

Ownership Description					Assessment Summary																																																																																																				
Name: TURN-KEY INVESTMENTS OF NWA LLC PO BOX 180 GOSHEN AR 72735 Subd.: 12990 SADDLEBROOK S/D PH I S-T-R: 15-17-30 Acres: T.D.: 505 SPRINGDALE SCH, JOH Location: 2902 AMBERWOOD ST Legal:					Type: RI Res.Impr Taxable: NF No-Full Neigh: JOHN3 Owner: 719739 Status: Tax Status: Block: Lot: 002		Year 2023 20% 2022 20 % Land 60,000 12,000 30,000 6,000 Bldgs 311,350 62,270 166,050 33,210 Total 371,350 74,270 196,050 39,210																																																																																																		
					City: JOHNSON Map: 3 Old PID: 785-18023-240					Review Record																																																																																															
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/2/2024	2024-07701		300,000	WD	TURN-KEY INVESTMENTS OF NWA LLC	JBF 4-5-2024 // Imported from Just Appraised
1/10/2024	2024-3096			DC	LINK, RUBY L REVOCABLE TRUST	WGO 02/09/2024 NO REV
4/6/2023	2023-09113			WD	LINK, RUBY L REVOCABLE TRUST	GMP 4-17-2023 NO REV
10/8/2013	2013-34323			BD	LINK, RUBY L	RNL 10-9-13 NO REV

Land Record											785/785-18392-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS	
	HL	1.000	1.000		.000		60000.00			60,000			
			0.000				0.00						

Total: 60,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,787	1,787	3+10	26	1997	A	352,583	85O	299,695			299,695		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,674			
Total													311,350			

Ext Wall	Roof Type	Sketch Area	Building Computation			
MASONVEN	<input type="checkbox"/> Hip		Base Price		35.75	
<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		1.000	
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.100	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		39.33	
Foundation			Total Base SF		1,787	
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		70,283	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other					
<input type="checkbox"/> Other	Roof Cover					
Floor Struct						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing					
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing					
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes					
Insulation						
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate					
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum					
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other					
Heat/Cool						
<input type="checkbox"/> None	Plumbing					
<input type="checkbox"/> Hot Air/F	Full 2					
<input type="checkbox"/> F/W Furn	Half					
<input checked="" type="checkbox"/> Central	Extra					
<input type="checkbox"/> Elec Base	Fireplaces					
<input type="checkbox"/> Elec Ceil	Type 1SF					
<input type="checkbox"/> Other	Count 1					
Floor Cover						
<input type="checkbox"/> None	AACU32R12U4R15U6R13D6R14D17R2D10L25D11L12U6L6D4L13					
<input type="checkbox"/> Softwood	ABR13U4R6D6R12U11CR23*22 ACU32R12U4CU19R10D4R17U4R15D19L14U6L13D6L15					
<input type="checkbox"/> HW Sheath	ADR13CU4R6D6R1D2L8U4R1					
<input type="checkbox"/> HW Parq	12/4/2018: FOR 2020 ADJ GRADE & REL.					
<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						
Total		3,113				

Item	S.F./Qty	Rate	Total
Foundation	1,787		
Floor Structure	1,787		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,787	3.07	5,486
Floor Cover	1,430	1.78	2,545
Roof Cover	1,787		
Plumbing		632.00	
Fireplace	1	1319.00	1,319
Basement			
FLOORC T	357	5.64	2,013

Base Structure and Additive Items						
Item	Area	Rate	Factor	REL	Total	NC HS
A MN	1787	35.75	1.100		70,283	
B MFA	506	14.75	1.000		7,464	
C WD	652	6.47	1.000		4,218	
D OP	54	12.85	1.000		694	
Total of Above					94,022	
Market Adjustment					3,750	
Total Structure RCN					352,583	

Inspected: KDA	8/30/2022	Contact: PI
Revisited:		Int.Est?:
Entered: CDS	9/22/2022	Sk. File:
Printed: 7/30/2025		Status: