

Ownership Description				Assessment Summary																																																										
<b>Name:</b> VAUGHN, JEFFREY T & KILLEY G 1108 NOAH ST FAYETTEVILLE AR 72703-5616 <b>Subd.:</b> 14995 ASHER'S RANCH S/D <b>S-T-R:</b> 30-17-28 <b>Acres:</b> 1.28 <b>T.D.:</b> 015 FAYETTEVILLE SCH, GOSHEN <b>Location:</b> 1108 NOAH ST <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> GSHN04 <b>Owner:</b> 934125 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> 012  <b>City:</b> GOSHEN <b>Map:</b> <b>Old PID:</b> 770-17440-001		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>130,200</td> <td>26,040</td> <td>130,200</td> <td>26,040</td> </tr> <tr> <td><b>Bldgs</b></td> <td>528,200</td> <td>105,640</td> <td></td> <td></td> </tr> <tr> <td><b>Total</b></td> <td>658,400</td> <td>131,680</td> <td>130,200</td> <td>26,040</td> </tr> </table>		<b>Year</b>	2025	20%	2023	20%	<b>Land</b>	130,200	26,040	130,200	26,040	<b>Bldgs</b>	528,200	105,640			<b>Total</b>	658,400	131,680	130,200	26,040																																			
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4/3/2024	550,000	N	FOR 2025 NSFR 100% COMPLETE 2/6/25 JEB // FOR																																																											

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
11/1/2024	2024-28858		715,000	WD	VAUGHN, JEFFREY T & KILLEY G	JBF 11-5-2024 // Imported from Just Appraised
3/20/2024	2024-06562		155,000	WD	AM CUSTOM HOMES LLC	JBF 3-25-2024 // Imported from Just Appraised
12/9/2022	2022-39764		150,000	WD	STOVERINK, ADAM C & HEATHER A	GMP 12-14-2022
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** 770/770-18310-000

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		
	AC	0.280	0.280		.000	60000.00			E	-25	L	75	25,200		
													1.28 AC		



**Total:** 130,200

07 23 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	2,370	2,860	2+10	1	2024		A	519,513	99	514,317			514,317	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,903			
<b>Total</b>													528,200			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MASONITE	<input type="checkbox"/> Hip		Base Price			31.33		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100				
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.943				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.450				
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.504			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		47.12			
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		2,860			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		134,763			
<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	2,370					
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,370					
<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	2,860	3.59	10,267			
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	2,288	4.47	10,227			
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,370					
<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	2370	31.33	1.504	111,674		
<input type="checkbox"/> Elec Base		B FFB	884	9.96	1.195	10,520		
<input type="checkbox"/> Elec Ceil		C OP	172	11.12	1.195	2,286		
<input type="checkbox"/> Other		D OP	280	10.56	1.195	3,534		
<b>Floor Cover</b>		E PS	410	1.74	1.130	808		
<input type="checkbox"/> None		F 1+	490	31.33	1.504	23,089		
<input type="checkbox"/> Softwood		<b>Total of Above</b>				176,106		
<input checked="" type="checkbox"/> HW Sheath		<b>Market Adjustment</b>				2,950		
<input type="checkbox"/> HW Parq		<b>Total Structure RCN</b>				519,513		
<input type="checkbox"/> Linoleum		Inspected: BRS 8/16/2022				Contact: PI		
<input type="checkbox"/> CarpetTile		Revisited:				Int.Est?:		
<input type="checkbox"/> Cer Tile		Entered: CHB 9/13/2022				Sk. File:		
<input type="checkbox"/> Stone		Printed: 7/24/2025				Status: P25		
<input type="checkbox"/> Other		<b>Total</b>				4,713		
<b>Basement</b>								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								