

Ownership Description					Assessment Summary																													
<b>Name:</b> NANCE, TIMOTHY WALLACE & MONTALVO, ROBERT B 948 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> 1.05 <b>T.D.:</b> 015 FAYETTEVILLE SCH, GOSHEN <b>Location:</b> 948 NOAH ST <b>Legal:</b>					<b>Type:</b> RI Res.Impr <b>Taxable:</b> V Verify <b>Neigh:</b> GSHN04 <b>Owner:</b> 942701 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> 040  <b>City:</b> GOSHEN <b>Map:</b> <b>Old PID:</b> 770-17440-001					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2023</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td>109,500</td> <td>21,900</td> <td>54,750</td> <td>10,950</td> </tr> <tr> <td><b>Bldgs</b></td> <td>608,450</td> <td>121,690</td> <td></td> <td></td> </tr> <tr> <td><b>Total</b></td> <td>717,950</td> <td>143,590</td> <td>54,750</td> <td>10,950</td> </tr> </tbody> </table>					Year	2025	20%	2023	20%	<b>Land</b>	109,500	21,900	54,750	10,950	<b>Bldgs</b>	608,450	121,690			<b>Total</b>	717,950	143,590	54,750	10,950
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					<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>																								
					4/30/2025	MDH	BP	109,500	608,450	717,950																								
					7/3/2023	MDH	RV	54,750		54,750																								
					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																																		
<b>Date</b>	<b>Amount</b>	<b>Purpose</b>	<b>Note</b>																															
1/10/2024	15,000	NC New Cons	FOR 2025 NSFR 100% COMPLETE 2/7/25 JEB // FOR																															

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/28/2025	2025-05414		698,000	WD	NANCE, TIMOTHY WALLACE & MONTALVO	CRNL 3-11-24 // Imported from Just Appraised
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** 770/770-18338-000

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	0.050	0.050			.000	60000.00		O	50			4,500	50	
													1.05 AC		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonFr	3,021	3,021	2+10	1	2024	A	590,561	99	584,655			584,655	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													23,795			
<b>Total</b>													608,450			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																															
<input type="checkbox"/> COMBO <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other <b>Foundation</b> <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other <b>Floor Struct</b> <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other <b>Insulation</b> <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling <b>Heat/Cool</b> <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 <b>Floor Cover</b> <input type="checkbox"/> None <input type="checkbox"/> Softwood <input checked="" type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input type="checkbox"/> CarpetTile <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	<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 <b>Roof Cover</b> <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 <b>Plumbing</b> Full 3 Half 1 Extra <b>Fireplaces</b> Type 1SF Count 1	<p>AACU73R17D8R5D4R27U12R16D32L23D6L11D33L14D1L4D1L13                      ABR13U1R4U1R14U33R11U6CR23D32L12U1L11U31 ACR13U1R4U1R14U33CR11*5                      ADU73R17CR32D12L27U4L5U8</p> <p>2/7/2025: FOR 2025 NSFR 100% COMPLETE. FRPL GAS INS. 3065 SF PER MLS.</p>	<b>Base Price</b> 32.28 +/- Grade 1.100 Story Hgt Factor 1.000 Grade Adj Factor 1.450 Composite Factor 1.595 Adj Price per SF 51.49 Total Base SF 3,021 Base Value 155,551	<b>Adjustments to Base</b> <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th colspan="2">Total</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td>3,021</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Floor Structure</td> <td>3,021</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Floor</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Wall</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Ceiling</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heat &amp; Cool</td> <td>3,021</td> <td>3.59</td> <td>10,845</td> <td></td> </tr> <tr> <td>Floor Cover</td> <td>2,417</td> <td>4.47</td> <td>10,804</td> <td></td> </tr> <tr> <td>Roof Cover</td> <td>3,021</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing</td> <td></td> <td>829.00</td> <td></td> <td></td> </tr> <tr> <td>Fireplace</td> <td>1</td> <td>1692.00</td> <td>1,692</td> <td></td> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FLOORC T</td> <td>604</td> <td>6.41</td> <td>3,872</td> <td></td> </tr> </tbody> </table>				Item	S.F./Qty	Rate	Total		Foundation	3,021				Floor Structure	3,021				Ins Floor					Ins Wall					Ins Ceiling					Heat & Cool	3,021	3.59	10,845		Floor Cover	2,417	4.47	10,804		Roof Cover	3,021				Plumbing		829.00			Fireplace	1	1692.00	1,692		Basement					FLOORC T	604	6.41	3,872																											
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