

Ownership Description				Assessment Summary					
Name: ZWIRNER, RYAN REED		Type: RI Res.Impr		Year	2025	20%	2023	20%	
255 E 10TH ST		Taxable:		Land	60,000	12,000	60,000	12,000	
FAYETTEVILLE		Neigh: FYMLK		Bldgs	179,700	35,940			
Subd.: 08637 WILLOW BEND		Owner: 938985		Total	239,700	47,940	60,000	12,000	
S-T-R: 22-16-30		Status: P25		Review Record					
T.D.: 011 FAYETTEVILLE SCH, FAY		Block: Lot:003		Date	By	Reason	Land	Buildings	Total
Location: 255 E 10TH ST		City: FAYETTEVILLE		6/13/2025	JEB	BP	60,000	179,700	239,700
Legal:		Map: 563		DWELLING COMPLETE					
		Old PID: 765-05703-000		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					

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
7/8/2024	189,887	NC New Cons	COMPLETE // R25 NEW NSFR 1235 SF FOR 255 E 10TH
12/6/2022	225,744	NC New Cons	R25 FOR NSFR. FOR 2024 NO START 3/6/24 MCB // R25

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/14/2025	2025-01279		315,000	WD	ZWIRNER, RYAN	JBF 1-23-2025 // Imported from Just Appraised
7/29/2015	2015-21737			CR	HOMES AT WILLOW BEND LLC	DMC FOR 2020: NEW S/D PER CORRECTED S/D PLAT WILLOW

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	150000.00			S	-70	L	10	60,000		
													0.08 AC		

765/765-31605-000



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	544	1,088	3+15	2024			A	179,477	99	177,682			177,682	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													1,995			
Total													179,700			

Ext Wall	Roof Type	Sketch Area	Building Computation										
FRAME	<input type="checkbox"/> Hip		Base Price			37.42							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150									
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.951									
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000									
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		1.094								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		40.94								
Foundation	<input type="checkbox"/> Dormer		Total Base SF		1,088								
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		44,543								
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base										
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total							
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing		Foundation	544									
Floor Struct	<input checked="" type="checkbox"/> Fib Shing		Floor Structure	544									
<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 type="checkbox"/> GalvAlum	Heat & Cool	1,088	3.07	3,340								
Insulation	<input type="checkbox"/> Other	Floor Cover	1,088	1.78	1,937								
<input type="checkbox"/> Floor	Plumbing	Roof Cover	544										
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing	-1	632.00	-632								
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace											
Heat/Cool	Extra	Basement											
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items											
<input type="checkbox"/> Hot Air/F	Type	Item	Area	Rate	Factor REL	Total	NC	HS					
<input type="checkbox"/> F/W Furn	Count	A MN	544	37.42	1.094	44,543							
<input checked="" type="checkbox"/> Central		B OP	16	13.92	1.000	223							
<input type="checkbox"/> Elec Base		C OP	168	11.12	1.000	1,868							
<input type="checkbox"/> Elec Ceil		Outbuildings and Yard Improvements											
<input type="checkbox"/> Other		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
Floor Cover		CDW		8	36			2.00	1.000	99	570		
<input type="checkbox"/> None		OB/OT		8	8			.00N	1.000				
<input type="checkbox"/> Softwood		Total											
<input type="checkbox"/> HW Sheath												570	
<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													
Basement													
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													

Total of Above	51,279
Market Adjustment	3,500
Total Structure RCN	179,477
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