

Ownership Description					Assessment Summary																																																																												
Name: SWAYZE, JAMES & LISA 4779 E MISSION BLVD FAYETTEVILLE AR 72703-9281 Subd.: 172932 32-17-29 S-T-R: 32-17-29 Acres: 0.64 T.D.: 010 FAYETTEVILLE SCH, RURAL Location: 4779 MISSION Legal: PT NW SE 0.64 AC FURTHER DESCRIBED FROM 2019-1266 AS: PART OF THE NW/4 OF THE SE/4 OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON					Type: RI Res.Impr Taxable: V Verify Neigh: RRES07 Owner: 952004 Status: Tax Status: Block: Lot: City: RURAL Map: Old PID: 107341-000-00					<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>131,250</td> <td>26,250</td> <td>76,500</td> <td>15,300</td> </tr> <tr> <td>Bldgs</td> <td>540,450</td> <td>108,090</td> <td>334,650</td> <td>66,930</td> </tr> <tr> <td>Total</td> <td>671,700</td> <td>134,340</td> <td>411,150</td> <td>82,230</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	131,250	26,250	76,500	15,300	Bldgs	540,450	108,090	334,650	66,930	Total	671,700	134,340	411,150	82,230																																															
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/19/2025	2025-17242		755,000	WD	SWAYZE, JAMES & LISA	RNL 6-27-25 // Imported from Just Appraised
3/20/2024	2024-06854		775,000	WD	INGRAM, RUSSELL & STANLEY, SARAH	DCM 3-29-2024 // Imported from Just Appraised
5/19/2023	2023-12588		770,000	WD	MASSENGILL, SUSAN	RNL 5-23-23 // Imported from Just Appraised
8/5/2021	2021-29827			AF	JACKSON, J D REVOCABLE LIVING TRUST	DCM 8-6-2021 NO REV

Land Record											001/001-15725-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000		.000	125000.00			S	-15 L	20	131,250	
											.64 ACRE		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	3,013	3,013	2--5	3	2020	A	535,423	98	524,715			524,715		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													15,751			
Total													540,450			

Ext Wall	Roof Type	Sketch Area	Building Computation			
MASONITE	<input type="checkbox"/> Hip	<p>MN (3013)</p> <p>FFA (738)</p> <p>OP (217) 71</p> <p>6/8/2021: HD 2021: NSFR 100% COMPLETE. FIREPLACE IS GAS INSERT. WF6 NCV IS FENCE FOR S/D.</p>	Base Price		31.13	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		.950	
<input checked="" 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 type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.378	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		42.90	
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF		3,013	
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		129,258	
<input type="checkbox"/> Closed Pier	Roof Cover					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing					
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing					
Floor Struct	<input type="checkbox"/> Wd Shing					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes					
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum					
<input type="checkbox"/> Other	<input type="checkbox"/> Other					
Insulation	Plumbing					
<input type="checkbox"/> Floor	Full 3					
<input checked="" type="checkbox"/> Wall	Half					
<input checked="" type="checkbox"/> Ceiling	Extra					
Heat/Cool	Fireplaces					
<input type="checkbox"/> None	Type 1SF					
<input type="checkbox"/> Hot Air/F	Count 1					
<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						
Total				5,081		

Item	S.F./Qty	Rate	Total
Foundation	3,013		
Floor Structure	3,013		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	3,013	3.59	10,817
Floor Cover	1,205	2.36	2,844
Roof Cover	3,013		
Plumbing	-2	829.00	-1,658
Fireplace	1	1692.00	1,692
Basement			
FLOORC H	1205	4.47	5,386
FLOORC T	603	6.41	3,865
WC	700	6.81	4,767

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	3013	31.13	1.378	129,258	
B FFA	738	13.89	1.195	12,251	
C OP	45	12.85	1.195	691	
D OP	217	10.81	1.195	2,804	

Total of Above 172,717
 Market Adjustment 3.100
 Total Structure RCN 535,423

Inspected: MWR 9/23/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CDS 11/11/2021 Sk. File:
 Printed: 8/8/2025 Status: