

Ownership Description				Assessment Summary																							
Name: MORRIS, ETHAN ANDREW & AMANDA 826 MUELLER WAY PRAIRIE GROVE AR 72753-7032 Subd.: 10241 WAKEFIELD PARK S/D S-T-R: 17-15-31 Acres: 0.25 T.D.: 231 PRAIRIE GROVE SCH, PG Location: 826 MUELLER WAY Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: PGRES03 Owner: 920298 Status: Tax Status: AC Block: Lot: 002 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>458,150</td> <td>91,630</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>518,150</td> <td>103,630</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	458,150	91,630			Total	518,150	103,630	56,000	11,200
Year	2023	20%	2022	20%																							
Land	60,000	12,000	56,000	11,200																							
Bldgs	458,150	91,630																									
Total	518,150	103,630	56,000	11,200																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/3/2023	MDH	RV	60,000	458,150	518,150																		
				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																								
5/5/2022	359,250	NC New Cons	FOR 2023 NSFR 100% COMPLETE 3/27/23 JJC // R23																								

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/21/2024	2024-12631		531,700	WD	MORRIS, ETHAN & AMANDA	JBF 5-29-2024 // Imported from Just Appraised
9/15/2021	2021-36053		290,000	WD	LARK PROPERTIES 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											805/805-21919-000				
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	1,908	2,874	2--10	1	2022		A	456,857	99	452,291			452,291		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													5,837			
Total													458,150			

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 checked="" 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			2,874		
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			110,850		
<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	1,908					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,908					
<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	2,874	3.59	10,318			
Insulation	<input type="checkbox"/> Other	Floor Cover	2,012	2.36	4,748			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,908					
<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	575	2.36	1,357			
<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	1908	31.33	1.231	73,592		
<input type="checkbox"/> Elec Ceil		B FFB	832	9.96	1.195	9,901		
<input type="checkbox"/> Other		C OP	292	10.45	1.195	3,647		
Floor Cover		D OP	176	11.12	1.195	2,339		
<input type="checkbox"/> None		E 1+	966	31.33	1.231	37,259		
<input type="checkbox"/> Softwood		Total of Above				145,034		
<input type="checkbox"/> HW Sheath		Market Adjustment				3,150		
<input type="checkbox"/> HW Parq		Total Structure RCN				456,857		
<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						1,853		

AACU27R20D11R16U11R29D25L5D7L27D3L23XU3L3XU5L7
 ABR7D5XR3D3XR23U3CR32*26 ACCR7D5XR3D3XR23D7L33U15 ADU27R20CR16*11

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

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		32	26			2.25	1.000	99	1,853		