

| Ownership Description | | | | Assessment Summary | | | |
|---|--|-----------|---------------|---|------------------|--|--|
| Name: CHILDRESS, MARY STARR TRUST 1220 W RIDGEWAY DR FAYETTEVILLE AR 72701-2527 Subd.: 04730 BROADVIEW S/D S-T-R: 11-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1220 W RIDGEWAY DR Legal: | | | | Type: RI Res.Impr Taxable: VF Ver-Full Neigh: FY1630E Owner: 934210 Status: Block: 002 Lot: 002 | | Year 2023 20% 2022 20 % Land 135,000 27,000 75,000 15,000 Bldgs 297,950 59,590 255,400 51,080 Total 432,950 86,590 330,400 66,080 | |
| Review Record | | | | | | | |
| Date | | By | Reason | Land | Buildings | Total | |
| 7/7/2023 | | MDH | RV | 135,000 | 297,950 | 432,950 | |
| 2023 REAPPRAISAL | | | | | | | |
| 7/6/2020 | | MDH | RV | 75,000 | 255,400 | 330,400 | |
| 2020 REAPPRAISAL | | | | | | | |
| 5/27/2019 | | MDH | BP | 50,000 | 170,250 | 220,250 | |
| REMODEL | | | | | | | |
| 7/5/2015 | | MDH | RV | 50,000 | 112,100 | 162,100 | |
| 2015 REAPPRAISAL | | | | | | | |
| 7/6/2010 | | MDH | RV | 50,000 | 114,700 | 164,700 | |
| 2010 REAPPRAISAL | | | | | | | |
| 7/22/2009 | | MDH | PR | 60,500 | 120,750 | 181,250 | |
| 2009 VALUE REVIEW PROJECT | | | | | | | |

| Trend | Street | Utilities | Topography | Landscaping |
|--|---|---------------------------------------|--|---|
| <input type="checkbox"/> Improving | <input type="checkbox"/> Concrete | <input type="checkbox"/> No Water | <input checked="" 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 type="checkbox"/> Sloping | <input type="checkbox"/> None |

| Building Permit Record | | | |
|------------------------|--------|----------|---|
| Date | Amount | Purpose | Note |
| 2/12/2018 | 28,000 | RM Remod | FOR 2019 REMODEL 100% COMPLETE (3/25/19 MCB) // |

| Ownership Record | | | | | | |
|------------------|------------|------------|---------|------|--|---|
| Date | Book | Page/Inst# | Amount | Type | Grantee | Remarks |
| 10/31/2024 | 2024-29004 | | | WD | CHILDRESS, MARY STARR TRUST | JBF 11-6-2024 NO REV |
| 10/31/2024 | 2024-29003 | | 585,000 | WD | SHARP, MARY STARR CHILDRESS | JBF 11-6-2024 // Imported from Just Appraised |
| 12/21/2020 | 2021-1953 | | | WD | ABERNATHY, WAYLON III & TORI L | WGO 01/20/2021 NO REV |
| 6/15/2018 | 2018-17298 | | 333,407 | WD | ABERNATHY, WAYLON III; EUBANKS, TORRLB | 6/18/18 |

| Land Record | | | | | | | | | | | 765/765-03068-000 | | | | |
|-------------|----|------------|--------------|-------|------|-----------|---------|---|------|-----|-------------------|----|---------------------|----|----|
| Sub | PT | Size/Front | Size Pri/Sec | Depth | Adj | Rate | Pri/Sec | O | Adj1 | % | Adj2 | % | Value | NC | HS |
| HL | | 1.000 | 1.000 | | .000 | 135000.00 | | | S | -25 | L | 25 | 135,000 | | |
| | | | | | | | | | | | | | 165 * 203 irregular | | |



08 14 2025

Total: 135,000

| Occupancy | Construction | 1st Flr | Total Liv | Grade | Age | YC | YR | Cond | Replace | Rem % | Physical | Functional | External | Actual | NC | HS |
|---|--------------|---------|-----------|-------|-----|------|------|------|---------|-------|----------|------------|----------|---------|----|----|
| SingleF | ONE MasonVen | 1,888 | 1,888 | 3 | 55 | 1968 | 2018 | A | 314,864 | 90 | 283,378 | | | 283,378 | | |
| OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives) | | | | | | | | | | | | | 14,564 | | | |
| Total | | | | | | | | | | | | | 297,950 | | | |

| Ext Wall | Roof Type | Sketch Area | Building Computation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------------------------------|---|--|--------|----------|-------|-------|------------|-------|-------|-------|-----------------|-------|-----|--|-----------|----|---|--|----------|------|-------|----|-------------|--|--|------|-------------|-------|------|-------|-------------|-----|------|-------|------------|-------|--|--|----------|----|--------|------|-----------|---|---------|-------|----------|----|-----|--|----------|-----|------|-------|----------|-------|------|-------|---|------|------|------|--------|-----|-------|----|----|------|------|-------|-------|--|--------|--|--|------|-----|------|-------|--|-----|--|--|-------|-----|-------|-------|--|-------|--|--|------|-----|-------|-------|--|-------|--|--|
| <input type="checkbox"/> COMBOM/F <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input checked="" 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 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 Plumbing Full 1 Half 1 Extra Fireplaces Type 1SA Count 1 | <p>11/8/2017: FOR 2020 ADJ GRADE.</p> | Base Price 35.40 +/- Grade 1.000 Story Hgt Factor 1.000 Grade Adj Factor 1.000 Composite Factor 1.000 Adj Price per SF 35.40 Total Base SF 1,888 Base Value 66,835 | 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>1,888</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,888</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>1,888</td><td>3.07</td><td>5,796</td></tr> <tr><td>Floor Cover</td><td>755</td><td>1.78</td><td>1,344</td></tr> <tr><td>Roof Cover</td><td>1,888</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>-1</td><td>632.00</td><td>-632</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>378</td><td>5.64</td><td>2,132</td></tr> <tr><td>FLOORC C</td><td>755</td><td>1.78</td><td>1,344</td></tr> </tbody> </table> | Item | S.F./Qty | Rate | Total | Foundation | 1,888 | | | Floor Structure | 1,888 | | | Ins Floor | | | | Ins Wall | | | | Ins Ceiling | | | | Heat & Cool | 1,888 | 3.07 | 5,796 | Floor Cover | 755 | 1.78 | 1,344 | Roof Cover | 1,888 | | | Plumbing | -1 | 632.00 | -632 | Fireplace | 1 | 1570.00 | 1,570 | Basement | | | | FLOORC T | 378 | 5.64 | 2,132 | FLOORC C | 755 | 1.78 | 1,344 | 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>1888</td><td>35.40</td><td>1.000</td><td></td><td>66,835</td><td></td><td></td></tr> <tr><td>B PS</td><td>456</td><td>1.74</td><td>1.000</td><td></td><td>793</td><td></td><td></td></tr> <tr><td>C FFA</td><td>672</td><td>13.89</td><td>1.000</td><td></td><td>9,334</td><td></td><td></td></tr> <tr><td>D OP</td><td>125</td><td>11.56</td><td>1.000</td><td></td><td>1,445</td><td></td><td></td></tr> </tbody> </table> | Item | Area | Rate | Factor | REL | Total | NC | HS | A MN | 1888 | 35.40 | 1.000 | | 66,835 | | | B PS | 456 | 1.74 | 1.000 | | 793 | | | C FFA | 672 | 13.89 | 1.000 | | 9,334 | | | D OP | 125 | 11.56 | 1.000 | | 1,445 | | |
| Item | S.F./Qty | Rate | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation | 1,888 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Structure | 1,888 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ins Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ins Wall | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ins Ceiling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat & Cool | 1,888 | 3.07 | 5,796 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Cover | 755 | 1.78 | 1,344 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover | 1,888 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plumbing | -1 | 632.00 | -632 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fireplace | 1 | 1570.00 | 1,570 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FLOORC T | 378 | 5.64 | 2,132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FLOORC C | 755 | 1.78 | 1,344 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Item | Area | Rate | Factor | REL | Total | NC | HS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A MN | 1888 | 35.40 | 1.000 | | 66,835 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B PS | 456 | 1.74 | 1.000 | | 793 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C FFA | 672 | 13.89 | 1.000 | | 9,334 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D OP | 125 | 11.56 | 1.000 | | 1,445 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>CDW</td><td></td><td>20</td><td>66</td><td>1</td><td></td><td></td><td>2.00</td><td>1.000</td><td>90</td><td>2,376</td><td></td><td></td></tr> <tr><td>CLF4</td><td></td><td>190</td><td></td><td>1</td><td></td><td></td><td>5.21</td><td>1.000</td><td>90</td><td>891</td><td></td><td></td></tr> <tr><td>CLF6</td><td></td><td>130</td><td></td><td>1</td><td></td><td></td><td>7.64</td><td>1.000</td><td>90</td><td>894</td><td></td><td></td></tr> </tbody> </table> | Item | Type | Qty1 | Qty2 | UM | QR | Age | Rate | Grade | Rem % | Value | NC | HS | CDW | | 20 | 66 | 1 | | | 2.00 | 1.000 | 90 | 2,376 | | | CLF4 | | 190 | | 1 | | | 5.21 | 1.000 | 90 | 891 | | | CLF6 | | 130 | | 1 | | | 7.64 | 1.000 | 90 | 894 | | | | | | | 4,161 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Item | Type | Qty1 | Qty2 | UM | QR | Age | Rate | Grade | Rem % | Value | NC | HS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CDW | | 20 | 66 | 1 | | | 2.00 | 1.000 | 90 | 2,376 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLF4 | | 190 | | 1 | | | 5.21 | 1.000 | 90 | 891 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLF6 | | 130 | | 1 | | | 7.64 | 1.000 | 90 | 894 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | 4,161 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Total of Above 89,961
 Market Adjustment 3,500
 Total Structure RCN 314,864
 Inspected: MWR 12/2/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 2/23/2022 Sk. File:
 Printed: 8/15/2025 Status: