

Ownership Description				Assessment Summary			
Name: WISCHMEYER, SAMANTHA GREY 3230 E CHARING CROSS FAYETTEVILLE AR 72703-4501 Subd.: 06210 HUNTINGDON S/D S-T-R: 36-17-30 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3230 E CHARING CROSS Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1729E Owner: 917788 Status: Block: 009 Lot: 001		Year 2023 20% 2022 20 % Land 87,500 17,500 70,000 14,000 Bldgs 324,850 64,970 213,350 42,670 Total 412,350 82,470 283,350 56,670	
Acres: City: FAYETTEVILLE Map: 254 215 Old PID: 140184-000-00				Review Record Date By Reason Land Buildings Total 7/7/2023 MDH RV 87,500 324,850 412,350 2023 REAPPRAISAL 7/16/2020 MDH IN 70,000 213,350 283,350 PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE. 7/6/2020 MDH RV 70,000 213,350 283,350 2020 REAPPRAISAL 7/5/2015 MDH RV 50,000 174,550 224,550 2015 REAPPRAISAL 7/6/2010 MDH RV 50,000 164,350 214,350 2010 REAPPRAISAL 7/22/2009 MDH PR 50,000 192,900 242,900 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 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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/26/2024	2024-010016		535,500	WD	WISCHMEYER, SAMANTHA	JBF 4-30-2024 // Imported from Just Appraised
8/12/2022	2022-27314		550,000	WD	WILLIAMS, MELISSA K & DAVID L	GMP 08/18/2022
8/10/2022	2022-26634			AF	WOOTTEN, JOHN ALLEN IV & EMILY REBEDCM	8-12-2022 NO REV
8/11/2020	2020-28471		330,000	WD	WOOTTEN, JOHN ALLEN IV & EMILY REBEWGO	08/18/2020

Land Record												765/765-06626-000			
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	-50	O	20	87,500		
			0.000												



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,476	2,536	3+15	32	1991		A	398,426	800	318,741			318,741		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,107			
Total													324,850			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																						
<input type="checkbox"/> WD SIDING <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input checked="" type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input checked="" type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <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	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input checked="" type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 2 Half 1 Extra Fireplaces Type 2SA Count 1	<p>AACU18R10SCU14SDR24U4R28D4R4D8SBL22D20SEL20D4L24 ABCD24*22 ACCL5*7 ADCU6XU5R6XR15XR3D2XR12U3R20D12L4U4L28D4L24 AECD4*20 4/21/2014: ADDED REL OVERRIDE & ADJ FRPL. 2ND LEVEL 22X28+14X24+6X18.</p>	Base Price 32.19 +/- Grade 1.150 Story Hgt Factor .948 Grade Adj Factor 1.000 Composite Factor 1.090 Adj Price per SF 35.09 Total Base SF 2,536 Base Value 88,988	Adjustments to Base <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>1,476</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,476</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>2,536</td><td>3.07</td><td>7,786</td></tr> <tr><td>Floor Cover</td><td>1,902</td><td>1.78</td><td>3,386</td></tr> <tr><td>Roof Cover</td><td>1,476</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>2</td><td>632.00</td><td>1,264</td></tr> <tr><td>Fireplace</td><td>1</td><td>2197.00</td><td>2,197</td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC T</td><td>634</td><td>5.64</td><td>3,576</td></tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	1,476			Floor Structure	1,476			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	2,536	3.07	7,786	Floor Cover	1,902	1.78	3,386	Roof Cover	1,476			Plumbing	2	632.00	1,264	Fireplace	1	2197.00	2,197	Basement				FLOORC T	634	5.64	3,576	Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor</th> <th>REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr><td>A MN</td><td>1476</td><td>32.19</td><td>1.090</td><td></td><td>51,793</td><td></td><td></td></tr> <tr><td>B FFA</td><td>528</td><td>13.89</td><td>1.000</td><td></td><td>7,334</td><td></td><td></td></tr> <tr><td>C WD</td><td>35</td><td>8.63</td><td>1.000</td><td></td><td>302</td><td></td><td></td></tr> <tr><td>D WD</td><td>482</td><td>6.47</td><td>1.000</td><td></td><td>3,119</td><td></td><td></td></tr> <tr><td>E OP</td><td>80</td><td>12.26</td><td>1.000</td><td></td><td>981</td><td></td><td></td></tr> <tr><td>F 1+</td><td>1060</td><td>32.19</td><td>1.090</td><td></td><td>37,195</td><td></td><td></td></tr> <tr><td colspan="5">Total of Above</td><td>118,933</td><td></td><td></td></tr> <tr><td colspan="5">Market Adjustment</td><td>3,350</td><td></td><td></td></tr> <tr><td colspan="5">Total Structure RCN</td><td>398,426</td><td></td><td></td></tr> </tbody> </table>	Item	Area	Rate	Factor	REL	Total	NC	HS	A MN	1476	32.19	1.090		51,793			B FFA	528	13.89	1.000		7,334			C WD	35	8.63	1.000		302			D WD	482	6.47	1.000		3,119			E OP	80	12.26	1.000		981			F 1+	1060	32.19	1.090		37,195			Total of Above					118,933			Market Adjustment					3,350			Total Structure RCN					398,426		
Item	S.F./Qty	Rate	Total																																																																																																																																						
Foundation	1,476																																																																																																																																								
Floor Structure	1,476																																																																																																																																								
Ins Floor																																																																																																																																									
Ins Wall																																																																																																																																									
Ins Ceiling																																																																																																																																									
Heat & Cool	2,536	3.07	7,786																																																																																																																																						
Floor Cover	1,902	1.78	3,386																																																																																																																																						
Roof Cover	1,476																																																																																																																																								
Plumbing	2	632.00	1,264																																																																																																																																						
Fireplace	1	2197.00	2,197																																																																																																																																						
Basement																																																																																																																																									
FLOORC T	634	5.64	3,576																																																																																																																																						
Item	Area	Rate	Factor	REL	Total	NC	HS																																																																																																																																		
A MN	1476	32.19	1.090		51,793																																																																																																																																				
B FFA	528	13.89	1.000		7,334																																																																																																																																				
C WD	35	8.63	1.000		302																																																																																																																																				
D WD	482	6.47	1.000		3,119																																																																																																																																				
E OP	80	12.26	1.000		981																																																																																																																																				
F 1+	1060	32.19	1.090		37,195																																																																																																																																				
Total of Above					118,933																																																																																																																																				
Market Adjustment					3,350																																																																																																																																				
Total Structure RCN					398,426																																																																																																																																				
Outbuildings and Yard Improvements <table border="1"> <thead> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UM</th> <th>QR</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>AGCC</td> <td></td> <td>22</td> <td>37</td> <td></td> <td></td> <td></td> <td>2.80</td> <td>1.000</td> <td>80</td> <td>1,823</td> <td></td> <td></td> </tr> </tbody> </table>			Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS	AGCC		22	37				2.80	1.000	80	1,823			Inspected: JJC 7/18/2022 Contact: PI Revisited: Int.Est?: Entered: EEK 8/31/2022 Sk. File: Printed: 8/6/2025 Status:																																																																																																												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS																																																																																																																													
AGCC		22	37				2.80	1.000	80	1,823																																																																																																																															
Total											1,823																																																																																																																														