

Ownership Description				Assessment Summary							
Name: BEARDEN, DANIEL RICHARD & LEIGH WARD				Type: RI	Res.Impr	Year	2023 20%	2022 20 %			
3560 N DUSTIN WAY				Taxable: O	OwnerOcc	Land	156,250 31,250	62,500 12,500			
FAYETTEVILLE				Neigh: FY1729E		Bldgs	421,450 84,290	254,000 50,800			
Subd.:07110 PARADISE PLACE				Owner: 893693		Total	577,700 115,540	316,500 63,300			
S-T-R:30-17-29				Status:	Tax Status:	Review Record					
T.D.: 011 FAYETTEVILLE SCH, FAY				Block: 005	Lot: 004	Date	By	Reason	Land	Buildings	Total
Location: 3560 N DUSTIN WAY				City: FAYETTEVILLE		8/7/2025	BRS	HC	156,250	421,450	577,700
Legal:				Map: 177 216		NO CHANGE					
				Old PID: 765-13248-001		8/7/2023	MDH	RV	156,250	421,450	577,700

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 checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
2/20/2005		NC New Cons	FOR 2005: DWG 100% COMPLETE.
11/21/2003	196,000	NC New Cons	NEW SFR

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/1/2023	2023-14132		443,650	WD	BEARDEN, DANIEL & LEIGH WARD	GMP 6-7-2023 // Imported from Just Appraised
12/2/2021	2021-47291		395,000	WD	PRATT, JAVONNA & THOMAS	WGO 12/13/2021
9/23/2003	2003-51271		40,000	WD	RIANTO, INGGIT	KNT 2003-51271 WD \$132.00 REV (40M)
9/22/1998	98-83690			RD	LI-HUA, WU	LRR 98-83690 RED DEED #124406

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		-25	L	50	156,250		
							0.00									

Total: 156,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	1,825	2,525	2+5	19	2004		A	502,118	82	411,737			411,737		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													9,712			
Total													421,450			

Ext Wall	Roof Type	Sketch Area										Building Computation																																																										
MASONVEN	<input type="checkbox"/> Hip											Base Price						33.67																																																				
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						1.050																																																				
<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						1.450																																																				
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable											Composite Factor						1.443																																																				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF						48.59																																																				
Foundation												Total Base SF						2,525																																																				
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable											Base Value						122,690																																																				
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other																																																																					
<input checked="" type="checkbox"/> Slab	Roof Cover											<table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Foundation</td> <td>1,825</td> <td></td> <td></td> </tr> <tr> <td>Floor Structure</td> <td>1,825</td> <td></td> <td></td> </tr> <tr> <td>Ins Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Wall</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ins Ceiling</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heat & Cool</td> <td>2,525</td> <td>3.59</td> <td>9,065</td> </tr> <tr> <td>Floor Cover</td> <td>1,263</td> <td>2.36</td> <td>2,981</td> </tr> <tr> <td>Roof Cover</td> <td>1,825</td> <td></td> <td></td> </tr> <tr> <td>Plumbing</td> <td>-2</td> <td>829.00</td> <td>-1,658</td> </tr> <tr> <td>Fireplace</td> <td>1</td> <td>1692.00</td> <td>1,692</td> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FLOORC T</td> <td>631</td> <td>6.41</td> <td>4,045</td> </tr> <tr> <td>FLOORC H</td> <td>631</td> <td>4.47</td> <td>2,821</td> </tr> </tbody> </table>						Item	S.F./Qty	Rate	Total	Foundation	1,825			Floor Structure	1,825			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	2,525	3.59	9,065	Floor Cover	1,263	2.36	2,981	Roof Cover	1,825			Plumbing	-2	829.00	-1,658	Fireplace	1	1692.00	1,692	Basement				FLOORC T	631	6.41	4,045	FLOORC H
Item	S.F./Qty	Rate	Total																																																																			
Foundation	1,825																																																																					
Floor Structure	1,825																																																																					
Ins Floor																																																																						
Ins Wall																																																																						
Ins Ceiling																																																																						
Heat & Cool	2,525	3.59	9,065																																																																			
Floor Cover	1,263	2.36	2,981																																																																			
Roof Cover	1,825																																																																					
Plumbing	-2	829.00	-1,658																																																																			
Fireplace	1	1692.00	1,692																																																																			
Basement																																																																						
FLOORC T	631	6.41	4,045																																																																			
FLOORC H	631	4.47	2,821																																																																			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing																																																																					
Floor Struct		<table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>A MN</td> <td>1825</td> <td>33.67</td> <td>1.443</td> <td>88,677</td> <td></td> <td></td> </tr> <tr> <td>B MFB</td> <td>441</td> <td>11.72</td> <td>1.195</td> <td>6,178</td> <td></td> <td></td> </tr> <tr> <td>C OP</td> <td>35</td> <td>13.92</td> <td>1.195</td> <td>582</td> <td></td> <td></td> </tr> <tr> <td>D PS</td> <td>248</td> <td>1.80</td> <td>1.130</td> <td>503</td> <td></td> <td></td> </tr> <tr> <td>E 1+</td> <td>700</td> <td>33.67</td> <td>1.443</td> <td>34,013</td> <td></td> <td></td> </tr> <tr> <td>F PCA</td> <td>235</td> <td>3.72</td> <td>1.130</td> <td>987</td> <td></td> <td></td> </tr> </tbody> </table>						Item	Area	Rate	Factor REL	Total	NC	HS	A MN	1825	33.67	1.443	88,677			B MFB	441	11.72	1.195	6,178			C OP	35	13.92	1.195	582			D PS	248	1.80	1.130	503			E 1+	700	33.67	1.443	34,013			F PCA	235	3.72	1.130	987																
Item	Area	Rate	Factor REL	Total	NC	HS																																																																
A MN	1825	33.67	1.443	88,677																																																																		
B MFB	441	11.72	1.195	6,178																																																																		
C OP	35	13.92	1.195	582																																																																		
D PS	248	1.80	1.130	503																																																																		
E 1+	700	33.67	1.443	34,013																																																																		
F PCA	235	3.72	1.130	987																																																																		
<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		<table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>Total of Above</td> <td></td> <td></td> <td></td> <td>149,886</td> <td></td> <td></td> </tr> <tr> <td>Market Adjustment</td> <td></td> <td></td> <td></td> <td>3,350</td> <td></td> <td></td> </tr> <tr> <td>Total Structure RCN</td> <td></td> <td></td> <td></td> <td>502,118</td> <td></td> <td></td> </tr> </tbody> </table>						Item	Area	Rate	Factor REL	Total	NC	HS	Total of Above				149,886			Market Adjustment				3,350			Total Structure RCN				502,118																																					
Item	Area	Rate	Factor REL	Total	NC	HS																																																																
Total of Above				149,886																																																																		
Market Adjustment				3,350																																																																		
Total Structure RCN				502,118																																																																		
<input type="checkbox"/> Floor	Plumbing																																																																					
<input checked="" type="checkbox"/> Wall	Full 3																																																																					
<input checked="" type="checkbox"/> Ceiling	Half																																																																					
Heat/Cool		<table border="1"> <thead> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UMQR</th> <th>Age</th> <th>Rate</th> <th>Grade</th> <th>Rem %</th> <th>Value</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>CDW</td> <td></td> <td>16</td> <td>50</td> <td></td> <td></td> <td>2.25</td> <td>1.000</td> <td>82</td> <td>1,476</td> <td></td> <td></td> </tr> <tr> <td>WF6</td> <td></td> <td>167</td> <td></td> <td></td> <td></td> <td>10.39</td> <td>1.000</td> <td>82</td> <td>1,423</td> <td></td> <td></td> </tr> <tr> <td>WIF 3FT</td> <td></td> <td>10</td> <td></td> <td></td> <td></td> <td>.00N</td> <td>1.000</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	CDW		16	50			2.25	1.000	82	1,476			WF6		167				10.39	1.000	82	1,423			WIF 3FT		10				.00N	1.000																			
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS																																																											
CDW		16	50			2.25	1.000	82	1,476																																																													
WF6		167				10.39	1.000	82	1,423																																																													
WIF 3FT		10				.00N	1.000																																																															
<input type="checkbox"/> None	Extra																																																																					
<input type="checkbox"/> Hot Air/F	Fireplaces																																																																					
<input type="checkbox"/> F/W Furn	Type 1SF																																																																					
<input checked="" type="checkbox"/> Central	Count 1																																																																					
<input type="checkbox"/> Elec Base	Outbuildings and Yard Improvements																																																																					
<input type="checkbox"/> Elec Ceil																																																																						
<input type="checkbox"/> Other																																																																						
Floor Cover		<table border="1"> <thead> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UMQR</th> <th>Age</th> <th>Rate</th> <th>Grade</th> <th>Rem %</th> <th>Value</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>CDW</td> <td></td> <td>16</td> <td>50</td> <td></td> <td></td> <td>2.25</td> <td>1.000</td> <td>82</td> <td>1,476</td> <td></td> <td></td> </tr> <tr> <td>WF6</td> <td></td> <td>167</td> <td></td> <td></td> <td></td> <td>10.39</td> <td>1.000</td> <td>82</td> <td>1,423</td> <td></td> <td></td> </tr> <tr> <td>WIF 3FT</td> <td></td> <td>10</td> <td></td> <td></td> <td></td> <td>.00N</td> <td>1.000</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	CDW		16	50			2.25	1.000	82	1,476			WF6		167				10.39	1.000	82	1,423			WIF 3FT		10				.00N	1.000															
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS																																																											
CDW		16	50			2.25	1.000	82	1,476																																																													
WF6		167				10.39	1.000	82	1,423																																																													
WIF 3FT		10				.00N	1.000																																																															
<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																																																																						
Basement																																																																						
<input type="checkbox"/> Unfinished																																																																						
<input type="checkbox"/> Finished																																																																						
<input type="checkbox"/> Fin Part																																																																						
Total		2,899																																																																				

Inspected: AST 8/11/2022 Contact: MS
 Revisited: Int.Est?:
 Entered: CHB 8/17/2022 Sk. File:
 Printed: 8/14/2025 Status: