

Ownership Description					Assessment Summary																													
Name: PETERSON, TYLER J 4730 WOODSIDE LN SPRINGDALE AR 72762-7216 Subd.: 12936 FERGUSON'S GLEN S/D PH II S-T-R: 15-17-30 Acres: T.D.: 505 SPRINGDALE SCH, JOH Location: 4730 WOODSIDE LN Legal:					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: JOHN3 Owner: 911820 Status: Tax Status: Block: Lot: 015 City: JOHNSON Map: 2 Old PID: 785-18023-306					<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>60,000</td> <td>12,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td>Bldgs</td> <td>260,650</td> <td>52,130</td> <td>139,000</td> <td>27,800</td> </tr> <tr> <td>Total</td> <td>320,650</td> <td>64,130</td> <td>169,000</td> <td>33,800</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	60,000	12,000	30,000	6,000	Bldgs	260,650	52,130	139,000	27,800	Total	320,650	64,130	169,000	33,800
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					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	60,000	260,650	320,650																								
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					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	30,000	118,250	148,250																								
					2015 REAPPRAISAL																													
					7/1/2010	MDH	RV	30,000	115,850	145,850																								
					2010 REAPPRAISAL																													
					7/22/2009	MDH	PR	35,000	119,700	154,700																								
					2009 VALUE REVIEW PROJECT																													
					7/10/2007	MDH	RV	35,000	134,700	169,700																								

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
6/22/1999		NC New Cons	12/2/99 60% COMPLETE PER DAN

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/26/2024	2024-04390		329,000	WD	PETERSON, TYLER J	RNL 2-29-24 // Imported from Just Appraised
5/25/2017	2017-17014			QC	DIME, BRAD	KNM 6-7-2017
4/27/2009	2009-14033		65,000	SW	DIME, BRAD	LAJ 2009-14033 SW \$214.5 REV (65M)
2/24/2009	2009-7381			SW	FEDERAL NATIONAL MORTGAGE ASSOCI	LMP SW 2009-7381 NO REV

Land Record											785/785-18744-000		
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						



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonFr	1,301	1,721	3+5	24	1999		A	296,524	850	252,044			252,044		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													8,610			
Total													260,650			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																										
<input type="checkbox"/> COMBM/F <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Comb M/F <input 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 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 checked="" type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input type="checkbox"/> Asp Shing <input checked="" 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 2 Half 1 Extra Fireplaces Type Count	<p>AACU15L21U17R10U2XU3R3XR5XR3D3XD2R18D8R12D26XD4L4XL5XL4U4XU2L5U4L7D4L5 ABU15CD21*21 ACR5CU4*7 ADU15L21U17R10U5R8CU3R16D8L13U2XU3L3X</p> <p>12/7/2018: FOR 2020 ADJ REL & ADDED FRPL.</p>	Base Price 35.59 +/- Grade 1.050 Story Hgt Factor .959 Grade Adj Factor 1.000 Composite Factor 1.007 Adj Price per SF 35.84 Total Base SF 1,721 Base Value 61,681	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>1,301</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,301</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>1,721</td><td>3.07</td><td>5,283</td></tr> <tr><td>Floor Cover</td><td>1,549</td><td>1.78</td><td>2,757</td></tr> <tr><td>Roof Cover</td><td>1,301</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>2</td><td>632.00</td><td>1,264</td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC T</td><td>172</td><td>5.64</td><td>970</td></tr> <tr><td>FRPL 1SF</td><td>1</td><td>1319.00</td><td>1,319</td></tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	1,301			Floor Structure	1,301			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	1,721	3.07	5,283	Floor Cover	1,549	1.78	2,757	Roof Cover	1,301			Plumbing	2	632.00	1,264	Fireplace				Basement				FLOORC T	172	5.64	970	FRPL 1SF	1	1319.00	1,319	Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor</th> <th>REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr><td>A MN</td><td>1301</td><td>35.59</td><td>1.007</td><td></td><td>46,628</td><td></td><td></td></tr> <tr><td>B MFB</td><td>441</td><td>11.72</td><td>1.000</td><td></td><td>5,169</td><td></td><td></td></tr> <tr><td>C OP</td><td>28</td><td>13.92</td><td>1.000</td><td></td><td>390</td><td></td><td></td></tr> <tr><td>D CS</td><td>118</td><td>2.03</td><td>1.000</td><td></td><td>240</td><td></td><td></td></tr> <tr><td>E 1+</td><td>420</td><td>35.59</td><td>1.007</td><td></td><td>15,053</td><td></td><td></td></tr> </tbody> </table>	Item	Area	Rate	Factor	REL	Total	NC	HS	A MN	1301	35.59	1.007		46,628			B MFB	441	11.72	1.000		5,169			C OP	28	13.92	1.000		390			D CS	118	2.03	1.000		240			E 1+	420	35.59	1.007		15,053		
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Inspected: JJC 8/25/2022 Contact: PI Revisited: Int.Est?: Entered: CDS 9/21/2022 Sk. File: Printed: 7/30/2025 Status:																																																																																																													