

Ownership Description					Assessment Summary																													
Name: PORATH, REX EDWARD & LORRAINE LOUISE 16996 DITMARS RD PRAIRIE GROVE AR 72753-8919 Subd.: 153210 10-15-32 S-T-R: 10-15-32 Acres: 1.01 T.D.: 230 PRAIRIE GROVE SCH, RURAL Location: 16996 DITMARS (WC 98) RD Legal: PT SE NW 1.01 AC FURTHER DESCRIBED IN 2022-3394 AS: A PART OF THE SE/4 OF THE NW/4 OF SECTION 10, T-15-N, R-32-W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SE/4,					Type: RI Res.Impr Taxable: OF Own-Full Neigh: RRES04 Owner: 921252 Status: P25 Tax Status: AC Block: Lot: City: RURAL Map: Old PID: 001-08500-005					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2023</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>45,150</td> <td>9,030</td> <td>45,150</td> <td>9,030</td> </tr> <tr> <td>Bldgs</td> <td>434,800</td> <td>86,960</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>479,950</td> <td>95,990</td> <td>45,150</td> <td>9,030</td> </tr> </tbody> </table>					Year	2025	20%	2023	20%	Land	45,150	9,030	45,150	9,030	Bldgs	434,800	86,960			Total	479,950	95,990	45,150	9,030
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					6/1/2025	MDH	BP	45,150	434,800	479,950																								
					DWG COMPLETE																													
					6/23/2023	MDH	RV	45,150		45,150																								
					2023 REAPPRAISAL																													
					2/16/2022	SAB	SP	24,100		24,100																								
					FOR 2022: 1.01 AC FROM 001-08500-005 JSF INVESTMENTS LLC																													

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 type="checkbox"/> Static	<input 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 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
7/11/2024		HD House Diff	HD25 - FOR 2025 NSFR 100% COMPLETE 5/15/25 JJC //

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/3/2024	2024-13864		530,000	WD	PORATH, REX & LORRAINE	DCM 6-10-2024 // Imported from Just Appraised
9/21/2021	024A-371			SV	JAIRO HOME BUILDER LLC	SAB 2/16/22 FOR 2022: 1.01 AC FROM 001-08500-005 JSF
1/31/2021	2022-3392		44,000	WD	JAIRO HOME BUILDER LLC	DMC 2/10/2022

Land Record											001/001-08500-013		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS	
1	HL	1.000	1.000		.000	45000.00				45,000			
						0.00							
2	AC	0.010	0.010		.000	20000.00		E	-25	150			
						0.00							



Total: 45,150

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,130	2,617	3+10	1	2024		A	410,312	99	406,209			406,209	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													28,601			
Total													434,800			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MASONVEN	<input type="checkbox"/> Hip		Base Price			33.43		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.946				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000				
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor			1.041		
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			34.80		
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF			2,617		
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			91,072		
<input type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,130					
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	2,130					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Floor						
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Heat & Cool	2,617	3.07	8,034			
Insulation	Plumbing	Floor Cover	2,617	1.78	4,658			
<input type="checkbox"/> Floor	Full 3	Roof Cover	2,130					
<input checked="" type="checkbox"/> Wall	Half	Plumbing	3	632.00	1,896			
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	1319.00	1,319			
Heat/Cool	Fireplaces	Basement						
<input type="checkbox"/> None	Type 1SF	Base Structure and Additive Items						
<input type="checkbox"/> Hot Air/F	Count 1	Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> F/W Furn		A MN	2130	33.43	1.041	74,124		
<input checked="" type="checkbox"/> Central		B OP	160	11.32	1.000	1,811		
<input type="checkbox"/> Elec Base		C MFB	546	11.37	1.000	6,208		
<input type="checkbox"/> Elec Ceil		D OP	204	10.95	1.000	2,234		
<input type="checkbox"/> Other		E 1+	487	33.43	1.041	16,948		
Floor Cover		Outbuildings and Yard Improvements						
<input type="checkbox"/> None	CDW	22	56		2.00	1.000	99	2,439
<input type="checkbox"/> Softwood	SRF3	665			5.60	1.000	99	3,687
<input type="checkbox"/> HW Sheath	UB3X	26	26		10.92	1.000	97	7,160
<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"/> LuxVinyl								
Basement								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total								13,286
Total of Above								117,232
Market Adjustment								3,500
Total Structure RCN								410,312
Inspected: MWR 7/13/2021			Contact: PI					
Revisited:			Int.Est?:					
Entered: EEK 8/31/2021			Sk. File:					
Printed: 8/15/2025			Status: P25					

AACU31R26D9R10D8R17U12R13D40L12U2L7D2L12U2L9U12L26
 ABR26D12R9D2CR12U2R7D2R2D8L10U2L11U6 ACCR26D22L13U2L13U20
 ADU31R26D9R10D8CU12*17
 5/15/2025: HD25 - FOR 2025 NSFR 100% COMPLETE.