

Ownership Description				Assessment Summary					
<b>Name:</b> STACY, TWILLA SHANTEL 302 E 11TH ST FAYETTEVILLE AR 72701 <b>Subd.:</b> 08637 WILLOW BEND <b>S-T-R:</b> 22-16-30 <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 314 E 11TH ST <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> FYMLK <b>Owner:</b> 930265 <b>Status:</b> P25 <b>Block:</b>		<b>Year</b> 2025 20% <b>Land</b> 60,000 12,000 <b>Bldgs</b> 202,550 40,510 <b>Total</b> 262,550 52,510		<b>Year</b> 2023 20% <b>Land</b> 60,000 12,000 <b>Bldgs</b> 202,550 40,510 <b>Total</b> 60,000 12,000	
<b>Acres:</b> <b>City:</b> FAYETTEVILLE <b>Map:</b> 563 564 <b>Old PID:</b> 765-15118-000				<b>Review Record</b>					
				<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
				6/13/2025	JEB	BP	60,000	202,550	262,550
				DWELLING COMPLETE					
				7/7/2023	MDH	RV	60,000		60,000
				2023 REAPPRAISAL					
				3/14/2023	KNM	IN	45,000		45,000
				FOR 2023 REMOVED DD DUE TO TIMING OUT					
				7/6/2020	MDH	RV	15,000		15,000
				2020 REAPPRAISAL					
				5/12/2020	DMC	SP			
				FOR 2020: NEW S/D PER CORRECTED S/D PLAT WILLOW BEND 24-274. ALL ACREAGE FROM					
Building Permit Record									
Date	Amount	Purpose	Note						
7/3/2023	223,008	NC New Cons	COMPLETE FOR 2025 // R25 FOR NSFR COMPLETION.						

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/4/2024	2024-26145		424,000	WD	STACY, TWILLA	JBF 10-11-2024 // Imported from Just Appraised
6/30/2024	2024-17883			AF	HABITAT FOR HUMANITY OF NORTHWEST	DCM 7-17-2024 NO REV
3/1/2023	2023-06189			CL	HABITAT FOR HUMANITY OF WASHINGTON	OJRC 3-17-2023
7/21/2022	2022-24430			WD	HABITAT FOR HUMANITY OF WASHINGTON	OGMP 07/25/2022 NO REV

Land Record											765/765-31613-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000		.000	150000.00			S	-70 L	10	60,000	
											0.10 AC		

**Total:** 60,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	TWO FrameStd	640	1,280	3+15	2024			A	204,572	99	202,526			202,526	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													202,550			
<b>Total</b>													202,550			

Ext Wall	Roof Type	Sketch Area	Building Computation										
FRAME	<input type="checkbox"/> Hip		Base Price			36.29							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150									
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.941									
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000									
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor			1.082							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			39.27							
<b>Foundation</b>	<input checked="" type="checkbox"/> HipGable		Total Base SF			1,280							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			50,266							
<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	640										
<b>Floor Struct</b>	<input type="checkbox"/> Wd Shing	Floor Structure	640										
<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	1,280	3.07	3,930								
<b>Insulation</b>	<b>Plumbing</b>	Floor Cover	1,152	1.78	2,051								
<input type="checkbox"/> Floor	Full 2	Roof Cover	640										
<input checked="" type="checkbox"/> Wall	Half	Plumbing		632.00									
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace											
<b>Heat/Cool</b>	<b>Fireplaces</b>	Basement											
<input type="checkbox"/> None	Type	FLOORC T	128	5.64	722								
<input type="checkbox"/> Hot Air/F	Count	<b>Base Structure and Additive Items</b>											
<input type="checkbox"/> F/W Furn	AACU20R36D16L20D4L16 ABR16U4CR16*8	<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		A MN	640	36.29	1.082	50,266							
<input type="checkbox"/> Elec Base		B OP	128	11.56	1.000	1,480							
<input type="checkbox"/> Elec Ceil		<b>Outbuildings and Yard Improvements</b>											
<input type="checkbox"/> Other		<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>
<b>Floor Cover</b>		GH		6	6			.00N	1.000				
<input type="checkbox"/> None													
<input type="checkbox"/> Softwood													
<input type="checkbox"/> HW Sheath													
<input type="checkbox"/> HW Parq													
<input type="checkbox"/> Linoleum													
<input type="checkbox"/> CarpetTile													
<input type="checkbox"/> Cer Tile													
<input type="checkbox"/> Stone													
<input checked="" type="checkbox"/> LuxVinyl													
<b>Basement</b>													
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													
<b>Total</b>													

Total of Above 58,449  
 Market Adjustment 3,500  
 Total Structure RCN 204,572  
 Inspected: BRS 12/22/2021 Contact: PI  
 Revisited: JJC 1/4/2022 Int.Est?:  
 Entered: CHB 7/22/2022 Sk. File:  
 Printed: 8/19/2025 Status: P25