

Ownership Description				Assessment Summary							
<b>Name:</b> STEPHENS, VAUGHN W & JERI T				<b>Type:</b> RI Res.Impr	<b>Year</b>	2023	20%	2022	20 %		
9867 W HWY 264				<b>Taxable:</b> NF No-Full	<b>Land</b>	165,000	33,000	110,000	22,000		
BENTONVILLE				<b>Neigh:</b> FYHIST	<b>Bldgs</b>	281,100	56,220				
Subd.: 04650 BOLES ADD				<b>Owner:</b> 572882	<b>Total</b>	446,100	89,220	110,000	22,000		
S-T-R: 15-16-30				<b>Status:</b>	<b>Review Record</b>						
T.D.: 011 FAYETTEVILLE SCH, FAY				<b>Block:</b> 003	<b>Lot:</b>	<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
Location: 228 S COLLEGE AVE				<b>City:</b> FAYETTEVILLE	7/7/2023 MDH RV 165,000 281,100 446,100						
Legal: S 43 FT LOT 6 BLK 3 FURTHER DESCRIBED FROM 2019-29996 AS:				<b>Map:</b> 524	2023 REAPPRAISAL						
Lot Numbered Six (6) in Block Numbered Three (3) in Boles Addition to				<b>Old PID:</b> 136873-000-00	7/6/2020 MDH RV 110,000 110,000						
the City of Fayetteville, Arkansas, as designated upon the recorded				2020 REAPPRAISAL							
plat of said addition on file in the office of the Circuit Clerk and				7/5/2015 MDH RV 8,000 32,100 40,100							

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 type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input checked="" type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
10/15/2021	10,000	NC New Cons	FOR 2023 NSFR 100% COMPLETE 4/12/23 AST // R23
5/18/2021	187,121	NC New Cons	FOR 2023 NSFR 100% COMPLETE 4/12/23 AST // FOR
9/25/2019	500	DM Demolit	FOR 2020: DEMO COMPLETE. 3/16/20 EEK

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/8/2024	2024-03306		525,000	WD	STEPHENS, VAUGHN W & JERI T	RNL 2-14-24 // Imported from Just Appraised
9/30/2019	2019-29996		120,000	WD	WTH PROPERTIES LLC	RNL 10-3-19
11/8/2017	2017-34531		75,000	WD	JENNINGS, JACKSON H	DCM 11-14-2017
8/22/2017	2017-34684			SV	MANNA INVESTMENTS LLC	RNL 11-20-17

Land Record											765/765-02987-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	150000.00		S	-40	L	50		165,000		
			0.000			0.00									

6/6/2009	MDH BP	22,500	27,050	49,550
ADDED METAL ROOF, ALSO ADDED FUNCTIONAL ADJUSTMENT - SEE REMARKS				
7/10/2007	MDH RV	22,500	28,000	50,500



**Total:** 165,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,056	1,400	3+15	1	2022		A	368,990	99	362,487		E 25	271,865		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													7,132			
<b>Total</b>													281,100			

Ext Wall	Roof Type	Sketch Area										Building Computation													
STANDARD	<input type="checkbox"/> Hip											Base Price						35.80							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						1.150							
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Story Hgt Factor						.964							
<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								1.109					
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF								39.70					
<b>Foundation</b>	<input type="checkbox"/> Dormer											Total Base SF								1,400					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Base Value								55,580					
<input type="checkbox"/> Closed Pier	<input checked="" type="checkbox"/> Shed											<b>Adjustments to Base</b>													
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>											<b>Item</b>		<b>S.F./Qty</b>		<b>Rate</b>		<b>Total</b>							
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation		1,056																					
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing	Floor Structure		1,056																					
<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 checked="" type="checkbox"/> GalvAlum	Heat & Cool		1,400		3.07		4,298																	
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover		980		7.02		6,880																	
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover		1,310		.64		838																	
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing		2		632.00		1,264																	
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace		1		1319.00		1,319																	
<b>Heat/Cool</b>	Extra	Basement																							
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC T		420		5.64		2,369																	
<input type="checkbox"/> Hot Air/F	Type 1SF	AACU40R14D12R16D32L12U4L18 ABR14CR4*4 ACCR14*17 ADU40R14CR14*12																							
<input type="checkbox"/> F/W Furn	Count 1	4/12/2023: FOR 2023 NSFR 100% COMPLETE. WD 17X14 IS WD BALCONY, ON TOP OF CP.																							
<input checked="" type="checkbox"/> Central		<b>Outbuildings and Yard Improvements</b>																							
<input type="checkbox"/> Elec Base		<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>	
<input type="checkbox"/> Elec Ceil		A MN				44		12						2.00		1.000		99		1,045					
<input type="checkbox"/> Other		B OP				101								9.36		1.000		99		936					
<b>Floor Cover</b>		C CP																							
<input type="checkbox"/> None		D WD																							
<input type="checkbox"/> Softwood		E 1+																							
<input type="checkbox"/> HW Sheath		F WD																							
<input type="checkbox"/> HW Parq																									
<input type="checkbox"/> Linoleum																									
<input type="checkbox"/> CarpetTile																									
<input type="checkbox"/> Cer Tile																									
<input checked="" type="checkbox"/> Stone																									
<input type="checkbox"/> Other																									
<b>Basement</b>																									
<input type="checkbox"/> Unfinished																									
<input type="checkbox"/> Finished																									
<input type="checkbox"/> Fin Part																									
<b>Total</b>																									
												Total of Above				76,873									
												Market Adjustment				4.800									
												Total Structure RCN				368,990									
												Inspected: JEB 12/15/2021		Contact: PI											
												Revisited:		Int.Est?:											
												Entered: CDS 3/7/2022		Sk. File:											
												Printed: 8/19/2025		Status:											
										1,981															