

Ownership Description	Assessment Summary																																																
Name: GINGSUMRONG, TEPTHIDA 3391 E GREYSTONE DR FAYETTEVILLE AR 72764-6859 Subd.: 06035 HENDERSON PARK S/D PH 1 S-T-R: 18-17-29 Acres: 0.24 T.D.: 504 SPRINGDALE SCH, FAY Location: 3391 E GREYSTONE DR Legal:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2025</td> <td>20%</td> <td>2024</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>93,750</td> <td>18,750</td> <td>46,900</td> <td>9,380</td> </tr> <tr> <td>Bldgs</td> <td>429,550</td> <td>85,910</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>523,300</td> <td>104,660</td> <td>46,900</td> <td>9,380</td> </tr> </table>	Year	2025	20%	2024	20%	Land	93,750	18,750	46,900	9,380	Bldgs	429,550	85,910			Total	523,300	104,660	46,900	9,380																												
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Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1729E Owner: 937080 Status: P25 Tax Status: AC Block: Lot: 022 City: FAYETTEVILLE Map: Old PID: 765-24091-000	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>6/19/2025</td> <td>JJC</td> <td>BP</td> <td>93,750</td> <td>429,550</td> <td>523,300</td> </tr> <tr> <td colspan="6">NEW DWG FOR 2025</td> </tr> <tr> <td>6/5/2024</td> <td>JEB</td> <td>IN</td> <td>46,900</td> <td></td> <td>46,900</td> </tr> <tr> <td colspan="6">FOR 2024: NEW SUBDIVISION</td> </tr> <tr> <td>2/5/2024</td> <td>DMC</td> <td>SP</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">FOR 2024: NEW S/D PER S/D PLAT HENDERSON PARK S/D PH 1 24-496. ALL ACREAGE FROM</td> </tr> </tbody> </table>	Review Record						Date	By	Reason	Land	Buildings	Total	6/19/2025	JJC	BP	93,750	429,550	523,300	NEW DWG FOR 2025						6/5/2024	JEB	IN	46,900		46,900	FOR 2024: NEW SUBDIVISION						2/5/2024	DMC	SP				FOR 2024: NEW S/D PER S/D PLAT HENDERSON PARK S/D PH 1 24-496. ALL ACREAGE FROM					
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/17/2024	2024-33007		550,985	WD	GINGSUMRONG, TEPTHIDA	JBF 12-23-2024 // Imported from Just Appraised
9/7/2023	2023-23600		5,202,000	SW	D R HORTON INC	DCM 2-6-2024
11/19/2021	2021-44880		1,305,000	WD	BLACK PINE CONSTRUCTION & DEVELOP	DMC FOR 2024: NEW S/D PER S/D PLAT HENDERSON PARK

Land Record											765/765-34150-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	125000.00		O	-25		93,750	50	
											0.24AC		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,411	2,411	3+15		2024	A	421,105	99	416,894			416,894	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													12,646			
Total													429,550			

Ext Wall	Roof Type	Sketch Area	Building Computation											
MASONARY	<input type="checkbox"/> Hip		Base Price			33.92								
<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 type="checkbox"/> Gable		Composite Factor		1.150									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		39.01									
Foundation	<input type="checkbox"/> Dormer		Total Base SF		2,411									
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		94,053									
<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	2,411											
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,411											
<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	2,411	3.07	7,402									
Insulation	<input type="checkbox"/> Other	Floor Cover	1,447	3.59	5,195									
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,411											
<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									
Heat/Cool	Extra	Basement												
<input type="checkbox"/> None	Fireplaces	FLOORC C	482	1.78	858									
<input type="checkbox"/> Hot Air/F	Type 1SF	FLOORC T	482	5.64	2,718									
<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	2411	33.92	1.150	94,053								
<input type="checkbox"/> Elec Ceil		B OP	180	11.12	1.000	2,002								
<input type="checkbox"/> Other		C MFA	600	14.75	1.000	8,850								
Floor Cover		D OP	122	11.56	1.000	1,410								
<input type="checkbox"/> None		Total of Above						125,703						
<input type="checkbox"/> Softwood		Market Adjustment						3,350						
<input checked="" type="checkbox"/> HW Sheath		Total Structure RCN						421,105						
<input type="checkbox"/> HW Parq		Inspected:						Contact:						
<input type="checkbox"/> Linoleum		Revisited:						Int.Est?:						
<input type="checkbox"/> CarpetTile		Entered:						Sk. File:						
<input type="checkbox"/> Cer Tile		Printed: 8/18/2025						Status: P25						
<input type="checkbox"/> Stone		Outbuildings and Yard Improvements												
<input type="checkbox"/> Other		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
Basement		CDW		18	30			2.00	1.000	99	1,069			
<input type="checkbox"/> Unfinished		WF6		292				9.36	1.000	99	2,706			
<input type="checkbox"/> Finished		Total											3,775	
<input type="checkbox"/> Fin Part														

AACU55R13D16R18U10R11U6R15D44L25D6L19D5L13 ABU55R13D6CR18*10
 ACR13U5R19U6CR25*24 ADR13CU5R19D5L11D3L9U3R1

4/8/2025: FOR 2025 NSFR 100%.