 23-16-29 Acres: 3 T.D.: 010 FAYETTEVILLE SCH, RURAL Location: 13706 HUMMINGBIRD RD Legal: PT SW NE 3.00 AC FURTHER DESCRIBED FROM 2012-10370 AS: A part of the SW/4 of the NE/4 of Section Twenty-three (23) Township Sixteen (16) North, Range Twenty-nine (29) West, Washington County, Arkansas, being more particularly described as follows, to-wit:	Type: AI Ag.Impr Taxable: OF Own-Full Neigh: RRES08 Owner: 880728 Status: Tax Status: Block: Lot: City: RURAL Map: Old PID: 001-10829-000																																																																																			
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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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/1/2024	2024-16729		150,000	WD	OMOHUNDRO, WILLIAM DWAYNE & JESSICA RAYE	RNL 7-8-24 // Imported from Just Appraised
6/28/2017	2017-25581			AF	DAVENPORT, TOMMY KEITH & MARY ELLE	DCM 8-22-2017 NO REV
6/28/2017	2017-19846		115,000	WD	DAVENPORT, TOMMY KEITH & MARY ELLE	DCM 6-30-2017
6/28/2017	2017-19845			AF	SHIPLEY, DON HUSTON & SHERRY D	DCM 6-30-2017

Land Record										
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC HS
H				1.000	45000.00				45,000	
P			13	2.000	235.00				470	



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,568	1,568	5	14	2009		A	188,304	77	144,994		E 25	108,746		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														11,417		
Total														120,150		

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																			
<input type="checkbox"/> STANDARD <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input checked="" type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input checked="" type="checkbox"/> Wood SubF <input 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 type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input 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 checked="" type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 2 Half Extra Fireplaces Type Count	<p>AACU28*56 ABR22CR15*10 ACU28R10CU10*32 ADU28R42CU10*14</p> <p>6/2/2013: MH IS BEIGE W/ BLACK SHUTTERS & ON PERMANENT FOUNDATION - F-25%.</p>	Base Price 34.94 +/- Grade 1.000 Story Hgt Factor 1.000 Grade Adj Factor .695 Composite Factor .695 Adj Price per SF 24.28 Total Base SF 1,568 Base Value 38,071 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>1,568</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,568</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>1,568</td><td>2.52</td><td>3,951</td></tr> <tr><td>Floor Cover</td><td>1,568</td><td>1.25</td><td>1,960</td></tr> <tr><td>Roof Cover</td><td>1,888</td><td>.53</td><td>1,001</td></tr> <tr><td>Plumbing</td><td>3</td><td>449.00</td><td>1,347</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> Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr><td>A MN</td><td>1568</td><td>34.94</td><td>.695</td><td>38,071</td><td></td><td></td></tr> <tr><td>B WD</td><td>150</td><td>7.02</td><td>.858</td><td>903</td><td></td><td></td></tr> <tr><td>C PCA/PS</td><td>320</td><td>5.24</td><td>.858</td><td>1,440</td><td></td><td></td></tr> <tr><td>D PS</td><td>140</td><td>1.97</td><td>.858</td><td>237</td><td></td><td></td></tr> </tbody> </table> Total of Above 48,910 Market Adjustment 3,850 Total Structure RCN 188,304 Inspected: MWR 8/3/2021 Contact: PI Revisited: Int.Est?: Entered: CHB 10/1/2021 Sk. File: Printed: 7/30/2025 Status:	Item	S.F./Qty	Rate	Total	Foundation	1,568			Floor Structure	1,568			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	1,568	2.52	3,951	Floor Cover	1,568	1.25	1,960	Roof Cover	1,888	.53	1,001	Plumbing	3	449.00	1,347	Fireplace				Basement				Item	Area	Rate	Factor REL	Total	NC	HS	A MN	1568	34.94	.695	38,071			B WD	150	7.02	.858	903			C PCA/PS	320	5.24	.858	1,440			D PS	140	1.97	.858	237		
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Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CPDF		16	20				.00N	1.000				
CLF4		170					4.95	1.000	77	648		
UB3X		30	40			2013	10.07	1.000	79	9,546		
Total											10,194	