

Ownership Description	Assessment Summary																																																																																
<b>Name:</b> FAYHEE, BRIAN 3487 E GREYSTONE DR FAYETTEVILLE AR 72764 <b>Subd.:</b> 06035 HENDERSON PARK S/D PH 1 <b>S-T-R:</b> 18-17-29 <b>Acres:</b> 0.31 <b>T.D.:</b> 504 SPRINGDALE SCH, FAY <b>Location:</b> 3487 E GREYSTONE DR <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2024</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td>106,250</td> <td>21,250</td> <td>106,250</td> <td>21,250</td> </tr> <tr> <td><b>Bldgs</b></td> <td>425,150</td> <td>85,030</td> <td></td> <td></td> </tr> <tr> <td><b>Total</b></td> <td>531,400</td> <td>106,280</td> <td>106,250</td> <td>21,250</td> </tr> </tbody> </table> <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>106,250</td> <td>425,150</td> <td>531,400</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>106,250</td> <td></td> <td>106,250</td> </tr> <tr> <td colspan="6">FOR 2024: NEW SUBDIVISION</td> </tr> <tr> <td>5/22/2024</td> <td>KNM</td> <td>IN</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">FOR 2024 REMOVED DD DUE TO SALE</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>	Year	2025	20%	2024	20%	<b>Land</b>	106,250	21,250	106,250	21,250	<b>Bldgs</b>	425,150	85,030			<b>Total</b>	531,400	106,280	106,250	21,250	Review Record						Date	By	Reason	Land	Buildings	Total	6/19/2025	JJC	BP	106,250	425,150	531,400	NEW DWG FOR 2025						6/5/2024	JEB	IN	106,250		106,250	FOR 2024: NEW SUBDIVISION						5/22/2024	KNM	IN				FOR 2024 REMOVED DD DUE TO SALE						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
3/29/2024	2024-07542		541,000	WD	FAYHEE, BRIAN	JBF 4-4-2024 // 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											765/765-34158-000				
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		S	-40	L	25	106,250		
													0.31 AC		



Total: 106,250

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	2,385	2,385	3+15		2024	A	414,613	99	410,467			410,467	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													14,673			
<b>Total</b>													425,150			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONRY	<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		2,385				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		93,039				
<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	2,385						
<b>Floor Struct</b>	<input type="checkbox"/> Wd Shing	Floor Structure	2,385						
<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	2,385	3.07	7,322				
<b>Insulation</b>	<b>Plumbing</b>	Floor Cover	1,431	3.59	5,137				
<input type="checkbox"/> Floor	Full 3	Roof Cover	2,385						
<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	477	1.78	849				
<input type="checkbox"/> Hot Air/F	Count 1	FLOORC T	477	5.64	2,690				
<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	2385	33.92	1.150	93,039			
<input type="checkbox"/> Elec Ceil		B MFA	575	14.75	1.000	8,481			
<input type="checkbox"/> Other		C OP	84	12.26	1.000	1,030			
<b>Floor Cover</b>		D OP	180	11.12	1.000	2,002			
<input type="checkbox"/> None		<b>Total of Above</b>						123,765	
<input type="checkbox"/> Softwood		<b>Market Adjustment</b>						3,350	
<input checked="" type="checkbox"/> HW Sheath		<b>Total Structure RCN</b>						414,613	
<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		<b>Basement</b>							
<input type="checkbox"/> Other		<input type="checkbox"/> Unfinished							
<input type="checkbox"/> Basement		<input type="checkbox"/> Finished							
<input type="checkbox"/> Fin Part		<input type="checkbox"/> Fin Part							
<b>Total</b>						4,380			

AACU45R15D6R11D10R18U16R13D54L13U6L19U3L25 ABCR25\*23  
ACR25D3R19CD6R1D3L10U9R9 ADU45R15D6R11CR18\*10

4/7/2025: NSFR COMPLETE FOR 2025.

**Outbuildings and Yard Improvements**

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		18	28				2.00	1.000	99	998		
WF6		365					9.36	1.000	99	3,382		