

Ownership Description				Assessment Summary																							
Name: BLUESTONE 14 LLC 3909 S MAGNOLIA AVE BROKEN ARROW Subd.: 03285 WEST ELM ESTATES S-T-R: 31-18-30 T.D.: 501 SPRINGDALE SCH, SPG Location: 144 WEST ELM LN Legal:				Type: RI Res.Impr Taxable: NF No-Full Neigh: SDR001 Owner: 929038 Status: OK 74011-2095 Block: OK 74011-2095 Tax Status: AC Lot: 009 City: SPRINGDALE Map: Old PID: 815-33675-501		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>150,600</td> <td>30,120</td> <td>150,000</td> <td>30,000</td> </tr> <tr> <td>Bldgs</td> <td>759,550</td> <td>151,910</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>910,150</td> <td>182,030</td> <td>150,000</td> <td>30,000</td> </tr> </table>		Year	2023	20%	2022	20%	Land	150,600	30,120	150,000	30,000	Bldgs	759,550	151,910			Total	910,150	182,030	150,000	30,000
Year	2023	20%	2022	20%																							
Land	150,600	30,120	150,000	30,000																							
Bldgs	759,550	151,910																									
Total	910,150	182,030	150,000	30,000																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/3/2023	MDH	RV	150,600	759,550	910,150																		
				2023 REAPPRAISAL																							
				6/21/2021	JEB	RV	150,000		150,000																		
				FOR 2021: NEW SUBDIVISION																							
				6/4/2021	KNM	IN																					
				FOR 2021 REMOVED DD DUE TO SALE KNM 6-4-21																							
				3/9/2021	DMC	SP																					
				FOR 2021: NEW S/D PER S/D PLAT WEST ELM ESTATES 24A-312. ALL ACREAGE FROM																							
Building Permit Record																											
Date	Amount	Purpose	Note																								
6/2/2021	552,542	NC New Cons	FOR 2023 NSFR 100% COMPLETE 3/22/23 AST // R23																								

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/19/2024	2024-24559		1,100,000	WD	BLUESTONE 14 LLC	JBF 9-24-2024 // Imported from Just Appraised
8/29/2024	2024-22294			AF	ONSTOTT, BENJAMIN & LAUREN	DCM 8-29-2024 NO REV
4/30/2021	2021-16705		152,500	WD	ONSTOTT, BENJAMIN & LAUREN	WGO 05/05/2021
12/16/2019	2019-38437			WD	GREENOVATION BUILDERS INC	DMC FOR 2021: NEW S/D PER S/D PLAT WEST ELM ESTATES

Land Record												
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Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	85000.00			S	20	L	30	127,500		
						0.00							1.22 AC		
AC		0.220	0.220		.000	100000.00			E	-25	L	30	23,100		
						0.00									

Total: 150,600



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	3,670	4,007	2--5	1	2022		A	686,593	99	679,730			679,730		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													79,802			
Total													759,550			

Ext Wall	Roof Type	Sketch Area										Building Computation							
MASONVEN	<input type="checkbox"/> Hip											Base Price						30.91	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						.950	
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Story Hgt Factor						.934	
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Grade Adj Factor						1.450	
<input checked="" type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable											Composite Factor						1.287	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF						39.78	
Foundation												Total Base SF						4,007	
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Base Value						159,398	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other																		
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other																		
<input type="checkbox"/> Other	<input type="checkbox"/> Other																		
Floor Struct																			
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing																		
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing																		
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing																		
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes																		
Insulation																			
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate																		
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum																		
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other																		
Heat/Cool																			
<input type="checkbox"/> None	<input type="checkbox"/> Full																		
<input type="checkbox"/> Hot Air/F	<input type="checkbox"/> Half																		
<input type="checkbox"/> F/W Furn	<input type="checkbox"/> Extra																		
<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Fireplaces																		
<input type="checkbox"/> Elec Base	Type 1SF																		
<input type="checkbox"/> Elec Ceil	Count	1																	
<input type="checkbox"/> Other																			
Floor Cover																			
<input type="checkbox"/> None	Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS						
<input type="checkbox"/> Softwood	CDW		30	42				2.25	1.000	99	2,807								
<input type="checkbox"/> HW Sheath	CDW		67	16				2.25	1.000	99	2,388								
<input type="checkbox"/> HW Parq	SPGA		40	15				109.50	1.000	99	11,925								
<input type="checkbox"/> Linoleum	SPHT		1					887.00	1.000	99	878								
<input type="checkbox"/> CarpetTile	SPND		1					-385.00	1.000	99	-381								
<input type="checkbox"/> Cer Tile	WF6		282					10.39	1.000	99	2,901								
<input type="checkbox"/> Stone	WIF 6FT		180					12.25	1.000	99	2,183								
<input checked="" type="checkbox"/> LuxVinyl	OUTKTF							3500.00	1.000	99									
Basement																			
<input type="checkbox"/> Unfinished	HT		1					2660.00	1.000	99	2,633								
<input type="checkbox"/> Finished																			
<input type="checkbox"/> Fin Part																			
Total											25,334								

Item	S.F./Qty	Rate	Total
Foundation	3,670		
Floor Structure	3,670		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	4,007	3.59	14,385
Floor Cover	2,805	2.36	6,620
Roof Cover	3,670		
Plumbing	3	829.00	2,487
Fireplace	1	1692.00	1,692
Basement			
FLOORC C	801	2.36	1,890
FLOORC T	401	6.41	2,570
FRPL 1SA	1	.00N	

Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	3670	30.91	1.287		145,993		
B OP	273	10.56	1.195		3,445		
C MFB	1232	11.37	1.195		16,743		
D PS	220	1.83	1.130		455		
E OP	663	10.45	1.195		8,281		
F 1+	337	30.91	1.287		13,406		

Total of Above 217,966
 Market Adjustment 3,150
 Total Structure RCN 686,593

Inspected: JJC 1/6/2023 Contact: PI
 Revisited: Int.Est?:
 Entered: EEK 1/17/2023 Sk. File:
 Printed: 7/30/2025 Status: