

Ownership Description					Assessment Summary																													
<b>Name:</b> EASLEY, JOHN WILLIAM GREENBERRY & KRUSHIKER, KRUPALI MANI PO BOX 7750  SPRINGDALE AR 72766-7750 <b>Subd.:</b> 12955 HERITAGE HILLS S/D <b>S-T-R:</b> 15-17-30 <b>Acres:</b> <b>T.D.:</b> 505 SPRINGDALE SCH, JOH <b>Location:</b> 4118 LEGACY DR <b>Legal:</b>					<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> JOHN4 <b>Owner:</b> 911861 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 013  <b>City:</b> JOHNSON <b>Map:</b> <b>Old PID:</b> 785-18023-100					<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><b>Land</b></td> <td>170,000</td> <td>34,000</td> <td>100,000</td> <td>20,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>714,450</td> <td>142,890</td> <td>513,200</td> <td>102,640</td> </tr> <tr> <td><b>Total</b></td> <td>884,450</td> <td>176,890</td> <td>613,200</td> <td>122,640</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	<b>Land</b>	170,000	34,000	100,000	20,000	<b>Bldgs</b>	714,450	142,890	513,200	102,640	<b>Total</b>	884,450	176,890	613,200	122,640
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	170,000	714,450	884,450																								
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					7/3/2020	MDH	RV	100,000	513,200	613,200																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	65,000	508,750	573,750																								
					2015 REAPPRAISAL																													
					4/15/2014	DWB	IN	75,000		75,000																								
					FOR 2014 DD OF 50% REMOVED DUE TO SALE																													
					4/15/2013	SAB	IN	37,500		37,500																								
					FOR 2013: DD REDUCED TO 50% (SC 50+LOTS)																													
					BANK OWNED																													
					5/21/2012	RMC	IN	67,500		67,500																								
					DD REDUCED TO 10% (SC 50+ LOTS)																													

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 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 checked="" type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
10/28/2013	508,571	NC New Cons	FOR 2015 NSFR 100% COMPLETE (MCB 6/1/15).
4/4/2014	60,000	NC New Cons	FOR 2015 SPGA 100% COMPLETE (MCB 6/1/15) // FOR
10/28/2013	508,571	NC New Cons	FOR 2015: NSFR 100% COMPLETE. JED/DMC

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/20/2024	2024-03954		1,085,000	WD	EASLEY, JOHN WILLIAM GREENBERRY &	IDCM 2-29-2024 // Imported from Just Appraised
3/7/2018	2018-7692			BD	KALLESEN, DAN S & CARLA S	RLB 3/21/18 NO REV
4/14/2016	2016-10276		660,000	WD	KALLESEN, DAN S & CARLA S	TLM 04/21/2016
10/17/2013	2013-35633		65,000	SW	RIGGINS CONSTRUCTION INC	RNL 10-22-13

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	100000.00			L	70			170,000		
													.42AC		



Total: 170,000

07 28 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,789	4,500	2+15	9	2014		A	672,917	94	632,542			632,542		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													41,687			
<b>Total</b>													674,250			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONVEN	<input checked="" type="checkbox"/> Hip	<p>MN (2789)</p> <p>MFA (882)</p> <p>8/26/2022: CHG ROOF TYPE TO HIP</p>	Base Price			30.25			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150					
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.931					
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.450					
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.552				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		46.95				
<b>Foundation</b>			Total Base SF		4,500				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		211,275				
<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	2,789						
<b>Floor Struct</b>		Floor Structure	2,789						
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing	Ins Floor							
<input 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	4,500	3.59	16,155				
<b>Insulation</b>		Floor Cover	2,250	4.47	10,058				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,789						
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	1	829.00	829				
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1692.00	1,692				
<b>Heat/Cool</b>		Basement							
<input type="checkbox"/> None	Extra	FLOORC C	1350	2.36	3,186				
<input type="checkbox"/> Hot Air/F	<b>Fireplaces</b>	FLOORC T	900	6.41	5,769				
<input type="checkbox"/> F/W Furn	Type 1SF	<b>Base Structure and Additive Items</b>							
<input checked="" type="checkbox"/> Central	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 type="checkbox"/> Elec Base		A MN	2789	30.25	1.552	130,944			
<input type="checkbox"/> Elec Ceil		B OP	46	12.85	1.195	707			
<input type="checkbox"/> Other		C MFA	882	14.75	1.195	15,550			
<b>Floor Cover</b>		D OP	240	10.68	1.195	3,062			
<input type="checkbox"/> None	SPGA	E OP2	250	6.03	1.195	1,803			
<input type="checkbox"/> Softwood	CDW	F 1+	1711	30.25	1.552	80,331			
<input checked="" type="checkbox"/> HW Sheath	MW	<b>Total of Above</b>						253,931	
<input type="checkbox"/> HW Parq	OUTKTA	<b>Market Adjustment</b>						2,650	
<input type="checkbox"/> Linoleum	WIF 6FT	<b>Total Structure RCN</b>						672,917	
<input type="checkbox"/> CarpetTile	WF6	Inspected: JJC 8/31/2022 Contact: PI							
<input type="checkbox"/> Cer Tile		Revisited:							
<input type="checkbox"/> Stone		Entered: CDS 9/21/2022 Sk. File:							
<input type="checkbox"/> Other		Printed: 7/30/2025 Status:							
<b>Basement</b>		<b>Total</b>						15,731	
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									