

Ownership Description	Assessment Summary																					
<b>Name:</b> EASTMAN, THOMAS 2019 REVOCABLE TRUST 5643 ST CANDRIDGE DR FAYETTEVILLE AR 72703-8800 <b>Subd.:</b> 00253 HORSEBEND ESTATES <b>S-T-R:</b> 28-17-29 <b>Acres:</b> <b>T.D.:</b> 010 FAYETTEVILLE SCH, RURAL <b>Location:</b> 5643 ST CANDRIDGE DR <b>Legal:</b>	<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> RRES07 <b>Owner:</b> 925795 <b>Status:</b> <b>Block:</b> <b>Tax Status:</b> <b>Lot:</b> 015 <b>City:</b> RURAL <b>Map:</b> <b>Old PID:</b> 001-15489-001	<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>62,500</td> <td>12,500</td> <td>45,000</td> <td>9,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>460,800</td> <td>92,160</td> <td>306,350</td> <td>61,270</td> </tr> <tr> <td><b>Total</b></td> <td>523,300</td> <td>104,660</td> <td>351,350</td> <td>70,270</td> </tr> </tbody> </table>	Year	2023	20%	2022	20 %	<b>Land</b>	62,500	12,500	45,000	9,000	<b>Bldgs</b>	460,800	92,160	306,350	61,270	<b>Total</b>	523,300	104,660	351,350	70,270
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Review Record					
Date	By	Reason	Land	Buildings	Total
6/23/2023	MDH	RV	62,500	460,800	523,300
2023 REAPPRAISAL					
7/6/2020	MDH	RV	45,000	306,350	351,350
2020 REAPPRAISAL					
7/5/2015	MDH	RV	38,500	244,150	282,650
2015 REAPPRAISAL					
6/28/2013	JEB	BP	38,500	221,150	259,650
DWELLING COMPLETE					
8/29/2011	RMC	EQ	38,500		38,500
EQ LOWERED VALUE					
4/13/2011	RMC	IN	45,500		45,500
REMOVED DEVELOPER DISCOUNT / NOT ORIGINAL OWNER					

Building Permit Record			
Date	Amount	Purpose	Note
6/7/2012		NC New Cons	FOR 2013 NSFR 100% COMPLETE. // FOR 2012 NSFR

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 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 checked="" 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

**Ownership Record**

253/253-00015-000

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
8/5/2024	2024-20214		549,900	WD	EASTMAN, THOMAS 2019 REVOCABLE TR	JBF 8-9-2024 // Imported from Just Appraised
12/28/2015	2015-36366		310,500	WD	NICODEMUS, ROBERT KYLE & HALEY	BRCTLM 12/30/2015
9/24/2015	2015-27572			BD	BOENTE, ELYSE R; SRYGLEY, WILLIAM M	TLM 09/30/2015 NO REV
5/31/2012	2012-15853		290,000	WD	BOENTE, ELYSE R; SRYGLEY, WILLIAM M	DMJ 6/8/2012

**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	125000.00			S	-50			62,500		
													.235 AC PER GIS		



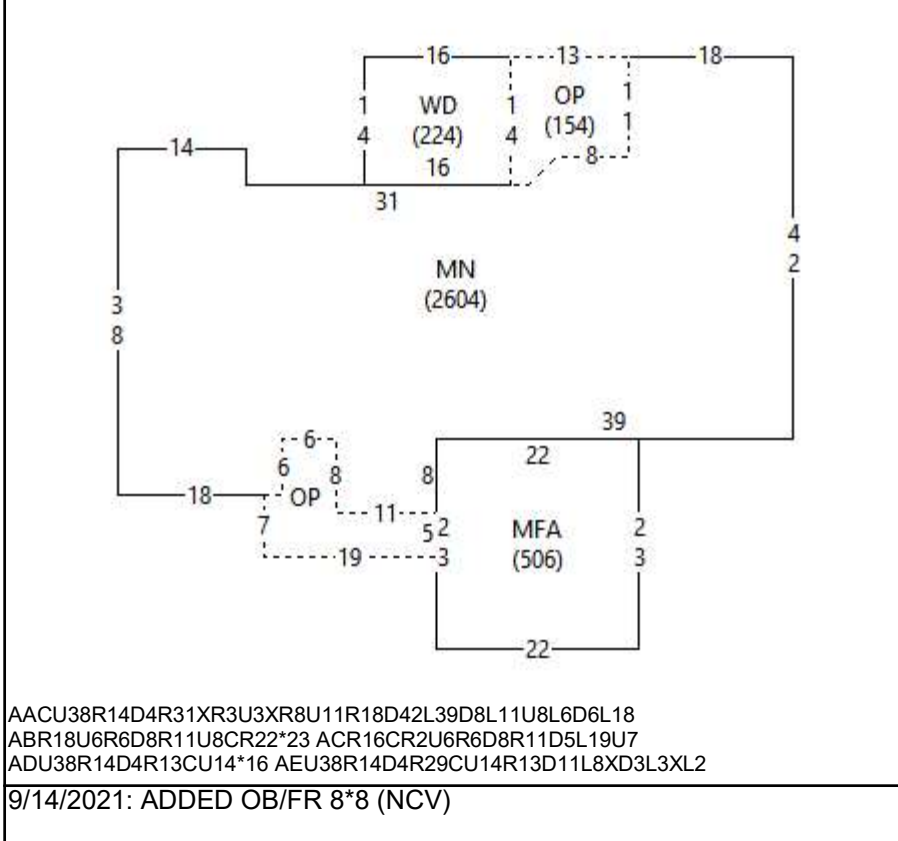
**Total:** 62,500

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,604	2,604	2	12	2011	A	494,016	90	444,614			444,614		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													16,188			
<b>Total</b>													460,800			

Ext Wall	Roof Type	Sketch Area	Building Computation
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- BRICK/STON
- Low Cost
- Standard
- Comb M/F
- MasonVen
- Other
- Foundation**
- Open Pier
- Closed Pier
- Slab
- Other
- Floor Struct**
- Wood SubF
- Elev Slab
- Slab Grade
- Other
- Insulation**
- Floor
- Wall
- Ceiling
- Heat/Cool**
- None
- Hot Air/F
- F/W Furn
- Central
- Elec Base
- Elec Ceil
- Other
- Floor Cover**
- None
- Softwood
- HW Sheath
- HW Parq
- Linoleum
- CarpetTile
- Cer Tile
- Stone
- Other
- Basement**
- Unfinished
- Finished
- Fin Part

- Hip
- Mansard
- Gambrel
- Arched
- Gable
- Flat
- Dormer
- HipGable
- Other
- Roof Cover**
- Asp Shing
- Fib Shing
- Wd Shing
- Wd Shakes
- Clay/Slate
- GalvAlum
- Other
- Plumbing**
- Full 2
- Half 1
- Extra
- Fireplaces**
- Type 1SF
- Count 1



Base Price				33.43		
+/- Grade		1.000				
Story Hgt Factor		1.000				
Grade Adj Factor		1.450				
Composite Factor			1.450			
Adj Price per SF				48.47		
Total Base SF				2,604		
Base Value				126,216		
<b>Adjustments to Base</b>						
<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>			
Foundation	2,604					
Floor Structure	2,604					
Ins Floor						
Ins Wall						
Ins Ceiling						
Heat & Cool	2,604	3.59	9,348			
Floor Cover	1,302	2.36	3,073			
Roof Cover	2,604					
Plumbing	-3	829.00	-2,487			
Fireplace	1	1692.00	1,692			
Basement						
FLOORC H	781	4.47	3,491			
FLOORC T	521	6.41	3,340			
<b>Base Structure and Additive Items</b>						
<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>
A MN	2604	33.43	1.450	126,216		
B MFA	506	14.75	1.195	8,921		
C OP	147	11.32	1.195	1,989		
D WD	224	6.69	1.130	1,693		
E OP	154	11.32	1.195	2,084		
Total of Above					159,360	
Market Adjustment					3,100	
Total Structure RCN					494,016	

Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
AGCC		16	24				2.80	1.000	90	968		
AGCC		10	20				2.80	1.000	90	504		
AGCC		24	28				2.80	1.000	90	1,693		
WF6		220					10.39	1.000	90	2,057		
OB/FR		8	8				.00N	1.000				
<b>Total</b>										5,222		

Inspected: JJC 9/14/2021 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CDS 11/8/2021 Sk. File:  
 Printed: 7/25/2025 Status: