

Ownership Description					Assessment Summary																													
<b>Name:</b> ALLEN, MONICA LYNNE 4671 WOODSIDE LN SPRINGDALE AR 72762-7253 <b>Subd.:</b> 12937 FERGUSON'S GLEN S/D PH III <b>S-T-R:</b> 15-17-30 <b>Acres:</b> <b>T.D.:</b> 505 SPRINGDALE SCH, JOH <b>Location:</b> 4671 WOODSIDE LN <b>Legal:</b>					<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> JOHN3 <b>Owner:</b> 951245 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 042  <b>City:</b> JOHNSON <b>Map:</b> 2 <b>Old PID:</b> 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><b>Land</b></td> <td>60,000</td> <td>12,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>297,550</td> <td>59,510</td> <td>158,700</td> <td>31,740</td> </tr> <tr> <td><b>Total</b></td> <td>357,550</td> <td>71,510</td> <td>188,700</td> <td>37,740</td> </tr> </tbody> </table>					Year	2023	20%	2022	20 %	<b>Land</b>	60,000	12,000	30,000	6,000	<b>Bldgs</b>	297,550	59,510	158,700	31,740	<b>Total</b>	357,550	71,510	188,700	37,740
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	60,000	297,550	357,550																								
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					7/3/2020	MDH	RV	30,000	158,700	188,700																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	30,000	138,850	168,850																								
					2015 REAPPRAISAL																													
					7/1/2010	MDH	RV	30,000	135,900	165,900																								
					2010 REAPPRAISAL																													
					7/22/2009	MDH	PR	35,000	135,450	170,450																								
					2009 VALUE REVIEW PROJECT																													
					7/10/2007	MDH	RV	35,000	148,100	183,100																								

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 type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
9/23/1999	85,000	NC New Cons	12/2/99 40% COMPLETE PER DAN

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/11/2025	2025-16013			QC	ALLEN, MONICA L	JBF 6-17-2025 NO REV
1/22/2024	2024-01742			WD	ALLEN, MONICA L; SMITHEY, MELISSA MAJBF	1-26-2024 NO REV
1/19/2024	2024-01629		314,900	WD	ALLEN, MONICA L	JBF 1-26-2024 // Imported from Just Appraised
2/1/2019	2019-3085		190,000	WD	ROSNER, SHELTON VICTORIA & BEAU JO	DCM 2-05-2019

Land Record											785/785-18788-000		
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	1,844	1,844	3+5	23	2000	A	338,921	850	288,084			288,084		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													9,458			
<b>Total</b>													297,550			

Ext Wall	Roof Type	Sketch Area	Building Computation											
MV	<input type="checkbox"/> Hip		Base Price		35.75									
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.050									
<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		1.050									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		37.54									
<b>Foundation</b>			Total Base SF		1,844									
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		69,224									
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>											
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>								
<input type="checkbox"/> Other	<b>Roof Cover</b>	Foundation	1,844											
<b>Floor Struct</b>		Floor Structure	1,844											
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing	Ins Floor												
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing	Ins Wall												
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Ins Ceiling												
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Heat & Cool	1,844	3.07	5,661									
<b>Insulation</b>		Floor Cover	1,475	1.78	2,626									
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Roof Cover	1,844											
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Plumbing		632.00										
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Fireplace	1	1570.00	1,570									
<b>Heat/Cool</b>		Basement												
<input type="checkbox"/> None	<b>Plumbing</b>	FLOORC T	369	5.64	2,081									
<input type="checkbox"/> Hot Air/F	Full 2	<b>Base Structure and Additive Items</b>												
<input type="checkbox"/> F/W Furn	Half	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>						
<input checked="" type="checkbox"/> Central	Extra	A MN	1844	35.75	1.050	69,224								
<input type="checkbox"/> Elec Base	<b>Fireplaces</b>	B OP	56	12.85	1.000	720								
<input type="checkbox"/> Elec Ceil	Type 1SA	C MFA	484	14.75	1.000	7,139								
<input type="checkbox"/> Other	Count 1	D WD	200	6.79	1.000	1,358								
<b>Floor Cover</b>		AACU37R27U2R13D2R14D33L20D2L14U7L8D9L12 ABR12U2CU7*8 ACR34U4CR22*22												
<input type="checkbox"/> None	<input type="checkbox"/> CDW	ADU37R7CU10*20												
<input type="checkbox"/> Softwood	WF6	12/7/2018: FOR 2020 ADJ REL.												
<input type="checkbox"/> HW Sheath		<b>Outbuildings and Yard Improvements</b>												
<input type="checkbox"/> HW Parq		<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>	
<input type="checkbox"/> Linoleum				17	30			2.00	1.000	85	867			
<input checked="" type="checkbox"/> CarpetTile				208				9.36	1.000	85	1,655			
<input type="checkbox"/> Cer Tile														
<input type="checkbox"/> Stone														
<input type="checkbox"/> Other														
<b>Basement</b>														
<input type="checkbox"/> Unfinished														
<input type="checkbox"/> Finished														
<input type="checkbox"/> Fin Part														
<b>Total</b>												2,522		

Total of Above 90,379  
 Market Adjustment 3,750  
 Total Structure RCN 338,921  
 Inspected: JJC 8/26/2022 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CDS 9/21/2022 Sk. File:  
 Printed: 7/30/2025 Status: