

Ownership Description	Assessment Summary																																																																	
Name: COLETTE VENTURES LLC PO BOX 8878 FAYETTEVILLE AR 72703 Subd.: 06180 HOTZ S/D REVISED S-T-R: 17-16-30 Acres: 0.22 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1559 W CASSI ALY Legal: PT LOT 13 0.22 AC FURTHER DESCRIBED FORM 2025-742 AS: Part of Lot 13, Hotz Addition to the City of Fayetteville, Arkansas, as shown on Plat of Record in Plat Book 1 at Page 139, and also shown on the Revised Plat of Hotz Addition on Plat of Record in Plat Book 1	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RV Res. Vac</td> <td>Year 2023 20%</td> <td>2022 20 %</td> </tr> <tr> <td>Taxable: N No Adj</td> <td>Land 253,750 50,750</td> <td>200,000 40,000</td> </tr> <tr> <td>Neigh: FYUNIV</td> <td>Bldgs</td> <td>123,950 24,790</td> </tr> <tr> <td>Owner: 781240</td> <td>Total 253,750 50,750</td> <td>323,950 64,790</td> </tr> <tr> <td>Status:</td> <td>Tax Status:</td> <td></td> </tr> <tr> <td>Block:</td> <td>Lot:</td> <td></td> </tr> </table>	Type: RV Res. Vac	Year 2023 20%	2022 20 %	Taxable: N No Adj	Land 253,750 50,750	200,000 40,000	Neigh: FYUNIV	Bldgs	123,950 24,790	Owner: 781240	Total 253,750 50,750	323,950 64,790	Status:	Tax Status:		Block:	Lot:																																																
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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
1/28/2025	663,972	NC New Cons	R26 NEW NSFR 4979 SF FOR 220 N PALMER AVE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/8/2025	2025-00742		250,000	WD	COLETTE VENTURES LLC	RNL 1-21-24 // Imported from Just Appraised
6/28/2023	2023-16545			SV	NIEDERMAN, ZARA C & GINA V	SAB 7/12/23 FOR 2023: 0.30 AC WITH ALL IMPS TO
12/17/2012	2012-38877			QC	NIEDERMAN, ZARA C & GINA V	TLM 12/27/2012 NO REV
10/12/2007	2007-39164		252,000	WD	CLAYTON-NIEDERMAN, ZARA & GINA VICHMAR	2007-39164 WD \$831.60 REV (252M)

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	-55	L	100	253,750		
			0.000				0.00								

Total: 253,750

