

Ownership Description	Assessment Summary																																								
<b>Name:</b> ERSTINE, SUZANNE S 2017 REVOCABLE TRUST JON MARK ERSTINE 4830 N PARLEY BND  FAYETTEVILLE AR 72764-5096 <b>Subd.:</b> 06035 HENDERSON PARK S/D PH 1 <b>S-T-R:</b> 18-17-29 <b>Acres:</b> 0.19 <b>T.D.:</b> 504 SPRINGDALE SCH, FAY <b>Location:</b> 4830 N PARLEY BND <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2025</td> <td>20%</td> <td>2024</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>87,500</td> <td>17,500</td> <td>43,750</td> <td>8,750</td> </tr> <tr> <td><b>Bldgs</b></td> <td>430,950</td> <td>86,190</td> <td></td> <td></td> </tr> <tr> <td><b>Total</b></td> <td>518,450</td> <td>103,690</td> <td>43,750</td> <td>8,750</td> </tr> </table>	<b>Year</b>	2025	20%	2024	20%	<b>Land</b>	87,500	17,500	43,750	8,750	<b>Bldgs</b>	430,950	86,190			<b>Total</b>	518,450	103,690	43,750	8,750																				
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<b>Type:</b> RI Res.Impr <b>Taxable:</b> FF Fix-Full <b>Neigh:</b> FY1729E <b>Owner:</b> 928978 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> 083  <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-24091-000	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>6/20/2025</td> <td>JJC</td> <td>BP</td> <td>87,500</td> <td>430,950 518,450</td> </tr> <tr> <td colspan="5">NEW DWG FOR 2025</td> </tr> <tr> <td>6/5/2024</td> <td>JEB</td> <td>IN</td> <td>43,750</td> <td>43,750</td> </tr> <tr> <td colspan="5">FOR 2024: NEW SUBDIVISION</td> </tr> <tr> <td>2/5/2024</td> <td>DMC</td> <td>SP</td> <td></td> <td></td> </tr> <tr> <td colspan="5">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	6/20/2025	JJC	BP	87,500	430,950 518,450	NEW DWG FOR 2025					6/5/2024	JEB	IN	43,750	43,750	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
9/18/2024	2024-24462		537,835	WD	ERSTINE, SUZANNE S 2017 REVOCABLE TRUST	TJBF 9-23-2024 // 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 & DEVELOPMENT	DMC FOR 2024: NEW S/D PER S/D PLAT HENDERSON PARK

Land Record											765/765-34179-000				
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		0.00	O	-30			87,500	50	
													0.19 AC		



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	423,855	99	419,617			419,617	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,336			
<b>Total</b>													430,950			

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			
<b>Foundation</b>	<input checked="" type="checkbox"/> HipGable		Total Base SF		2,411			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		94,053			
<input type="checkbox"/> Closed Pier	<b>Roof Cover</b>		<b>Adjustments to Base</b>					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,411					
<b>Floor Struct</b>	<input type="checkbox"/> Wd Shing	Floor Structure	2,411					
<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	2,411	3.07	7,402			
<b>Insulation</b>	<b>Plumbing</b>	Floor Cover	1,447	3.59	5,195			
<input type="checkbox"/> Floor	Full 3	Roof Cover	2,411					
<input checked="" type="checkbox"/> Wall	Half	Plumbing	3	632.00	1,896			
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	1319.00	1,319			
<b>Heat/Cool</b>	<b>Fireplaces</b>	Basement						
<input type="checkbox"/> None	Type 1SF	FLOORC C	482	1.78	858			
<input type="checkbox"/> Hot Air/F	Count 1	FLOORC T	482	5.64	2,718			
<input type="checkbox"/> F/W Furn		<b>Base Structure and Additive Items</b>						
<input checked="" type="checkbox"/> Central		<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>
<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	625	14.75	1.000	9,219		
<b>Floor Cover</b>		D OP	122	11.56	1.000	1,410		
<input type="checkbox"/> None		E PS	251	1.80	1.000	452		
<input type="checkbox"/> Softwood		<b>Total of Above</b>				126,524		
<input checked="" type="checkbox"/> HW Sheath		<b>Market Adjustment</b>				3,350		
<input type="checkbox"/> HW Parq		<b>Total Structure RCN</b>				423,855		
<input type="checkbox"/> Linoleum		Inspected:	Contact:					
<input type="checkbox"/> CarpetTile		Revisited:	Int.Est?:					
<input type="checkbox"/> Cer Tile		Entered:	Sk. File:					
<input type="checkbox"/> Stone		Printed: 8/18/2025	Status: P25					
<input type="checkbox"/> Other								
<b>Basement</b>								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
<b>Total</b>							3,384	

AACU55R13D16R18U10R11U6R15D44L25D6L19D5L13 ABU55R13D6CR18\*10  
 ACR13U5R19U6CR25\*25 ADR13U5CR19D5L11D3L9U3R1U5  
 AEU55R11CXU3R1XXR2U2XXU3R4XXR3U1XR2XR2D1XXD2R3XXR3D4XXD4R2XXR1D4X  
 4/8/2025: FOR 2025 NSFR 100%.

**Outbuildings and Yard Improvements**

Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		18	25			2.00	1.000	99	891		
WF6		180				9.36	1.000	99	1,668		
WIF 5		68				12.25	1.000	99	825		