

Ownership Description				Assessment Summary				
<b>Name:</b> SNYDER, BRYAN & BROOKE 260 GREENFIELD AVE FARMINGTON AR 72730-8655 <b>Subd.:</b> 12188 SOUTHWINDS S/D PH V <b>S-T-R:</b> 26-16-31 <b>Acres:</b> <b>T.D.:</b> 061 FARMINGTON SCH, FARM <b>Location:</b> 260 S GREENFIELD AVE <b>Legal:</b> LOT 9 PER REPLAT LOTS 8 & 9 SOUTHWINDS PH 5				<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> FARMRES <b>Owner:</b> 931704 <b>Status:</b> <b>Block:</b> <b>City:</b> FARMINGTON <b>Map:</b> 18 <b>Old PID:</b> 760-01601-104/106		<b>Year</b> 2023 20% 2022 20 % <b>Land</b> 45,000 9,000 45,000 9,000 <b>Bldgs</b> 320,700 64,140 191,700 38,340 <b>Total</b> 365,700 73,140 236,700 47,340		
Review Record								
<b>Date</b>		<b>By</b>		<b>Reason</b>		<b>Land</b>	<b>Buildings</b>	<b>Total</b>
7/3/2023		MDH		RV		45,000	320,700	365,700
2023 REAPPRAISAL								
7/3/2020		MDH		RV		45,000	191,700	236,700
2020 REAPPRAISAL								
10/26/2015		CRJ		IN		45,000	177,600	222,600
FOR 2015: LOT LINE ADJUSTMENT PER REPLAT LOTS 8 & 9 SOUTHWINDS PH 5 24-78								
7/5/2015		MDH		RV		45,000	177,600	222,600
2015 REAPPRAISAL								
7/1/2010		MDH		RV		45,000	175,750	220,750
2010 REAPPRAISAL								
7/22/2009		MDH		PR		40,000	206,250	246,250
2009 VALUE REVIEW PROJECT								

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 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 checked="" 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

Building Permit Record			
Date	Amount	Purpose	Note
5/4/2020	6,242	RM Remod	FOR 2021 HVAC COMPLETE RLB/SAB 12/15/20
3/31/2005		NC New Cons	FOR 2005: NEW DWG 100% COMPLETE.
5/13/2004	115,000	NC New Cons	NEW SFR

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/24/2024	2024-28151		415,000	WD	SNYDER, BRYAN & BROOKE	JBF 10-30-2024 // Imported from Just Appraised
6/10/2022	2024-28069			DC	BARKER, DOLORES RUTH TRUST	WGO 10/25/2024 NO REV
8/20/2015	2015-23455			WD	BARKER, DOLORES RUTH TRUST	CRJ FOR 2015: LOT LINE ADJUSTMENT PER REPLAT LOTS 8 &
3/26/2006	2006-12686		267,000	WD	BARKER, DARRELL & DOLORES	ALW 2006-12686 WD \$881.1 REV (267M)

Land Record											760/760-02696-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000		45000.00				45,000		
			0.000				0.00						

Total: 45,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,140	2,486	3+15	19	2004		A	393,208	80	314,566			314,566		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,136			
<b>Total</b>													320,700			

Ext Wall	Roof Type	Sketch Area	Building Computation									
BRICK	<input type="checkbox"/> Hip		Base Price		33.67							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.150							
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.948							
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.000							
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.090							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		36.70							
<b>Foundation</b>			Total Base SF		2,486							
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		91,236							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other											
<input type="checkbox"/> Other	<b>Roof Cover</b>											
<b>Floor Struct</b>		<b>Adjustments to Base</b>										
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing	<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>							
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,140									
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Floor Structure	2,140									
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Ins Floor										
<b>Insulation</b>		Ins Wall										
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Ins Ceiling										
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Heat & Cool	2,486	3.07	7,632							
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Floor Cover	1,740	1.78	3,097							
<b>Heat/Cool</b>		Roof Cover	2,140									
<input type="checkbox"/> None	<b>Plumbing</b>		Plumbing	4	632.00	2,528						
<input type="checkbox"/> Hot Air/F	Full 3	Fireplace	1	1319.00	1,319							
<input type="checkbox"/> F/W Furn	Half	Basement										
<input checked="" type="checkbox"/> Central	Extra 1	FLOORC T	746	5.64	4,207							
<input type="checkbox"/> Elec Base	<b>Fireplaces</b>											
<input type="checkbox"/> Elec Ceil	Type 1SF	AACU38R14SBD5R16U4R12U7R23D29L26SCD16L5D1L12U5L5SDD3L17										
<input type="checkbox"/> Other	Count 1	ABCD5R16U4R12U7L29D6R1 ACCR26*26 ADCR5D5R1D1L7U3R1U3										
		5/4/2017: FOR 2020 REMOVED WF6 - DOESN'T ENCLOSE (JJC/BJ).										
		<b>Base Structure and Additive Items</b>										
		<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total NC HS</b>						
		A MN	2140	33.67	1.090	78,538						
		B OP	266	10.56	1.000	2,809						
		C MFB	676	11.37	1.000	7,686						
		D OP	34	13.92	1.000	473						
		E 1+	346	33.67	1.090	12,698						
		Total of Above				120,987						
		Market Adjustment				3,250						
		Total Structure RCN				393,208						
		Inspected: MWR 10/28/2021		Contact: PI								
		Revisited:		Int.Est?:								
		Entered: CHB 12/30/2021		Sk. File:								
		Printed: 8/6/2025		Status:								
		<b>Outbuildings and Yard Improvements</b>										
<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>	
CDW		36	19			2.00	1.000	80	1,094			
WF6		106				9.36	1.000	80	794			
OB/FR		10	16			.00N	1.000					
<b>Floor Cover</b>												
<input type="checkbox"/> None												
<input type="checkbox"/> Softwood												
<input type="checkbox"/> HW Sheath												
<input type="checkbox"/> HW Parq												
<input type="checkbox"/> Linoleum												
<input checked="" type="checkbox"/> CarpetTile												
<input type="checkbox"/> Cer Tile												
<input type="checkbox"/> Stone												
<input type="checkbox"/> Other												
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
<b>Total</b>										1,888		