

Ownership Description				Assessment Summary																							
Name: WISTERMAN, MARK STEVEN & STEPHANIE ANN 218 MUELLER WAY PRAIRIE GROVE AR 72753-7030 Subd.: 10241 WAKEFIELD PARK S/D S-T-R: 17-15-31 Acres: 0.25 T.D.: 231 PRAIRIE GROVE SCH, PG Location: 218 MUELLER WAY Legal:				Type: RI Res.Impr Taxable: FF Fix-Full Neigh: PGRES03 Owner: 930186 Status: Tax Status: AC Block: Lot: 006 City: PRAIRIE GROVE Map: Old PID: 805-20242-000		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>60,000</td> <td>12,000</td> <td>56,000</td> <td>11,200</td> </tr> <tr> <td>Bldgs</td> <td>449,800</td> <td>89,960</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>509,800</td> <td>101,960</td> <td>56,000</td> <td>11,200</td> </tr> </table>		Year	2023	20%	2022	20%	Land	60,000	12,000	56,000	11,200	Bldgs	449,800	89,960			Total	509,800	101,960	56,000	11,200
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Total	509,800	101,960	56,000	11,200																							
Review Record																											
Date		By	Reason	Land	Buildings	Total																					
7/3/2023		MDH	RV	60,000	449,800	509,800																					
2023 REAPPRAISAL																											
7/1/2022		JEB	BP	56,000		56,000																					
NEW SUBDIVISION FOR 2022																											
4/12/2022		KNM	IN																								
FOR 2022 DD REMOVED DUE TO SALE																											
2/15/2022		DMC	SP																								
FOR 2022: NEW S/D PER S/D PLAT 24A-359 WAKEFIELD PARK S/D. ALL ACREAGE FROM																											
Building Permit Record																											
Date	Amount	Purpose	Note																								
9/27/2022		NC New Cons	FOR 2023 NSFR 100% COMPLETE 3/27/23 JJC // R23																								

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/30/2024	2024-25996		515,000	WD	WISTERMAN, MARK S & STEPHANIE A	JBF 10-10-2024 // Imported from Just Appraised
8/13/2021	2021-31681		348,000	WD	DJCC INVESTMENTS LLC	WGO 02/17/2022
1/31/2020	2020-3565		300,000	WD	SYCAMORE INVESTMENTS LLC	DMC FOR 2022: NEW S/D PER S/D PLAT 24A-359 WAKEFIELD

Land Record											805/805-21923-000			
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			.000	40000.00	L		50		60,000		
												0.25		

Total: 60,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	2,113	2,869	2--10	1	2022		A	448,135	99	443,654			443,654		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													6,139			
Total													449,800			

Ext Wall	Roof Type	Sketch Area	Building Computation					
STANDARD	<input type="checkbox"/> Hip		Base Price			31.33		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	.900				
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.943				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.450				
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.231			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		38.57			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		2,869			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		110,657			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base					
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	2,113					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,113					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor						
<input checked="" 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	2,869	3.59	10,300			
Insulation	<input type="checkbox"/> Other	Floor Cover	2,008	2.36	4,739			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,113					
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing	-2	829.00	-1,658			
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1692.00	1,692			
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	FLOORC C	574	2.36	1,355			
<input type="checkbox"/> Hot Air/F	Type 1SF	FLOORC T	287	6.41	1,840			
<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	2113	31.33	1.231	81,498		
<input type="checkbox"/> Elec Ceil		B OP	141	11.32	1.195	1,908		
<input type="checkbox"/> Other		C FFB	804	9.96	1.195	9,568		
Floor Cover		D OP	135	11.56	1.195	1,864		
<input type="checkbox"/> None		E 1+	756	31.33	1.231	29,159		
<input type="checkbox"/> Softwood		Total of Above				142,265		
<input type="checkbox"/> HW Sheath		Market Adjustment				3,150		
<input type="checkbox"/> HW Parq		Total Structure RCN				448,135		
<input type="checkbox"/> Linoleum		Inspected: MWR 9/9/2022		Contact: PI				
<input type="checkbox"/> CarpetTile		Revisited:		Int.Est?:				
<input type="checkbox"/> Cer Tile		Entered: CHB 9/27/2022		Sk. File:				
<input type="checkbox"/> Stone		Printed: 8/15/2025		Status:				
<input checked="" type="checkbox"/> LuxVinyl								
Basement								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total						1,949		

AACU33R41D9R20D8R12D16L3D5L10U3L19U2L41 ABR41D2CR19D3R2D4L21U7
 ACR6CR35D24L23U3L12U21 ADU33R41CR15*9

3/22/2023: FOR 2023 NSFR 100% COMPLETE.

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		35	25				2.25	1.000	99	1,949		