

Ownership Description				Assessment Summary							
<b>Name:</b> HOPKINS, MARK & CHRISTY				<b>Type:</b> RI	Res.Impr	<b>Year</b>	2023 20%	2022 20%			
10 BRETAGNE CIR				<b>Taxable:</b> O	OwnerOcc	<b>Land</b>	225,000 45,000	180,000 36,000			
LITTLE ROCK				<b>Neigh:</b> JOHN2		<b>Bldgs</b>	1,216,800 243,360	812,250 162,450			
Subd.: 12917 CLEAR CREEK PH III				<b>Owner:</b> 940269		<b>Total</b>	1,441,800 288,360	992,250 198,450			
S-T-R: 21-17-30				<b>Status:</b>	<b>Tax Status:</b>	<b>Review Record</b>					
T.D.: 012 FAYETTEVILLE SCH, JOH				<b>Block:</b>	<b>Lot:</b> 094	<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> 5168 CHENOA CIR				<b>City:</b> JOHNSON		7/3/2023	MDH	RV	225,000	1,216,800	1,441,800
<b>Legal:</b>				<b>Map:</b>		2023 REAPPRAISAL					
				<b>Old PID:</b> 785-18024-400		7/3/2020	MDH	RV	180,000	812,250	992,250
						2020 REAPPRAISAL					
						7/5/2015	MDH	RV	150,000	643,800	793,800
						2015 REAPPRAISAL					
						7/1/2010	MDH	RV	140,000	590,850	730,850
						2010 REAPPRAISAL					
						7/10/2007	MDH	RV	165,000	738,600	903,600
						2007 REAPPRAISAL					
						4/7/2006	MDH	BP	130,000	649,050	779,050
						2006 REAPPRAISAL					

Trend	Street	Utilities	Topography	Landscaping
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input 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 type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
11/5/2008	32,000	NC New Cons	FOR 2010: SPGA 100% COMPLETE. 4/27/10 JEB/JJC
3/29/2006		NC New Cons	FOR 2006: NSFR 95% COMPLETE. D-7 FOR
4/7/2005		NC New Cons	FOR 2005: NEW DWG <50% COMPLETE, RECHECK 2006

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/28/2025	2025-02560		1,450,000	WD	HOPKINS, MARK & CHRISTY	DCM 2-7-2025 // Imported from Just Appraised
3/24/2022	2023-09210			QC	BLANKENSHIP, RACHEL L REVOCABLE TRGMP 4-18-2023 NO REV	
5/7/2021	2021-17403			QC	BLANKENSHIP, JAMES & RACHEL REVOC/WGO 05/11/2021 NO REV	
1/18/2006	2006-3492		1,015,000	WD	BLAKENSHIP, RACHEL GILMER REVOCABSN 2006-3492 WD \$3349.5 REV(1015M)	

Land Record											785/785-19023-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		.000		225000.00				225,000		
			0.000				0.00						



Total: 225,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	3,078	5,000	1+5	18	2005		A	1,354,529	84	1,137,804			1,137,804		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													79,006			
<b>Total</b>													1,216,800			

Ext Wall	Roof Type	Sketch Area	Building Computation									
BRICK	<input type="checkbox"/> Hip		Base Price		29.68							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.050							
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.928							
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.880							
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.832							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		54.37							
<b>Foundation</b>			Total Base SF		5,000							
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		271,850							
<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	3,078								
<b>Floor Struct</b>			Floor Structure	3,078								
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing		Ins Floor									
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing		Ins Wall									
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes		Ins Ceiling									
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Heat & Cool	5,000	4.68	23,400							
<b>Insulation</b>		Floor Cover	4,000	6.50	26,000							
<input type="checkbox"/> Floor	<b>Plumbing</b>		Roof Cover	3,078								
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	1	1318.00	1,318							
<input checked="" type="checkbox"/> Ceiling	Half 2	Fireplace	1	4693.00	4,693							
<b>Heat/Cool</b>		Extra	Basement									
<input type="checkbox"/> None	<b>Fireplaces</b>		FLOORC T	1000	7.96	7,960						
<input type="checkbox"/> Hot Air/F	Type 2SG	AACU32R40U6R14D6R20D38L2D9L12U8L30D7L16U14L14										
<input type="checkbox"/> F/W Furn	Count 1	ABR14D14R16U7R22CR8D8R13D26L22U26R1U8 ACR14D14R16CU7*8 ADU32R34CU6*6										
<input checked="" type="checkbox"/> Central	12/17/2018: WIF NOT FULLY VISIBLE, ASSUME IT'S HERE.											
<input type="checkbox"/> Elec Base	<b>Outbuildings and Yard Improvements</b>											
<input type="checkbox"/> Elec Ceil	<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"/> Other	CDW		20	24			2.78	1.000	84	1,121		
<b>Floor Cover</b>		CDW	17	25			2.78	1.000	84	992		
<input type="checkbox"/> None	CDW		27	33			2.78	1.000	84	2,081		
<input type="checkbox"/> Softwood	CDW		15	84			2.78	1.000	84	2,942		
<input checked="" type="checkbox"/> HW Sheath	CDW		50				12.25	1.000	84	515		
<input type="checkbox"/> HW Parq	WIF 3FT		310				12.25	1.000	84	3,190		
<input type="checkbox"/> Linoleum	WIF 6FT		18	32		2009	109.50	1.000	60O	6,570		
<input type="checkbox"/> CarpetTile	SPGA		1				887.00	1.000	60O	532		
<input type="checkbox"/> Cer Tile	SPHT		28	50			1.74	1.392	84	2,848		
<input type="checkbox"/> Stone	CS						.00N	1.000				
<input type="checkbox"/> Other	MW		<b>Total</b>									
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
											20,791	
											<b>Base Structure and Additive Items</b>	
<b>Item</b>		<b>Area</b>	<b>Rate</b>	<b>Factor</b>	<b>REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>				
A MN		3078	29.68	1.832		167,351						
B MFB		636	11.37	1.620		11,715						
C OP		56	12.85	1.620		1,166						
D OP2		36	8.60	1.620		501						
E 1+		1922	29.68	1.832		104,499						
F MFB		400	12.12	1.620		7,852						
Total of Above						356,455						
Market Adjustment						3,800						
Total Structure RCN						1,354,529						
Inspected: MWR 8/30/2022			Contact: PI									
Revisited:			Int.Est?:									
Entered: CDS 9/23/2022			Sk. File:									
Printed: 7/30/2025			Status:									