

Ownership Description					Assessment Summary																													
<b>Name:</b> AHLVIN, LESLIE; DOBROWSKI, WALTER L 901 NOAH ST FAYETTEVILLE AR 72703-5617 <b>Subd.:</b> 14995 ASHER'S RANCH S/D <b>S-T-R:</b> 30-17-28 <b>Acres:</b> 1.41 <b>T.D.:</b> 015 FAYETTEVILLE SCH, GOSHEN <b>Location:</b> 901 NOAH ST <b>Legal:</b>					<b>Type:</b> RI Res.Impr <b>Taxable:</b> FF Fix-Full <b>Neigh:</b> GSHN04 <b>Owner:</b> 936214 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> 036  <b>City:</b> GOSHEN <b>Map:</b> <b>Old PID:</b> 770-17440-001					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Year</th> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <th>Land</th> <td>141,900</td> <td>28,380</td> <td>70,950</td> <td>14,190</td> </tr> <tr> <th>Bldgs</th> <td>573,900</td> <td>114,780</td> <td></td> <td></td> </tr> <tr> <th>Total</th> <td>715,800</td> <td>143,160</td> <td>70,950</td> <td>14,190</td> </tr> </table>					Year	2025	20%	2023	20%	Land	141,900	28,380	70,950	14,190	Bldgs	573,900	114,780			Total	715,800	143,160	70,950	14,190
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Review Record																																		
Date	By	Reason	Land	Buildings	Total																													
7/24/2025	JEB	HC	141,900	573,900	715,800	ADJUSTED SKETCH BASED ON APPRAISAL																												
4/30/2025	MDH	BP	141,900	583,600	725,500	DWG COMPLETE																												
7/3/2023	MDH	RV	70,950		70,950	2023 REAPPRAISAL																												
11/22/2022	DMC	SP				FOR 2023: NEW S/D PER S/D PLAT ASHER'S RANCH S/D 24A-441. ALL ACREAGE FROM 770-17440-001																												
Building Permit Record																																		
Date	Amount	Purpose	Note																															
1/10/2024	15,000	NC New Cons	FOR 2025 NSFR 100% COMPLETE	2/6/25 JEB // FOR																														

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/2/2024	2024-31718		625,000	WD	AHLVIN, LESLIE; DOBROWSKI, WALTER L	JBF 12-9-2024
12/15/2022	2022-40115		46,807,297	SW	D R HORTON-NW ARKANSAS LLC	DCM 12-21-2022 // Imported from Just Appraised
7/20/2021	2021-27526			AF	RIGGINS COMMERCIAL CONSTRUCTION	DMC FOR 2023: NEW S/D PER S/D PLAT ASHER'S RANCH S/D

**Land Record** 770/770-18334-000

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		L	75			105,000	50	
	AC	0.410	0.410			.000	60000.00		O	50			36,900	50	
													1.41 AC		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,858	2,858	2+10	1	2024	A	565,757	99	560,099			560,099	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,800			
<b>Total</b>													573,900			

Ext Wall	Roof Type	Sketch Area	Building Computation						
BRICK	<input type="checkbox"/> Hip		Base Price			32.77			
<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	1.450					
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor			1.595			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			52.27			
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF			2,858			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value			149,388			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>						
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing		Foundation	2,858					
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing		Floor Structure	2,858					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing		Ins Floor						
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes		Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate		Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	2,858	3.59	10,260				
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	2,286	4.47	10,218				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,858						
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing	-2	829.00	-1,658				
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1692.00	1,692				
<b>Heat/Cool</b>	Extra	Basement							
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC T	572	6.41	3,667				
<input type="checkbox"/> Hot Air/F	Type 1SF	<b>Base Structure and Additive Items</b>							
<input type="checkbox"/> F/W Furn	Count 1	<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		A MN	2858	32.77	1.595	149,388			
<input type="checkbox"/> Elec Base		B MFA	246	19.48	1.195	5,727			
<input type="checkbox"/> Elec Ceil		C MFA	508	14.75	1.195	8,956			
<input type="checkbox"/> Other		D OP	51	12.85	1.195	783			
<b>Floor Cover</b>		E OP	210	10.95	1.195	2,749			
<input type="checkbox"/> None		<b>Total of Above</b>						191,782	
<input type="checkbox"/> Softwood		<b>Market Adjustment</b>						2,950	
<input checked="" type="checkbox"/> HW Sheath		<b>Total Structure RCN</b>						565,757	
<input type="checkbox"/> HW Parq		Inspected: BRS 8/16/2022						Contact: PI	
<input type="checkbox"/> Linoleum		Revisited:						Int.Est?:	
<input type="checkbox"/> CarpetTile		Entered: CHB 9/13/2022						Sk. File:	
<input type="checkbox"/> Cer Tile		Printed: 8/7/2025						Status: P25	
<input type="checkbox"/> Stone		<b>Total</b>						4,678	
<input type="checkbox"/> Other									
<b>Basement</b>									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									