

Ownership Description				Assessment Summary																							
Name: CURTIS, RAYMOND LEROY & JIMMIE RUTH 431 WINDGATE RD FARMINGTON AR 72730-2524 Subd.: 12235 WINDGATE S/D S-T-R: 27-16-31 Acres: T.D.: 061 FARMINGTON SCH, FARM Location: 431 WINDGATE RD Legal:				Type: RI Res.Impr Taxable: FF Fix-Full Neigh: FARMRES Owner: 923903 Status: Tax Status: AC Block: Lot: 018 City: FARMINGTON Map: 10,11 Old PID: 760-01905-002		<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>Land</td> <td>63,000</td> <td>12,600</td> <td>50,000</td> <td>10,000</td> </tr> <tr> <td>Bldgs</td> <td>398,300</td> <td>79,660</td> <td>254,850</td> <td>50,970</td> </tr> <tr> <td>Total</td> <td>461,300</td> <td>92,260</td> <td>304,850</td> <td>60,970</td> </tr> </tbody> </table>		Year	2023	20%	2022	20 %	Land	63,000	12,600	50,000	10,000	Bldgs	398,300	79,660	254,850	50,970	Total	461,300	92,260	304,850	60,970
Year	2023	20%	2022	20 %																							
Land	63,000	12,600	50,000	10,000																							
Bldgs	398,300	79,660	254,850	50,970																							
Total	461,300	92,260	304,850	60,970																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/3/2023	MDH	RV	63,000	398,300	461,300																		
				2023 REAPPRAISAL																							
				7/3/2020	MDH	RV	50,000	254,850	304,850																		
				2020 REAPPRAISAL																							
				7/2/2019	MCB	NC	48,000		48,000																		
				FOR 2019 : NEW SUB																							
				5/2/2019	DWB	IN																					
				FOR 2019 DD REMOVED DUE TO SALE																							
				2/19/2019	CRJ	SP																					
				FOR 2019: AC FROM 760-01905-002. NEW S/D PER S/D PLAT 24A-202 WINDGATE S/D																							

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

Building Permit Record			
Date	Amount	Purpose	Note
1/3/2019	6,284	NC New Cons	R20 HVAC FOR NEW HOUSE
11/27/2018	7,000	NC New Cons	R20 ELECTRIC FOR NEW HOUSE
11/15/2018	370,000	NC New Cons	FOR 2020: NSFR 100% COMPLETE. 2/19/20 JJC

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/26/2025	2025-07733			BD	CURTIS, RAYMOND L & JIMMIE R	DCM 3-28-2025 NO REV
7/10/2024	2024-17368		470,000	WD	CURTIS, RAYMOND L & JIMMIE R	JBF 7-16-2024 // Imported from Just Appraised
5/14/2019	2019-13815		345,735	WD	CLEVENGER, BRIAN & BRANDI	RLB 5/16/19
10/26/2018	2018-32421		199,600	WD	COX DEVELOPMENT LLC	DCM 4-15-2019

Land Record											760/760-03902-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000	1.000	.000	70000.00			S	-40 L	30	63,000	
											0.26 AC		

Total: 63,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,806	2,415	2--10	4	2019		A	392,670	98	384,816			384,816		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,479			
Total													398,300			

Ext Wall	Roof Type	Sketch Area	Building Computation			
MASONVEN	<input type="checkbox"/> Hip		Base Price		32.43	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		.900	
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.949	
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.450	
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.238	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		40.15	
Foundation			Total Base SF		2,415	
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		96,962	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Slab	Roof Cover					
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing					
Floor Struct						
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing					
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes					
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate					
Insulation						
<input type="checkbox"/> Floor	<input type="checkbox"/> GalvAlum					
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Ceiling	Plumbing					
Heat/Cool		Full 3				
<input type="checkbox"/> None	<input type="checkbox"/> Fireplaces					
<input type="checkbox"/> Hot Air/F	Type 1SF					
<input type="checkbox"/> F/W Furn	Count 1					
<input checked="" type="checkbox"/> Central	AACU38R60D24L31D9L8D5L21 ABR21U5R8U9CR31D21L19U1L12U20					
<input type="checkbox"/> Elec Base	ACR10CR11U5R8D11R1D3L20U9 ADU38R13CU10*24					
<input type="checkbox"/> Elec Ceil	2/19/2020: FOR 2020: NSFR 100% COMPLETE.					
<input type="checkbox"/> Other						

Outbuildings and Yard Improvements													
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS	
CDW		31	27				2.25	1.000	98	1,846			
WF6		260					10.39	1.000	98	2,647			
OB/FR		8	8	2			.00N	1.000					
Total											4,493		

Base Structure and Additive Items							
Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1806	32.43	1.238		72,511		
B MFB	639	11.37	1.195		8,684		
C OP	214	10.81	1.195		2,765		
D OP	240	10.68	1.195		3,062		
E 1+	609	32.43	1.238		24,451		
Total of Above					130,890		
Market Adjustment					3,000		
Total Structure RCN					392,670		

Inspected:	MWR 11/5/2021	Contact:	PI
Revisited:		Int.Est?:	
Entered:	CHB 1/6/2022	Sk. File:	
Printed:	8/6/2025	Status:	