

Ownership Description					Assessment Summary																													
Name: 3B HOLDINGS LLC 824 SALEM RD STE 210 CONWAY AR 72034 Subd.: 06470 LEFLARS ADD S-T-R: 17-16-30 Acres: 0.36 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1685W PALMER PL Legal: LOT 5 PT LOT 1 0.36 AC FURTHER DESCRIBED FROM 2018-14615 AS: Tracts A & B as shown on survey recorded in Document No 2015-11951, being located in Lot 5 and a part of Lot 1, Block 3 of Lenar's Addition to the City of Fayetteville, Washington County,					Type: RI Res.Impr Taxable: NF No-Full Neigh: FYUNIV Owner: 639208 Status: Tax Status: Block: 003 Lot: 005 City: FAYETTEVILLE Map: 521 Old PID: 140959-000-00					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>245,000</td> <td>49,000</td> <td>140,000</td> <td>28,000</td> </tr> <tr> <td>Bldgs</td> <td>654,250</td> <td>130,850</td> <td>447,100</td> <td>89,420</td> </tr> <tr> <td>Total</td> <td>899,250</td> <td>179,850</td> <td>587,100</td> <td>117,420</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	245,000	49,000	140,000	28,000	Bldgs	654,250	130,850	447,100	89,420	Total	899,250	179,850	587,100	117,420
Year	2023	20%	2022	20%																														
Land	245,000	49,000	140,000	28,000																														
Bldgs	654,250	130,850	447,100	89,420																														
Total	899,250	179,850	587,100	117,420																														
					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	245,000	654,250	899,250																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	140,000	447,100	587,100																								
					2020 REAPPRAISAL																													
					7/6/2018	SAB	IN	75,000	340,900	415,900																								
					FOR 2018: 0.02 AC TRANSFERRED FROM 765-07428-000 CHRISTOPHER R & AMY F FOLK																													
					5/22/2018	MDH	BP	62,500	340,900	403,400																								
					DWG COMPLETE																													
					6/30/2017	JEB	BP	62,500	203,950	266,450																								
					DWELLING 60% COMPLETE																													
					7/5/2015	MDH	RV	62,500		62,500																								
					2015 REAPPRAISAL																													

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 checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

Date	Amount	Purpose	Note
1/15/2016	334,345	NC New Cons	FOR 2018: NSFR 100% COMPLETE. 3/26/18 JJC

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/22/2024	2024-06765		850,000	WD	3B HOLDINGS LLC	RNL 3-27-24 // Imported from Just Appraised
11/8/2018	2018-33917			WD	HENDERSON, EMMITT E	RNL 11-15-18 NO REV
5/17/2018	2018-14615		615,000	WD	1031 SPECIALISTS LLC	SAB 7/6/18 FOR 2018: 0.02 AC TRANSFERRED FROM
5/15/2018	2018-14614			SV	HALSELL HOLDINGS LLC	RNL 5-24-18 NO REV

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	175000.00		S	-35	L	75	245,000		
			0.000			0.00								



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,846	3,000	2	7	2016		A	681,768	95	647,678			647,678		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,568			
Total													654,250			

Ext Wall	Roof Type	Sketch Area	Building Computation					
STANDARD	<input type="checkbox"/> Hip		Base Price			31.13		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000				
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.942				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.450				
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		1.366			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		42.52			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		3,000			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		127,560			
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base					
<input type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	1,846					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,846					
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor						
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	3,000	3.59	10,770			
Insulation	<input type="checkbox"/> Other	Floor Cover	1,800	4.47	8,046			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,846					
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing		829.00				
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	2356.00	2,356			
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	FLOORC C	900	2.36	2,124			
<input type="checkbox"/> Hot Air/F	Type 1SG	FLOORC T	300	6.41	1,923			
<input type="checkbox"/> F/W Furn	Count 1	Base Structure and Additive Items						
<input checked="" type="checkbox"/> Central		Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> Elec Base		A MN	1846	31.13	1.366	78,492		
<input type="checkbox"/> Elec Ceil		B FFB	616	9.96	1.195	7,330		
<input type="checkbox"/> Other		C OP	222	10.81	1.195	2,868		
Floor Cover		D OP2	608	5.86	1.195	4,256		
<input type="checkbox"/> None		E OP	39	12.85	1.195	599		
<input type="checkbox"/> Softwood		F WD	357	6.47	1.130	2,610		
<input checked="" type="checkbox"/> HW Sheath		G 1+	1154	31.13	1.366	49,068		
<input type="checkbox"/> HW Parq		Total of Above				170,442		
<input type="checkbox"/> Linoleum		Market Adjustment				4,000		
<input type="checkbox"/> CarpetTile		Total Structure RCN				681,768		
<input type="checkbox"/> Cer Tile		Inspected: BRS 12/17/2021				Contact: PI		
<input type="checkbox"/> Stone		Revisited: JJC 12/17/2021				Int.Est?:		
<input type="checkbox"/> Other		Entered: CDS 3/16/2022				Sk. File:		
Basement		Printed: 8/15/2025				Status:		
<input type="checkbox"/> Unfinished		Total				1,642		
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								

AACU27R2U12R14D12R13U12R21D17R2D20L26D4L10D3L12U3L2U2L2
 ABR2D2R2D3R12U3R10U4CR26D20L2D4L24U24
 ACCR2D2R2D3R12U3R10D3L8D11L16U11L2U5
 3/26/2018: FOR 2018: NSFR 100% COMPLETE. ALSO ADDED ONTO
 WD IN BACK.