

Ownership Description	Type:RI Res.Impr	Assessment Summary					
<b>Name:</b> TOLAND, ANDREW & MARY	<b>Taxable:</b> VF Ver-Full	<b>Year</b>	2024	20%	2023	20 %	
3406 N PAR CT	<b>Neigh:</b> FY1729E	<b>Land</b>	131,250	26,250	131,250	26,250	
FAYETTEVILLE	<b>Owner:</b> 908932	<b>Bldgs</b>	426,800	85,360	369,900	73,980	
<b>Subd.:</b> 07151 PARADISE VIEW ESTATES PHASE II	<b>Status:</b>	<b>Total</b>	558,050	111,610	501,150	100,230	
<b>S-T-R:</b> 30-17-29	<b>Block:</b> 001	<b>Review Record</b>					
<b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY	<b>Lot:</b> 011	<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> 3406 N PAR CT	<b>City:</b> FAYETTEVILLE	5/14/2024	JEB	BP	131,250	426,800	558,050
<b>Legal:</b>	<b>Map:</b> 216	ADDITIONS COMPLETE					
	<b>Old PID:</b> 765-13258-002	7/7/2023	MDH	RV	131,250	369,900	501,150

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
2/13/2023	85,000	AO Add on	FOR 2024: OP & PS COMPLETE. 4/15/24 JJC
6/25/2021	9,261	RM Remod	FOR 2022 HVAC 100% JEB 5/12/2022
6/19/2013	15,000	RM Remod	R14 REMODEL OF MASTER BATHROOM (170 SQFT)

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/12/2024	2024-01228		628,900	WD	TOLAND, ANDREW & MARY	JBF 1-25-2024 // Imported from Just Appraised
3/10/2017	2017-7520		300,000	WD	KEELING, ANDREW R & LESLIE JANE	KNM 3-15-2017
7/5/2011	2011-19067		275,000	WD	PRUITT, JOLENE CAROLINE	DMJ 7/21/2011
6/30/2004	2004-26209			QC	RODEMICH, RODNEY R. & SUE E; EBERT, WCS	2004-26209 QCD NO REV

Land Record											765/765-17501-000				
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		-45	L	50	131,250		
			0.000												

**Total:** 131,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,678	3,000	3+15	30	1993	2013	A	478,571	850	406,785			406,785		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													20,003			
<b>Total</b>													426,800			

Ext Wall	Roof Type	Sketch Area										Building Computation																																																																																																																																					
<input type="checkbox"/> FS <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other <b>Foundation</b> <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other <b>Floor Struct</b> <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other <b>Insulation</b> <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling <b>Heat/Cool</b> <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 <b>Floor Cover</b> <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 <b>Basement</b> <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 <b>Roof Cover</b> <input type="checkbox"/> Asp Shing <input checked="" 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 <b>Plumbing</b> Full 3 Half 1 Extra <b>Fireplaces</b> Type 1SA Count 1	<p>4/15/2024: FOR 2024: OP &amp; PS COMPLETE. ENLARGED PS IN BACK &amp; ADDED OP WITH FIREPLACE - NCV. ADJUSTED ONE +, FLOOR</p>										Base Price 31.13 +/- Grade 1.150 Story Hgt Factor .942 Grade Adj Factor 1.000 Composite Factor 1.083 Adj Price per SF 33.71 Total Base SF 3,000 Base Value 101,130 <b>Adjustments to Base</b> <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>1,678</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,678</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 &amp; Cool</td><td>3,000</td><td>3.07</td><td>9,210</td></tr> <tr><td>Floor Cover</td><td>1,800</td><td>1.78</td><td>3,204</td></tr> <tr><td>Roof Cover</td><td>1,678</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>5</td><td>632.00</td><td>3,160</td></tr> <tr><td>Fireplace</td><td>1</td><td>1570.00</td><td>1,570</td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC T</td><td>600</td><td>5.64</td><td>3,384</td></tr> <tr><td>WC</td><td>350</td><td>5.58</td><td>1,953</td></tr> <tr><td>FRPL 1SA</td><td>1</td><td>.00N</td><td></td></tr> <tr><td>FLOORC H</td><td>600</td><td>3.59</td><td>2,154</td></tr> </tbody> </table> <b>Base Structure and Additive Items</b> <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>1440</td><td>31.13</td><td>1.083</td><td></td><td>48,542</td><td></td><td></td></tr> <tr><td>B FFA</td><td>616</td><td>13.89</td><td>1.000</td><td></td><td>8,556</td><td></td><td></td></tr> <tr><td>C MN</td><td>238</td><td>31.13</td><td>1.083</td><td></td><td>8,023</td><td></td><td></td></tr> <tr><td>D OP</td><td>360</td><td>10.45</td><td>1.000</td><td></td><td>3,762</td><td></td><td></td></tr> <tr><td>E PS</td><td>702</td><td>1.74</td><td>1.000</td><td></td><td>1,221</td><td></td><td></td></tr> <tr><td>F OP</td><td>340</td><td>10.45</td><td>1.000</td><td></td><td>3,553</td><td></td><td></td></tr> <tr><td>G 1+</td><td>1322</td><td>31.13</td><td>1.083</td><td></td><td>44,565</td><td></td><td></td></tr> </tbody> </table> Total of Above 142,857 Market Adjustment 3.350 Total Structure RCN 478,571 Inspected: AST 8/18/2022 Contact: MR Revisited: Int.Est?: Entered: EEK 8/18/2022 Sk. File: Printed: 8/6/2025 Status:						Item	S.F./Qty	Rate	Total	Foundation	1,678			Floor Structure	1,678			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	3,000	3.07	9,210	Floor Cover	1,800	1.78	3,204	Roof Cover	1,678			Plumbing	5	632.00	3,160	Fireplace	1	1570.00	1,570	Basement				FLOORC T	600	5.64	3,384	WC	350	5.58	1,953	FRPL 1SA	1	.00N		FLOORC H	600	3.59	2,154	Item	Area	Rate	Factor	REL	Total	NC	HS	A MN	1440	31.13	1.083		48,542			B FFA	616	13.89	1.000		8,556			C MN	238	31.13	1.083		8,023			D OP	360	10.45	1.000		3,762			E PS	702	1.74	1.000		1,221			F OP	340	10.45	1.000		3,553			G 1+	1322	31.13	1.083		44,565		
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	CDW		28	31				2.00	1.000	85	1,476																																																																																																																																						
	CDW		16	26				2.00	1.000	85	707																																																																																																																																						
	OB/FR		8	12				.00N	1.000																																																																																																																																								
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