

Ownership Description					Assessment Summary																													
Name: DESAI, KUSH R & KRUSHIKER, PALAK L 3015 DEVOTION CIR SPRINGDALE AR 72762-6335 Subd.: 12955 HERITAGE HILLS S/D S-T-R: 15-17-30 Acres: T.D.: 505 SPRINGDALE SCH, JOH Location: 3015 DEVOTION CIR Legal:					Type: RI Res.Impr Taxable: OF Own-Full Neigh: JOHN4 Owner: 910040 Status: P25 Tax Status: Block: Lot: 006 City: JOHNSON Map: Old PID: 785-18023-100					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2023</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>170,000</td> <td>34,000</td> <td>170,000</td> <td>34,000</td> </tr> <tr> <td>Bldgs</td> <td>717,200</td> <td>143,440</td> <td>638,350</td> <td>127,670</td> </tr> <tr> <td>Total</td> <td>887,200</td> <td>177,440</td> <td>808,350</td> <td>161,670</td> </tr> </tbody> </table>					Year	2025	20%	2023	20%	Land	170,000	34,000	170,000	34,000	Bldgs	717,200	143,440	638,350	127,670	Total	887,200	177,440	808,350	161,670
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					4/30/2025	MDH	BP	170,000	717,200	887,200																								
					UPDATED SQUARE FOOTAGE																													
					7/3/2023	MDH	RV	170,000	638,350	808,350																								
					2023 REAPPRAISAL																													
					7/3/2020	MDH	RV	100,000	442,650	542,650																								
					2020 REAPPRAISAL																													
					4/11/2018	MDH	BP	65,000	436,250	501,250																								
					DWG COMPLETE																													
					6/13/2016	SAB	IN	65,000		65,000																								
					FOR 2016: REMOVED DD LOT SOLD																													
					7/5/2015	MDH	RV	39,000		39,000																								
					2015 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 checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
6/30/2016	536,750	NC New Cons	FOR 2018 NSFR COMPLETE (2/15/18 MCB) // FOR 2017:

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/2/2024	2024-02617		947,500	WD	DESAI, KUSH R & KRUSHIKER, PALAK L	JBF 2-6-2024
9/30/2022	2022-32360		800,000	WD	CROSKREY, NATHAN & ANGELA	GMP -10-04-2022
11/8/2017	2017-34194		630,000	WD	GAFFNEY, KEVIN M & EMILIE D	KNM 11-13-2017
10/20/2015	2015-30147			WD	RIGGINS CONSTRUCTION INC	TLM 10/30/2015 NO REV

Land Record											785/785-19160-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	100000.00		L		70			170,000		
													.61AC		

Total: 170,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,694	4,500	2+20	6	2017		A	731,294	96	702,042			702,042	11	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													15,155			
Total													717,200			

Ext Wall	Roof Type	Sketch Area	Building Computation											
MASONVEN	<input type="checkbox"/> Hip		Base Price			30.25								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.200										
<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		1.620									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		49.01									
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF		4,500									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		220,545									
<input checked="" type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base	Item	S.F./Qty	Rate	Total							
<input type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Foundation		2,694									
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Floor Structure		2,694										
Floor Struct	<input type="checkbox"/> Wd Shing	Ins Floor												
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Wall												
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Ceiling												
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Heat & Cool	4,500	3.59		16,155								
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Floor Cover	1,800	4.47		8,046								
Insulation	Plumbing	Roof Cover	2,694											
<input type="checkbox"/> Floor	Full 3	Plumbing		829.00										
<input checked="" type="checkbox"/> Wall	Half 1	Fireplace	1	1692.00		1,692								
<input checked="" type="checkbox"/> Ceiling	Extra	Basement												
Heat/Cool	Fireplaces	FLOORC C	1800	2.36		4,248								
<input type="checkbox"/> None	Type 1SF	FLOORC T	900	6.41		5,769								
<input type="checkbox"/> Hot Air/F	Count 1	Base Structure and Additive Items												
<input type="checkbox"/> F/W Furn		Item	Area	Rate	Factor REL	Total								
<input checked="" type="checkbox"/> Central		A MN	2694	30.25	1.620	132,033								
<input type="checkbox"/> Elec Base		B MFA	832	14.75	1.195	14,668								
<input type="checkbox"/> Elec Ceil		C OP	48	12.85	1.195	737								
<input type="checkbox"/> Other		D OP	216	10.81	1.195	2,791								
Floor Cover		E WD	168	6.89	1.130	1,309								
<input type="checkbox"/> None		F 1+	1806	30.25	1.620	88,512								
<input type="checkbox"/> Softwood		Outbuildings and Yard Improvements												
<input checked="" type="checkbox"/> HW Sheath		Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
<input type="checkbox"/> HW Parq		CDW		36	36				2.25	1.000	96	2,799		
<input type="checkbox"/> Linoleum		CDW		13	104				2.25	1.000	96	2,920		
<input type="checkbox"/> CarpetTile		Total												
<input type="checkbox"/> Cer Tile													5,719	
<input type="checkbox"/> Stone														
<input type="checkbox"/> Other														
Basement														
<input type="checkbox"/> Unfinished														
<input type="checkbox"/> Finished														
<input type="checkbox"/> Fin Part														

Total of Above 275,960
 Market Adjustment 2,650
 Total Structure RCN 731,294

Inspected: KDA 8/30/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CDS 9/22/2022 Sk. File:
 Printed: 7/30/2025 Status: P25