

Ownership Description					Assessment Summary																													
<b>Name:</b> SPENCER FAMILY REVOCABLE TRUST SCOTT E & M GALE SPENCER 260 HIGHLAND CIR  POPLAR BLUFF Subd.: 05940 HAMMOND ADD S-T-R: 09-16-30 T.D.: 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 1190 N SHADY LN <b>Legal:</b> REVISED PLAT LOT 1 BLOCK 2					<b>Type:</b> RI Res.Impr <b>Taxable:</b> NF No-Full <b>Neigh:</b> FY1630E <b>Owner:</b> 938784 <b>Status:</b> MO 63901-6876 <b>Block:</b> 002 <b>Lot:</b> 001  <b>City:</b> FAYETTEVILLE <b>Map:</b> 406 <b>Old PID:</b> 139773-000-00					<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><b>Land</b></td> <td>148,500</td> <td>29,700</td> <td>110,000</td> <td>22,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>775,750</td> <td>155,150</td> <td>671,550</td> <td>134,310</td> </tr> <tr> <td><b>Total</b></td> <td>924,250</td> <td>184,850</td> <td>781,550</td> <td>156,310</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	<b>Land</b>	148,500	29,700	110,000	22,000	<b>Bldgs</b>	775,750	155,150	671,550	134,310	<b>Total</b>	924,250	184,850	781,550	156,310
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	148,500	775,750	924,250																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	110,000	671,550	781,550																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	33,750		33,750																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	33,750		33,750																								
					2010 REAPPRAISAL																													
					7/10/2007	MDH	RV	46,750		46,750																								
					2007 REAPPRAISAL																													
					7/9/2004	MDH	RV	35,200		35,200																								
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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
11/8/2018	621,500	NC New Cons	FOR 2020: NSFR 100% COMPLETE. 4/8/20 AST

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/4/2025	2025-8338			SV	SPENCER FAMILY REVOCABLE TRUST	RNL 4-2-25 NO REV
1/14/2025	2025-01295			QC	SPENCER FAMILY REVOCABLE TRUST	RNL 1-21-24 NO REV
1/30/2024	2024-2529		1,200,000	WD	SPENCER, SCOTT E & M GALE	DCM 2-6-2024
1/19/2024	2024-2528			SV	KENNEDY, CODY YOUNG; DAVIS, LARUENRN L	2-5-24 NO REV

Land Record											765/765-06160-000		
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		L	50	S	148,500		
											.31 AC		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE MasonVen	3,183	3,183	2+10	4	2019		A	776,829	98	761,292			761,292		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													14,438			
<b>Total</b>													775,750			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MASONVEN	<input checked="" type="checkbox"/> Hip		Base Price		32.19			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.100			
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		1.000			
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.450			
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.595			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		51.34			
<b>Foundation</b>			Total Base SF		3,183			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		163,415			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>		
<input type="checkbox"/> Other	<b>Roof Cover</b>	Foundation	3,183					
<b>Floor Struct</b>		Floor Structure	3,183					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing	Ins Floor						
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing	Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Heat & Cool	3,183	3.59	11,427			
<b>Insulation</b>		Floor Cover	2,228	4.47	9,959			
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Roof Cover	3,183					
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Plumbing		829.00				
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Fireplace	1	1692.00	1,692			
<b>Heat/Cool</b>		Basement						
<input type="checkbox"/> None	<b>Plumbing</b>	FLOORC T	955	6.41	6,122			
<input type="checkbox"/> Hot Air/F	Full 3	FRPL 1SG	1	.00N				
<input type="checkbox"/> F/W Furn	Half 1	<b>Base Structure and Additive Items</b>						
<input checked="" type="checkbox"/> Central	Extra	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>
<input type="checkbox"/> Elec Base	<b>Fireplaces</b>	A MN	3183	32.19	1.595	163,415		
<input type="checkbox"/> Elec Ceil	Type 1SF	B MFA	1020	14.75	1.195	17,983		
<input type="checkbox"/> Other	Count 1	C OP	315	10.45	1.195	3,934		
<b>Floor Cover</b>		D OP	594	10.45	1.195	7,419		
<input type="checkbox"/> None	Item Type Qty1 Qty2 UM QR Age Rate Grade Rem % Value NC HS	<b>Outbuildings and Yard Improvements</b>						
<input type="checkbox"/> Softwood	CDW 13 102 2.25 1.000 500 1,492							
<input checked="" type="checkbox"/> HW Sheath	CDW 60 23 2.25 1.000 500 1,553							
<input type="checkbox"/> HW Parq	MW .00N 1.000							
<input type="checkbox"/> Linoleum	CDW 48 20 2.25 1.000 500 1,080							
<input 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								
<b>Total</b>						4,125		
		Total of Above				221,951		
		Market Adjustment				3.500		
		Total Structure RCN				776,829		
		Inspected: BRS 11/22/2021		Contact: PI				
		Revisited: JJC 11/22/2021		Int.Est?:				
		Entered: CDS 2/16/2022		Sk. File:				
		Printed: 8/15/2025		Status:				