

Ownership Description	Type:RI Res.Impr	Assessment Summary					
<b>Name:</b> MILLER, NANCY GRAY	<b>Taxable:</b> FF Fix-Full	<b>Year</b>	2023	20%	2022	20 %	
3378 N GREENS LN	<b>Neigh:</b> FY1729E	<b>Land</b>	143,750	28,750	57,500	11,500	
FAYETTEVILLE	<b>Owner:</b> 813902	<b>Bldgs</b>	356,700	71,340	203,750	40,750	
Subd.: 07151 PARADISE VIEW ESTATES PHASE II	<b>Status:</b>	<b>Total</b>	500,450	100,090	261,250	52,250	
S-T-R:30-17-29	<b>Block:</b> 001	<b>Review Record</b>					
T.D.: 011 FAYETTEVILLE SCH, FAY	<b>Lot:</b> 003	<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> 3378 N GREENS LN	<b>City:</b> FAYETTEVILLE	7/7/2023	MDH	RV	143,750	356,700	500,450
<b>Legal:</b>	<b>Map:</b> 216	2023 REAPPRAISAL					
	<b>Old PID:</b> 765-13258-002	7/16/2020	MDH	IN	57,500	203,750	261,250
		PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					
		7/6/2020	MDH	RV	57,500	203,750	261,250
		2020 REAPPRAISAL					
		7/5/2015	MDH	RV	29,250	209,000	238,250
		2015 REAPPRAISAL					
		7/6/2010	MDH	RV	51,750	184,300	236,050
		2010 REAPPRAISAL					
		7/22/2009	MDH	PR	65,000	181,150	246,150
		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 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
8/30/1993	144,496	NC New Cons	70X51 SINGLE FAMILY WITH 528 SQ/FT GARAGE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/19/2024	2024-13089		485,000	WD	MILLER, NANCY G	JBF 6-3-2024 // Imported from Just Appraised
11/12/2020	2020-42100		320,000	WD	NICHOLAS, MATTHEW LEE	WGO 11/18/2020
8/23/2016	2016-24612		285,000	WD	COPE, CYNTHIA J REVOCABLE TRUST	TMH 8-26-2016
11/3/2010	2010-33199			WD	GARRISON, GERALD R & DAWN L	jlp 2010-33199 wd no rev

Land Record											765/765-17493-000				
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	L	50	143,750		
			0.000			0.00									



**Total:** 143,750

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,699	2,699	3+10	30	1993	A	431,554	800	345,243			345,243		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,454			
<b>Total</b>													356,700			

Ext Wall	Roof Type	Sketch Area	Building Computation											
MV	<input type="checkbox"/> Hip		Base Price			33.20								
<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		36.52									
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		2,699									
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		98,567									
<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 type="checkbox"/> Asp Shing	Foundation	2,699											
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,699											
<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	2,699	3.07	8,286									
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,080	3.59	3,877									
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,699											
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	2	632.00	1,264									
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1319.00	1,319									
<b>Heat/Cool</b>	Extra	Basement												
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC T	810	5.64	4,568									
<input type="checkbox"/> Hot Air/F	Type 1SF	FLOORC C	809	1.78	1,440									
<input type="checkbox"/> F/W Furn	Count 1	<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	2699	33.20	1.100	98,567								
<input type="checkbox"/> Elec Ceil		B MFA	528	14.75	1.000	7,788								
<input type="checkbox"/> Other		C PS	284	1.77	1.000	503								
<b>Floor Cover</b>		D OP	102	11.86	1.000	1,210								
<input type="checkbox"/> None		<b>Total of Above</b>						128,822						
<input type="checkbox"/> Softwood		<b>Market Adjustment</b>						3,350						
<input checked="" type="checkbox"/> HW Sheath		<b>Total Structure RCN</b>						431,554						
<input type="checkbox"/> HW Parq		Inspected: AST 7/5/2022						Contact: PI						
<input type="checkbox"/> Linoleum		Revisited:						Int.Est?:						
<input type="checkbox"/> CarpetTile		Entered: EEK 8/18/2022						Sk. File:						
<input type="checkbox"/> Cer Tile		Printed: 8/6/2025						Status:						
<input type="checkbox"/> Stone		<b>Outbuildings and Yard Improvements</b>												
<input type="checkbox"/> Other		<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>	
<b>Basement</b>		WF6		230				9.36	1.000	80	1,722			
<input type="checkbox"/> Unfinished		CDW		9	25			2.00	1.000	80	360			
<input type="checkbox"/> Finished		CDW		26	22			2.00	1.000	80	915			
<input type="checkbox"/> Fin Part		CDW		12	22			2.00	1.000	80	422			
<b>Total</b>												3,419		