

Ownership Description				Assessment Summary			
Name: ODABAEI, MILAD & KANTCHELIAN, ALEX 1635 W SHADOWRIDGE DR FAYETTEVILLE AR 72701-2638 Subd.: 04730 BROADVIEW S/D S-T-R: 11-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1635W SHADOWRIDGE DR Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1630E Owner: 916146 Status: Block: 006 Lot: 012		Year 2023 20% 2022 20 % Land 135,000 27,000 75,000 15,000 Bldgs 227,200 45,440 194,750 38,950 Total 362,200 72,440 269,750 53,950	
Review Record							
Date		By	Reason	Land	Buildings	Total	
7/7/2023		MDH	RV	135,000	227,200	362,200	
2023 REAPPRAISAL							
7/6/2020		MDH	RV	75,000	194,750	269,750	
2020 REAPPRAISAL							
5/3/2016		SAB	IN	50,000	125,800	175,800	
FOR 2016: PER OWNER BRINGING IN APPRAISAL SKETCH CORRECTED SQUARE FOOTAGE							
7/5/2015		MDH	RV	50,000	130,550	180,550	
2015 REAPPRAISAL							
7/6/2010		MDH	RV	50,000	122,450	172,450	
2010 REAPPRAISAL							
7/22/2009		MDH	PR	60,500	124,900	185,400	
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
3/6/2005			FOR 2005: FOUNDATION HAS BEEN REPAIRED PER MS.

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/8/2024	2024-08437		513,500	WD	ODABAEI, MILAD & KANTCHELIAN, ALEX	JBF 4-12-2024 // Imported from Just Appraised
8/23/2018	2018-25427		289,000	WD	GASKIN, DENNIS & PAM	DCM 8-24-2018
4/29/2016	2016-11923		215,000	WD	BLAGG, JOHN DAVID & MALINDA	RNL 5-6-16
3/25/2009	2009-8772			QC	WHEELER, ELIZABETH REVOCABLE TRUST	MJ 2009-8772 QC NO REV

Land Record											765/765-03121-000				
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		
													100 * 185 irregular		



Total: 135,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	1,908	1,908	3--5	62	1961	A	293,360	750	220,021			220,021		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													7,193			
Total													227,200			

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 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 2 Half Extra Fireplaces Type 1SG Count 1	<p>11/8/2017: FOR 2020 ADJ GRADE.</p>	Base Price 33.85 +/- Grade .950 Story Hgt Factor 1.000 Grade Adj Factor 1.000 Composite Factor .950 Adj Price per SF 32.16 Total Base SF 1,908 Base Value 61,361	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>1,908</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,908</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>1,632</td><td>3.07</td><td>5,010</td></tr> <tr><td>Floor Cover</td><td>1,526</td><td>1.78</td><td>2,716</td></tr> <tr><td>Roof Cover</td><td>1,908</td><td></td><td></td></tr> <tr><td>Plumbing</td><td></td><td>632.00</td><td></td></tr> <tr><td>Fireplace</td><td>1</td><td>1837.00</td><td>1,837</td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC T</td><td>382</td><td>5.64</td><td>2,154</td></tr> <tr><td>WC</td><td>200</td><td>5.58</td><td>1,116</td></tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	1,908			Floor Structure	1,908			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	1,632	3.07	5,010	Floor Cover	1,526	1.78	2,716	Roof Cover	1,908			Plumbing		632.00		Fireplace	1	1837.00	1,837	Basement				FLOORC T	382	5.64	2,154	WC	200	5.58	1,116	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>1908</td><td>33.85</td><td>.950</td><td></td><td>61,361</td><td></td><td></td></tr> <tr><td>B FFA</td><td>572</td><td>13.89</td><td>1.000</td><td></td><td>7,945</td><td></td><td></td></tr> <tr><td>C WD</td><td>230</td><td>6.69</td><td>1.000</td><td></td><td>1,539</td><td></td><td></td></tr> <tr><td>D OP</td><td>10</td><td>13.92</td><td>1.000</td><td></td><td>139</td><td></td><td></td></tr> </tbody> </table>	Item	Area	Rate	Factor	REL	Total	NC	HS	A MN	1908	33.85	.950		61,361			B FFA	572	13.89	1.000		7,945			C WD	230	6.69	1.000		1,539			D OP	10	13.92	1.000		139		
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Total of Above 83,817
 Market Adjustment 3,500
 Total Structure RCN 293,360
 Inspected: MWR 12/2/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 2/23/2022 Sk. File:
 Printed: 8/15/2025 Status: