

Ownership Description				Assessment Summary				
Name: BROCK, CHRISTOPHER STEVEN & MITZI CAROL 4535 CLEAR CREEK BLVD FAYETTEVILLE AR 72704-9314 Subd.: 12916 CLEAR CREEK PHASE II S-T-R: 28-17-30 Acres: T.D.: 012 FAYETTEVILLE SCH, JOH Location: 4535 CLEAR CREEK BLVD Legal:				Type: RI Res.Impr Taxable: O OwnerOcc Neigh: JOHN2 Owner: 942838 Status: Block: City: JOHNSON Map: Old PID: 001-16699-000	Year 2023 20% 2022 20 % Land 281,250 56,250 225,000 45,000 Bldgs 1,087,850 217,570 710,750 142,150 Total 1,369,100 273,820 935,750 187,150	Tax Status: Lot: 124		
Review Record								
		Date	By	Reason	Land	Buildings	Total	
		7/3/2023	MDH	RV	281,250	1,087,850	1,369,100	
2023 REAPPRAISAL								
		7/3/2020	MDH	RV	225,000	710,750	935,750	
2020 REAPPRAISAL								
		7/5/2015	MDH	RV	187,500	512,150	699,650	
2015 REAPPRAISAL								
		7/1/2010	MDH	RV	175,000	467,850	642,850	
2010 REAPPRAISAL								
		6/15/2008	MDH	BP	200,000	590,800	790,800	
DWG 100%								
		7/10/2007	MDH	RV	200,000		200,000	

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

Building Permit Record			
Date	Amount	Purpose	Note
3/28/2006		NC New Cons	FOR 2006: FOUNDATION STARTED. R-2007 FOR
9/2/2005	301,600	NC New Cons	FOR 2008: NSFR 100% COMPLETE - JEB.

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/7/2025	2025-05505		1,595,000	WD	BROCK, CHRISTOPHER STEVEN & MITZI	(RNL 3-12-25 // Imported from Just Appraised
2/23/2018	2018-5591		1,300,000	WD	CHAT TRUST	RLB 2/28/18
2/8/2018	2018-6473			SV	SMC REVOCABLE TRUST; CMC REVOCABRNL	3-9-18 NO REV
1/30/2006	2006-5133		200,000	WD	SMC REVOCABLE TRUST; CMC REVOCABNLB	2006-5133 WD \$660.00 REV (200M)

Land Record											785/785-18958-000				
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			L	25			281,250		
			0.000												



BACKS TO GOLF COURSE, WOODED.

Total: 281,250

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	2SB MasonVen	3,231	4,884	1	16	2007		A	1,208,480	87	1,051,378			1,051,378		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													36,491			
Total													1,087,850			

Ext Wall	Roof Type	Sketch Area	Building Computation					
STUCCO	<input checked="" type="checkbox"/> Hip		Base Price			29.79		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.855				
<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		1.607			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		47.87			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		4,884			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		233,797			
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base					
<input type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	3,231					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	3,231					
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor						
<input 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	4,884	4.68	22,857			
Insulation	<input type="checkbox"/> Other	Floor Cover	2,930	6.50	19,045			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	3,231					
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing	-4	1318.00	-5,272			
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	3609.00	3,609			
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	FLOORC C	977	3.82	3,732			
<input type="checkbox"/> Hot Air/F	Type 1SG	FLOORC T	977	7.96	7,777			
<input type="checkbox"/> F/W Furn	Count 1	FRPL 1SF	1	2591.00	2,591			
<input checked="" type="checkbox"/> Central		Base Structure and Additive Items						
<input type="checkbox"/> Elec Base		Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> Elec Ceil		A MN	3231	29.79	1.607	154,668		
<input type="checkbox"/> Other		B MFA	720	14.75	1.620	17,208		
Floor Cover		C OP	180	11.12	1.620	3,242		
<input type="checkbox"/> None		D PS	66	2.22	1.392	204		
<input type="checkbox"/> Softwood		E OP	50	12.85	1.620	1,041		
<input checked="" type="checkbox"/> HW Sheath		F OP	310	10.45	1.620	5,248		
<input type="checkbox"/> HW Parq		G LL	1653	29.79	1.607	79,129		
<input type="checkbox"/> Linoleum		H OP2	310	5.86	1.620	2,942		
<input type="checkbox"/> Carpet		Total of Above				318,021		
<input type="checkbox"/> Tile		Market Adjustment				3,800		
<input type="checkbox"/> Cer Tile		Total Structure RCN				1,208,480		
<input type="checkbox"/> Stone		Inspected: JJC 9/7/2022	Contact: PI					
<input type="checkbox"/> Other		Revisited:	Int.Est?:					
Basement		Entered: CDS 9/22/2022	Sk. File:					
<input type="checkbox"/> Unfinished		Printed: 7/30/2025	Status:					
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total								9,603

AACXL15U15XXU15R15XU15R3U10R11U3R7U10R45D20R11D17L11D11L16U6L34XD8L8
 XXR5D5XXD13L13X ABXR13U13XXU5L5XXU8R8XR34D6CR16D10R9D20L28U20R3U10
 ACXR13U13XXU5L5XXR8U8XR4CR30*6

3/27/2020: FOR 2020: ADJUSTED SQ FT BASED ON LISTING

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		16	84			2.78	1.000	87	3,251		
CDW		30	31			2.78	1.000	87	2,249		
WIF 4'		346				12.25	1.000	87	3,687		
PS		10	18			1.91	1.392	87	416		