

Ownership Description	Assessment Summary																																																																																				
Name: KITSINGER, ANTHONY LEO & SUSAN DAWN 1485 W SUNSET PLACE FAYETTEVILLE AR 72701 Subd.: 04560 BATES ADD S-T-R: 08-16-30 Acres: 1.18 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1518 W CLEVELAND ST Legal: PT NW SE 1.18 AC FURTHER DESCRIBED FROM 2018-23661 AS: Part of the NW/4 of the SE/4 of Section 8, Township 16 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is located	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI Res.Impr</td> <td>Year 2025 20%</td> <td>2024 20%</td> </tr> <tr> <td>Taxable: N No Adj</td> <td>Land 426,150 85,230</td> <td>426,150 85,230</td> </tr> <tr> <td>Neigh: FYUNIV</td> <td>Bldgs 191,950 38,390</td> <td>134,350 26,870</td> </tr> <tr> <td>Owner: 787390</td> <td>Total 618,100 123,620</td> <td>560,500 112,100</td> </tr> <tr> <td>Status: P25 Tax Status:</td> <td colspan="2"></td> </tr> <tr> <td>Block: Lot:</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2025 20%	2024 20%	Taxable: N No Adj	Land 426,150 85,230	426,150 85,230	Neigh: FYUNIV	Bldgs 191,950 38,390	134,350 26,870	Owner: 787390	Total 618,100 123,620	560,500 112,100	Status: P25 Tax Status:			Block: Lot:																																																																				
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Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input checked="" type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
7/24/2023	2,000	NC New Cons	FOR 2025 NSFR 100% COMPLETE // D25 TO REMOVE
3/6/2023	199,175	NC New Cons	R25 FOR COMPLETION NO START 12/21/23 RLB/DCM

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/18/2022	2023-8634			SV	KITSINGER, ANTHONY L & SUSAN D	RNL 4-11-23 NO REV
10/1/2019	2021-34281			SV	KITSINGER, ANTHONY L & SUSAN D	RNL 9-13-21 NO REV
6/28/2019	2019-19410		240,000	WD	KITSINGER, ANTHONY L & SUSAN D	RNL 7-3-19
8/7/2018	2018-23661		222,500	WD	PATTON, STEVEN W & ANITA L	SAB 8/16/18 FOR 2018: ACREAGE CORRECTION FROM 1.17 AC

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000	175000.00			L	150		-20	402,500		
	AC	0.180	0.180		.000	175000.00			E	-25			23,625		
					0.000										
					0.000										



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	312	900	3+15	1	2023		A	224,588	99	191,936			191,936	30	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)																
Total													191,950			

Ext Wall	Roof Type	Sketch Area										Building Computation					
STANDARD	<input type="checkbox"/> Hip	<p>2/29/2024: D25 TO REMOVE DWG INC. FOR 2024 NSFR 70% COMPLETE. GARC WILL BE REMOVED ONCE THEY ADD DET</p>										Base Price 38.82 +/- Grade 1.150 Story Hgt Factor .977 Grade Adj Factor 1.000 Composite Factor 1.124 Adj Price per SF 43.63 Total Base SF 900 Base Value 39,267					
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											Adjustments to Base					
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Foundation	312				
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable											Floor Structure	312				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Ins Floor					
Foundation	<input type="checkbox"/> Dormer											Ins Wall					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Ins Ceiling					
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											Heat & Cool	900	3.07		2,763	
<input checked="" type="checkbox"/> Slab	Roof Cover											Floor Cover	900	3.59		3,231	
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Roof Cover	312														
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Plumbing	-1	632.00		-632											
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Fireplace															
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Basement															
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	FLOORC F	176	1.78		313											
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Base Structure and Additive Items															
Insulation	<input type="checkbox"/> Other	Item	Area	Rate	Factor	REL	Total	NC	HS								
<input type="checkbox"/> Floor	Plumbing	A MN	312	38.82	1.124		13,613										
<input checked="" type="checkbox"/> Wall	Full 1	B OP	50	12.85	1.000		643										
<input checked="" type="checkbox"/> Ceiling	Half 1	C WD	88	7.35	1.000		647										
Heat/Cool	Extra	D GARC	176	31.06	1.000		5,467										
<input type="checkbox"/> None	Fireplaces	E FFB	422	10.54	1.000		4,448										
<input type="checkbox"/> Hot Air/F	Type	F 1+	412	38.82	1.124		17,976										
<input type="checkbox"/> F/W Furn	Count	Total of Above						56,147									
<input checked="" type="checkbox"/> Central		Market Adjustment						4,000									
<input type="checkbox"/> Elec Base		Total Structure RCN						224,588									
<input type="checkbox"/> Elec Ceil		Inspected: BRS 11/19/2021 Contact: PI															
<input type="checkbox"/> Other		Revisited: JJC 11/19/2021 Int.Est?:															
Floor Cover		Entered: CDS 2/8/2022 Sk. File:															
<input type="checkbox"/> None		Printed: 8/19/2025 Status: P25															
<input type="checkbox"/> Softwood		Outbuildings and Yard Improvements															
<input checked="" type="checkbox"/> HW Sheath		Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS			
<input type="checkbox"/> HW Parq		OB/FR		8	12				.00N	1.000							
<input type="checkbox"/> Linoleum		Total															
<input type="checkbox"/> CarpetTile																	
<input type="checkbox"/> Cer Tile																	
<input type="checkbox"/> Stone																	
<input type="checkbox"/> Other																	
Basement																	
<input type="checkbox"/> Unfinished																	
<input type="checkbox"/> Finished																	
<input type="checkbox"/> Fin Part																	