

Ownership Description				Assessment Summary						
<b>Name:</b> ELDER, WILLIAM E & FREEMAN, KARAN A				<b>Type:</b> RI Res.Impr	<b>Year</b>	2023	20%	2022	20%	
830 N PEMBROKE RD				<b>Taxable:</b> FF Fix-Full	<b>Land</b>	128,250	25,650	95,000	19,000	
FAYETTEVILLE				<b>Neigh:</b> FY1630E	<b>Bldgs</b>	601,200	120,240	508,750	101,750	
AR 72701-2519				<b>Owner:</b> 934462	<b>Total</b>	729,450	145,890	603,750	120,750	
<b>Subd.:</b> 07810 SOUTH HAMPTON ADD				<b>Status:</b>	<b>Review Record</b>					
<b>S-T-R:</b> 11-16-30				<b>Block:</b> 001 <b>Lot:</b> 002						
<b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY				<b>City:</b> FAYETTEVILLE	<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
<b>Location:</b> 830 N PEMBROKE RD				<b>Map:</b> 448	7/7/2023	MDH RV		128,250	601,200	729,450
<b>Legal:</b>				<b>Old PID:</b> 144079-000-00	2023 REAPPRAISAL					

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
5/28/2019	76,767	AO Add on	FOR 2021 WD 100% COMPLETE 4/12/21 JEB // FOR
7/17/2013	375,000	NC New Cons	FOR 2015: NSFR 100% COMPLETE. 2/10/15 JEB

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/31/2024	2024-29341			BD	ELDER, WILLIAM E & FREEMAN, KARAN A	JBF 11-12-2024 NO REV
10/31/2024	2024-29340			TD	ELDER, WILLIAM E & FREEMAN, KARAN A	JBF 11-12-2024 // Imported from Just Appraised
6/12/2024	2024-14647		1,128,125	WD	ELDER-FREEMAN FAMILY REVOCABLE TR	JBF 6-17-2024
12/17/2018	2018-36990		773,100	WD	NORTH ARKANSAS REALTY LLC	RLB 12/18/18

Land Record											765/765-10857-000		
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	-5	128,250	
											120 * 133		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonFr	2,427	2,819	2+15	9	2014		A	635,166	94	597,058			597,058		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,144			
<b>Total</b>													601,200			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																																																																																																						
<input type="checkbox"/> COMBO M/F <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input checked="" 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 type="checkbox"/> CarpetTile <input type="checkbox"/> Cer Tile <input type="checkbox"/> Stone <input checked="" type="checkbox"/> ConcFinish <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 type="checkbox"/> Gable <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other <b>Roof Cover</b> <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 <b>Plumbing</b> Full 2 Half 1 Extra <b>Fireplaces</b> Type 1SF Count 1	<p>AACU62R17D37R8D4R50D24L49U6L8D3L18 ABCR18*3 ACR18U3CR8*6                      ADU62CU9R6D5R11D4L17 AEU62R17U4CR21D18R19D23L40U41                      AFR18U3R8D6R49CU24R30D23L8D1L22 AGR18U3R8D6R49U24R22CR8*23                      4/12/2021: FOR 2021 WD 100% COMPLETE.</p>	<table border="1"> <tr> <td>Base Price</td> <td></td> <td></td> <td></td> <td></td> <td>32.66</td> </tr> <tr> <td>+/- Grade</td> <td>1.150</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Story Hgt Factor</td> <td>.944</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Grade Adj Factor</td> <td>1.450</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Composite Factor</td> <td></td> <td></td> <td></td> <td></td> <td>1.574</td> </tr> <tr> <td>Adj Price per SF</td> <td></td> <td></td> <td></td> <td></td> <td>51.41</td> </tr> <tr> <td>Total Base SF</td> <td></td> <td></td> <td></td> <td></td> <td>2,819</td> </tr> <tr> <td>Base Value</td> <td></td> <td></td> <td></td> <td></td> <td>144,925</td> </tr> </table> <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>2,427</td> <td></td> <td></td> </tr> <tr> <td>Floor Structure</td> <td>2,427</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>2,819</td> <td>3.59</td> <td>10,120</td> </tr> <tr> <td>Floor Cover</td> <td>2,819</td> <td>2.36</td> <td>6,653</td> </tr> <tr> <td>Roof Cover</td> <td>2,427</td> <td></td> <td></td> </tr> <tr> <td>Plumbing</td> <td>-3</td> <td>829.00</td> <td>-2,487</td> </tr> <tr> <td>Fireplace</td> <td>1</td> <td>1692.00</td> <td>1,692</td> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="6">Base Structure and Additive Items</th> </tr> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC HS</th> </tr> </thead> <tbody> <tr> <td>A MN</td> <td>2427</td> <td>32.66</td> <td>1.574</td> <td>124,772</td> <td></td> </tr> <tr> <td>B OP2</td> <td>54</td> <td>7.73</td> <td>1.195</td> <td>499</td> <td></td> </tr> <tr> <td>C OP</td> <td>48</td> <td>12.85</td> <td>1.195</td> <td>737</td> <td></td> </tr> <tr> <td>D OP</td> <td>98</td> <td>11.86</td> <td>1.195</td> <td>1,389</td> <td></td> </tr> <tr> <td>E WD</td> <td>1298</td> <td>6.47</td> <td>1.130</td> <td>9,488</td> <td></td> </tr> <tr> <td>F CP</td> <td>712</td> <td>5.01</td> <td>1.130</td> <td>4,030</td> <td></td> </tr> <tr> <td>G CP5M</td> <td>184</td> <td>10.53</td> <td>1.130</td> <td>2,190</td> <td></td> </tr> <tr> <td>H OP2</td> <td>320</td> <td>5.86</td> <td>1.195</td> <td>2,240</td> <td></td> </tr> <tr> <td>I 1+</td> <td>392</td> <td>32.66</td> <td>1.574</td> <td>20,153</td> <td></td> </tr> <tr> <td>Total of Above</td> <td></td> <td></td> <td></td> <td>181,476</td> <td></td> </tr> <tr> <td>Market Adjustment</td> <td></td> <td></td> <td></td> <td>3,500</td> <td></td> </tr> <tr> <td>Total Structure RCN</td> <td></td> <td></td> <td></td> <td>635,166</td> <td></td> </tr> </tbody> </table>	Base Price					32.66	+/- Grade	1.150					Story Hgt Factor	.944					Grade Adj Factor	1.450					Composite Factor					1.574	Adj Price per SF					51.41	Total Base SF					2,819	Base Value					144,925	Item	S.F./Qty	Rate	Total	Foundation	2,427			Floor Structure	2,427			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	2,819	3.59	10,120	Floor Cover	2,819	2.36	6,653	Roof Cover	2,427			Plumbing	-3	829.00	-2,487	Fireplace	1	1692.00	1,692	Basement				Base Structure and Additive Items						Item	Area	Rate	Factor REL	Total	NC HS	A MN	2427	32.66	1.574	124,772		B OP2	54	7.73	1.195	499		C OP	48	12.85	1.195	737		D OP	98	11.86	1.195	1,389		E WD	1298	6.47	1.130	9,488		F CP	712	5.01	1.130	4,030		G CP5M	184	10.53	1.130	2,190		H OP2	320	5.86	1.195	2,240		I 1+	392	32.66	1.574	20,153		Total of Above				181,476		Market Adjustment				3,500		Total Structure RCN				635,166		<table border="1"> <thead> <tr> <th colspan="11">Outbuildings and Yard Improvements</th> </tr> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UMQR</th> <th>Age</th> <th>Rate</th> <th>Grade</th> <th>Rem %</th> <th>Value</th> <th>NC HS</th> </tr> </thead> <tbody> <tr> <td>CDW</td> <td></td> <td>20</td> <td>28</td> <td></td> <td></td> <td>2.25</td> <td>1.000</td> <td>94</td> <td>1,184</td> <td></td> </tr> </tbody> </table>	Outbuildings and Yard Improvements											Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC HS	CDW		20	28			2.25	1.000	94	1,184	
Base Price					32.66																																																																																																																																																																																																																				
+/- Grade	1.150																																																																																																																																																																																																																								
Story Hgt Factor	.944																																																																																																																																																																																																																								
Grade Adj Factor	1.450																																																																																																																																																																																																																								
Composite Factor					1.574																																																																																																																																																																																																																				
Adj Price per SF					51.41																																																																																																																																																																																																																				
Total Base SF					2,819																																																																																																																																																																																																																				
Base Value					144,925																																																																																																																																																																																																																				
Item	S.F./Qty	Rate	Total																																																																																																																																																																																																																						
Foundation	2,427																																																																																																																																																																																																																								
Floor Structure	2,427																																																																																																																																																																																																																								
Ins Floor																																																																																																																																																																																																																									
Ins Wall																																																																																																																																																																																																																									
Ins Ceiling																																																																																																																																																																																																																									
Heat & Cool	2,819	3.59	10,120																																																																																																																																																																																																																						
Floor Cover	2,819	2.36	6,653																																																																																																																																																																																																																						
Roof Cover	2,427																																																																																																																																																																																																																								
Plumbing	-3	829.00	-2,487																																																																																																																																																																																																																						
Fireplace	1	1692.00	1,692																																																																																																																																																																																																																						
Basement																																																																																																																																																																																																																									
Base Structure and Additive Items																																																																																																																																																																																																																									
Item	Area	Rate	Factor REL	Total	NC HS																																																																																																																																																																																																																				
A MN	2427	32.66	1.574	124,772																																																																																																																																																																																																																					
B OP2	54	7.73	1.195	499																																																																																																																																																																																																																					
C OP	48	12.85	1.195	737																																																																																																																																																																																																																					
D OP	98	11.86	1.195	1,389																																																																																																																																																																																																																					
E WD	1298	6.47	1.130	9,488																																																																																																																																																																																																																					
F CP	712	5.01	1.130	4,030																																																																																																																																																																																																																					
G CP5M	184	10.53	1.130	2,190																																																																																																																																																																																																																					
H OP2	320	5.86	1.195	2,240																																																																																																																																																																																																																					
I 1+	392	32.66	1.574	20,153																																																																																																																																																																																																																					
Total of Above				181,476																																																																																																																																																																																																																					
Market Adjustment				3,500																																																																																																																																																																																																																					
Total Structure RCN				635,166																																																																																																																																																																																																																					
Outbuildings and Yard Improvements																																																																																																																																																																																																																									
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC HS																																																																																																																																																																																																															
CDW		20	28			2.25	1.000	94	1,184																																																																																																																																																																																																																
<b>Total</b>							1,184																																																																																																																																																																																																																		

Inspected: MWR 12/9/2021 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CHB 3/4/2022 Sk. File:  
 Printed: 8/15/2025 Status: