

Ownership Description	Assessment Summary																																																																																										
<b>Name:</b> BALASSONE, MICHAEL V & MALLORY K 2846 E PEBBLESTONE DR FAYETTEVILLE AR 72701-4665 <b>Subd.:</b> 08008 STONE MOUNTAIN S/D PH I <b>S-T-R:</b> 13-16-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 2846 E PEBBLESTONE DR <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>101,250</td> <td>20,250</td> <td>70,000</td> <td>14,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>713,800</td> <td>142,760</td> <td>406,250</td> <td>81,250</td> </tr> <tr> <td><b>Total</b></td> <td>815,050</td> <td>163,010</td> <td>476,250</td> <td>95,250</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>101,250</td> <td>713,800 815,050</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/16/2020</td> <td>MDH</td> <td>IN</td> <td>70,000</td> <td>406,250 476,250</td> </tr> <tr> <td colspan="5">PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>70,000</td> <td>406,250 476,250</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/16/2015</td> <td>PLH</td> <td>HC</td> <td>49,500</td> <td>390,800 440,300</td> </tr> <tr> <td colspan="5">NO CHANGE</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>49,500</td> <td>390,800 440,300</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>7/2/2014</td> <td>MDH</td> <td>BP</td> <td>49,500</td> <td>191,050 240,550</td> </tr> <tr> <td colspan="5">DWG 60% COMPLETE</td> </tr> </tbody> </table>	<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	101,250	20,250	70,000	14,000	<b>Bldgs</b>	713,800	142,760	406,250	81,250	<b>Total</b>	815,050	163,010	476,250	95,250	Review Record					Date	By	Reason	Land	Buildings Total	7/7/2023	MDH	RV	101,250	713,800 815,050	2023 REAPPRAISAL					7/16/2020	MDH	IN	70,000	406,250 476,250	PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					7/6/2020	MDH	RV	70,000	406,250 476,250	2020 REAPPRAISAL					7/16/2015	PLH	HC	49,500	390,800 440,300	NO CHANGE					7/5/2015	MDH	RV	49,500	390,800 440,300	2015 REAPPRAISAL					7/2/2014	MDH	BP	49,500	191,050 240,550	DWG 60% COMPLETE				
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Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/15/2024	2024-27	156	812,500	WD	BALASSONE, MICHAEL V & MALLORY K	JBF 10-21-2024 // Imported from Just Appraised
8/10/2018	2018-24	708	495,000	WD	OCHOA, GABRIEL & MARIELA A	RLB 8/20/18
6/6/2014	2014-14	364	425,000	WD	KELLS, KEVIN B & RUTH M	TLM 06/12/2014
3/7/2013	2013-79	65	200,000	WD	RIGGINS CONSTRUCTION INC	TLM 03/12/2013

Land Record											765/765-25634-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		.000	135000.00			L	-25	101,250		
			0.000			0.00							

**Total:** 101,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,349	3,773	2	10	2013		A	733,012	93	681,700			681,700		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													32,092			
<b>Total</b>													713,800			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONVEN	<input type="checkbox"/> Hip	<p>MN (2349)</p> <p>MFA (697)</p> <p>OP (75)</p> <p>WD (168)</p>	Base Price			31.20			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000					
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.936					
<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		1.357				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		42.34				
<b>Foundation</b>	<input checked="" type="checkbox"/> HipGable		Total Base SF		3,773				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		159,749				
<input type="checkbox"/> Closed Pier	<b>Roof Cover</b>		<b>Adjustments to Base</b>						
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>			
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing		Foundation	2,349					
<b>Floor Struct</b>	<input type="checkbox"/> Wd Shing		Floor Structure	2,349					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes		Ins Floor						
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate		Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum		Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Heat & Cool	3,773	3.59	13,545				
<b>Insulation</b>	<b>Plumbing</b>	Floor Cover	2,263	4.47	10,116				
<input type="checkbox"/> Floor	Full 3	Roof Cover	2,349						
<input checked="" type="checkbox"/> Wall	Half 1	Plumbing		829.00					
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	2	1692.00	3,384				
<b>Heat/Cool</b>	<b>Fireplaces</b>	Basement							
<input type="checkbox"/> None	Type 1SF	FLOORC C	755	2.36	1,782				
<input type="checkbox"/> Hot Air/F	Count 2	FLOORC T	755	6.41	4,840				
<input type="checkbox"/> F/W Furn		<b>Base Structure and Additive Items</b>							
<input checked="" type="checkbox"/> Central		<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	2349	31.20	1.357	99,457			
<input type="checkbox"/> Elec Ceil		B MFA	697	14.75	1.195	12,288			
<input type="checkbox"/> Other		C OP	56	12.85	1.195	860			
<b>Floor Cover</b>		D OP	110	11.86	1.195	1,559			
<input type="checkbox"/> None		E WD	168	6.89	1.130	1,309			
<input type="checkbox"/> Softwood		F 1+	1424	31.20	1.357	60,292			
<input checked="" type="checkbox"/> HW Sheath		<b>Total of Above</b>				209,432			
<input type="checkbox"/> HW Parq		<b>Market Adjustment</b>				3,500			
<input type="checkbox"/> Linoleum		<b>Total Structure RCN</b>				733,012			
<input type="checkbox"/> CarpetTile		Inspected: AST	12/7/2021	Contact: PI					
<input type="checkbox"/> Cer Tile		Revisited:		Int.Est?:					
<input type="checkbox"/> Stone		Entered: CDS	3/3/2022	Sk. File:					
<input type="checkbox"/> Other		Printed:	8/6/2025	Status:					
<b>Basement</b>									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									
<b>Total</b>								9,169	