

Ownership Description	Assessment Summary																																																																						
<b>Name:</b> CUMMINGS, LANCE HARRISON & TAYLOR NICHELLE 3380 N PAR CT FAYETTEVILLE AR 72703-6571 <b>Subd.:</b> 07151 PARADISE VIEW ESTATES PHASE II <b>S-T-R:</b> 30-17-29 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 3380 N PAR CT <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>137,500</td> <td>27,500</td> <td>55,000</td> <td>11,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>321,550</td> <td>64,310</td> <td>187,200</td> <td>37,440</td> </tr> <tr> <td><b>Total</b></td> <td>459,050</td> <td>91,810</td> <td>242,200</td> <td>48,440</td> </tr> </table>	<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	137,500	27,500	55,000	11,000	<b>Bldgs</b>	321,550	64,310	187,200	37,440	<b>Total</b>	459,050	91,810	242,200	48,440																																																		
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<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> FY1729E <b>Owner:</b> 925517 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> 001 <b>Lot:</b> 009 <b>City:</b> FAYETTEVILLE <b>Map:</b> 216 <b>Old PID:</b> 765-13258-002	<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>137,500</td> <td>321,550 459,050</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/16/2020</td> <td>MDH</td> <td>IN</td> <td>55,000</td> <td>187,200 242,200</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>55,000</td> <td>187,200 242,200</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>29,250</td> <td>192,000 221,250</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>7/6/2010</td> <td>MDH</td> <td>RV</td> <td>51,750</td> <td>169,350 221,100</td> </tr> <tr> <td colspan="5">2010 REAPPRAISAL</td> </tr> <tr> <td>7/22/2009</td> <td>MDH</td> <td>PR</td> <td>65,000</td> <td>167,050 232,050</td> </tr> <tr> <td colspan="5">2009 VALUE REVIEW PROJECT</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	7/7/2023	MDH	RV	137,500	321,550 459,050	2023 REAPPRAISAL					7/16/2020	MDH	IN	55,000	187,200 242,200	PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					7/6/2020	MDH	RV	55,000	187,200 242,200	2020 REAPPRAISAL					7/5/2015	MDH	RV	29,250	192,000 221,250	2015 REAPPRAISAL					7/6/2010	MDH	RV	51,750	169,350 221,100	2010 REAPPRAISAL					7/22/2009	MDH	PR	65,000	167,050 232,050	2009 VALUE REVIEW PROJECT				
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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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/31/2024	2024-19688		525,000	WD	CUMMINGS, LANCE H & TAYLOR N	JBF 8-6-2024 // Imported from Just Appraised
4/13/2012	2012-10523		220,000	WD	LOFTEN, CHARLES E & HEIDI J	RED 4-19-12
1/31/1992	92-5052		21,000	TD	VIRE, KEITH D & JAN S	
9/17/1991	1441-266		150,000	WD	LINDSEY FAMILY TRUST	

Land Record											765/765-17499-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	125000.00			S	-35	O	45	137,500		
			0.000			0.00									



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,324	2,324	3+10	30	1993	A	390,071	800	312,057			312,057		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													9,484			
<b>Total</b>													321,550			

Ext Wall	Roof Type	Sketch Area	Building Computation							
MV	<input checked="" type="checkbox"/> Hip	<p>8/18/2022: ADJUSTED WD IN BACK. ADDED OB/FR 8X8 NCV.</p>	Base Price			34.19				
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100						
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000						
<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		1.100					
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		37.61					
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		2,324					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		87,406					
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>							
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>				
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing		Foundation	2,324						
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing		Floor Structure	2,324						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing		Ins Floor							
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes		Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate		Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum		Heat & Cool	2,324	3.07	7,135				
<b>Insulation</b>	<input type="checkbox"/> Other		Floor Cover	1,743	1.78	3,103				
<input type="checkbox"/> Floor	<b>Plumbing</b>		Roof Cover	2,324						
<input checked="" type="checkbox"/> Wall	Full 2		Plumbing	2	632.00	1,264				
<input checked="" type="checkbox"/> Ceiling	Half 1		Fireplace	1	1570.00	1,570				
<b>Heat/Cool</b>	Extra		Basement							
<input type="checkbox"/> None	<b>Fireplaces</b>		FLOORC T	581	5.64	3,277				
<input type="checkbox"/> Hot Air/F	Type 1SA		<b>Base Structure and Additive Items</b>							
<input type="checkbox"/> F/W Furn	Count 1		<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>	
<input checked="" type="checkbox"/> Central			A MN	2324	34.19	1.100	87,406			
<input type="checkbox"/> Elec Base			B MFA	529	14.75	1.000	7,803			
<input type="checkbox"/> Elec Ceil			C OP	252	10.68	1.000	2,691			
<input type="checkbox"/> Other			D OP	90	11.86	1.000	1,067			
<b>Floor Cover</b>			E WD	160	7.02	1.000	1,123			
<input type="checkbox"/> None			<b>Total of Above</b>						116,439	
<input type="checkbox"/> Softwood			<b>Market Adjustment</b>						3,350	
<input type="checkbox"/> HW Sheath			<b>Total Structure RCN</b>						390,071	
<input type="checkbox"/> HW Parq			Inspected: AST		8/18/2022	Contact: NH				
<input type="checkbox"/> Linoleum			Revisited:			Int.Est?:				
<input checked="" type="checkbox"/> CarpetTile			Entered: EEK		8/18/2022	Sk. File:				
<input type="checkbox"/> Cer Tile			Printed: 8/6/2025			Status:				
<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>					2,831					