

Ownership Description				Assessment Summary																																																									
<b>Name:</b> JOHNSON, KEATON; SHOTTS, PARKER 2797 E WHIPPOORWILL LN FAYETTEVILLE AR 72701-3174 <b>Subd.:</b> 05720 GLENDALE ADD <b>S-T-R:</b> 12-16-30 <b>Acres:</b> 0.29 <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 2797 E WHIPPOORWILL LN <b>Legal:</b> PT LOT 15 0.29 AC FURTHER DESCRIBED FROM 2022-34597 AS: A PART OF LOT 15, GLENDALE ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE ADJUSTMENT SHOWN IN BOOK 2015 AT PAGE				<b>Type:</b> RI Res.Impr <b>Taxable:</b> V Verify <b>Neigh:</b> FY1630E <b>Owner:</b> 941068 <b>Status:</b> <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>67,500</td> <td>13,500</td> <td>50,000</td> <td>10,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>437,800</td> <td>87,560</td> <td>250,150</td> <td>50,030</td> </tr> <tr> <td><b>Total</b></td> <td>505,300</td> <td>101,060</td> <td>300,150</td> <td>60,030</td> </tr> </table>		<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	67,500	13,500	50,000	10,000	<b>Bldgs</b>	437,800	87,560	250,150	50,030	<b>Total</b>	505,300	101,060	300,150	60,030																																		
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3/22/2021	13,000	NC New Cons	FOR 2022: NSFR 100% COMPLETE. 5/9/22 AST																																																										

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/18/2024	2025-4106		533,000	WD	JOHNSON, KEATON; SHOTTS, PARKER	RNL 2-21-25
10/20/2022	2022-34597			QC	GARG, ASHWIN	SAB 10/26/22 FOR 2022: 0.06 AC TRANSFERRED TO
8/30/2022	2022-33166			SV	GARG, ASHWIN	RNL 10-11-20
8/20/2021	2021-32871		409,000	WD	GARG, ASHWIN	DCM 8-27-2021

Land Record												765/765-05644-002			
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		O		-50			67,500		
													0.29 AC		



POND ON MAJORITY OF LOT

**Total:** 67,500

08 18 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,326	2,326	3+15	2	2021	A	425,299	99	421,047			421,047		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													16,741			
<b>Total</b>													437,800			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONVEN	<input type="checkbox"/> Hip		Base Price			34.19			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150					
<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	1.000					
<input checked="" type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		1.150				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		39.32				
<b>Foundation</b>			Total Base SF		2,326				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		91,458				
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>						
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	2,326						
<b>Floor Struct</b>		Floor Structure	2,326						
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing	Ins Floor							
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing	Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Heat & Cool	2,326	3.07	7,141				
<b>Insulation</b>		Floor Cover	1,861	3.59	6,681				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,326						
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing	3	632.00	1,896				
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1319.00	1,319				
<b>Heat/Cool</b>		Basement							
<input type="checkbox"/> None	Extra	FLOORC T	465	5.64	2,623				
<input type="checkbox"/> Hot Air/F	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>							
<input type="checkbox"/> F/W Furn	Type 1SF	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>	
<input checked="" type="checkbox"/> Central	Count 1	A MN	2326	34.19	1.150	91,458			
<input type="checkbox"/> Elec Base	AACU38R11D8R16U20R5U7R12D23R3D23R3D30L13U7L6U7L8U5L23 ABCR23*22		B MFA	506	14.75	1.000	7,464		
<input type="checkbox"/> Elec Ceil	ACR23D5CR8D7R6D5L14U12 ADU38R11CR16*8 AEU38R11CU6*16 AFR23D17CR14*2		C OP	126	11.56	1.000	1,457		
<input type="checkbox"/> Other	5/9/2022: FOR 2022: NSFR 100% COMPLETE.		D PS	128	2.03	1.000	260		

Outbuildings and Yard Improvements											
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
WF6		370				9.36	1.000	99	3,429		
CDW		19	36			2.00	1.000	99	1,354		
<b>Total</b>											4,783

Total of Above 121,514  
 Market Adjustment 3,500  
 Total Structure RCN 425,299  
 Inspected: BRS 12/6/2021 Contact: PI  
 Revisited: JJC 12/6/2021 Int.Est?:  
 Entered: CDS 3/2/2022 Sk. File:  
 Printed: 8/18/2025 Status: