

| Ownership Description | | | | Assessment Summary | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|--------|---------|---|---------|--|--|------|------|-----|------|------|-------------|---------|--------|---------|--------|--------------|---------|--------|---------|--------|--------------|---------|--------|---------|--------|
| Name: 511 W CENTER STREET LLC 3809 VALLEY VIEW DR SPRINGDALE AR 72762-6743 Subd.: 04350 FAYETTEVILLE ORIGINAL S-T-R: 16-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 511 W CENTER ST Legal: PART OF BLOCK 22 FURTHER DESCRIBED FROM 2018-17455 AS: The NW/4 of Block 22, Original Town of Fayetteville, Washington County, Arkansas. LESS & EXCEPT: The right-of-way of the St. Louis & San Francisco Railroad Company, and except also ten feet of the | | | | Type: RI Res.Impr Taxable: N No Adj Neigh: FYHIST Owner: 951145 Status: Tax Status: Block: 022 Lot: City: FAYETTEVILLE Map: 484 523 Old PID: 135795-000-00 | | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>240,000</td> <td>48,000</td> <td>160,000</td> <td>32,000</td> </tr> <tr> <td>Bldgs</td> <td>155,000</td> <td>31,000</td> <td>186,650</td> <td>37,330</td> </tr> <tr> <td>Total</td> <td>395,000</td> <td>79,000</td> <td>346,650</td> <td>69,330</td> </tr> </tbody> </table> | | Year | 2023 | 20% | 2022 | 20 % | Land | 240,000 | 48,000 | 160,000 | 32,000 | Bldgs | 155,000 | 31,000 | 186,650 | 37,330 | Total | 395,000 | 79,000 | 346,650 | 69,330 |
| Year | 2023 | 20% | 2022 | 20 % | | | | | | | | | | | | | | | | | | | | | | | |
| Land | 240,000 | 48,000 | 160,000 | 32,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Bldgs | 155,000 | 31,000 | 186,650 | 37,330 | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 395,000 | 79,000 | 346,650 | 69,330 | | | | | | | | | | | | | | | | | | | | | | | |
| Review Record | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | By | Reason | Land | Buildings | Total | | | | | | | | | | | | | | | | | | | | | | |
| 8/14/2025 | MCB | HC | 240,000 | 155,000 | 395,000 | NO CHANGE | | | | | | | | | | | | | | | | | | | | | |
| 8/8/2023 | KNM | EQ | 240,000 | 155,000 | 395,000 | BOE ADJUSTED VALUE | | | | | | | | | | | | | | | | | | | | | |
| 8/4/2023 | BRS | HC | 240,000 | 305,150 | 545,150 | NO CHANGE | | | | | | | | | | | | | | | | | | | | | |
| 7/7/2023 | MDH | RV | 240,000 | 308,950 | 548,950 | 2023 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | |
| 7/29/2022 | JJC | HC | 160,000 | 186,650 | 346,650 | ADJUSTED MEASUREMENTS | | | | | | | | | | | | | | | | | | | | | |
| 5/5/2022 | JEB | BP | 160,000 | 209,500 | 369,500 | OLD DWELLING REMOVED AND REPLACED | | | | | | | | | | | | | | | | | | | | | |

| 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 checked="" 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 type="checkbox"/> None |

| Building Permit Record | | | |
|------------------------|---------|-------------|---|
| Date | Amount | Purpose | Note |
| 6/14/2022 | 37,717 | NC New Cons | FOR 2023: NO CHANGE. DO NOT RERUN. 2/7/23 JJC |
| 4/16/2021 | 191,299 | NC New Cons | FOR 2022 NSFR 100% COMPLETE. OLD DWG GONE |
| 3/31/2021 | 8,000 | RM Remod | FOR 2022 REMODEL 100% COMPLETE 4/12/22 JJC // |

| Ownership Record | | | | | | |
|------------------|------------|------------|--------|------|--------------------------------------|---|
| Date | Book | Page/Inst# | Amount | Type | Grantee | Remarks |
| 6/11/2025 | 2025-15926 | | | QC | 511 W CENTER STREET LLC | DCM 6-16-2025 NO REV |
| 12/31/2024 | 2024-34118 | | | QC | BRICENO, NESTOR ALEJANDRO & YOUNGRNL | 1-3-25 NO REV // Imported from Just Appraised |
| 10/6/2023 | 2023-26244 | | | QC | REBOLLEDO HOLDINGS LLC; YOUNGBLO(RNL | 10-10-23 NO REV // Imported from Just Appraised |
| 2/23/2022 | 2022-6990 | | | WD | BRICENO, NESTOR & YOUNGBLOOD, CHARNL | 3-4-22 NO REV |

| Land Record | | | | | | | | | | | 765/765-01888-000 | | |
|-------------|----|------------|--------------|-------|------|-----------|---------|---|--------|--------|-------------------|---------|----|
| 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 | -65 L | 125 | 240,000 | |
| | | | 0.000 | | | | | | | | 0.00 | | |



ADJ. TO VACATED RAILROAD R/W.

Total: 240,000

| Occupancy | Construction | 1st Flr | Total Liv | Grade | Age | YC | YR | Cond | Replace | Rem % | Physical | Functional | External | Actual | NC | HS |
|---|--------------|---------|-----------|-------|-----|------|----|------|---------|-------|----------|------------|----------|---------|----|----|
| SingleF | ONE+FrameStd | 744 | 1,406 | 3+10 | 2 | 2021 | | A | 304,368 | 99 | 301,324 | | | 301,324 | | |
| OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives) | | | | | | | | | | | | | 3,802 | | | |
| Total | | | | | | | | | | | | | 305,150 | | | |

| Ext Wall | Roof Type | Sketch Area | Building Computation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|--|------|----------|------|-------|------------|-----|--|--|-----------------|-----|--|--|-----------|--|--|--|----------|--|--|--|-------------|--|--|--|-------------|-------|------|-------|-------------|-------|------|-------|------------|-----|--|--|----------|---|--------|-------|-----------|--|--|--|----------|--|--|--|----------|-----|------|-----|---|------|------|------|------------|-------|----|----|------|-----|-------|-------|--------|--|--|------|----|-------|-------|-----|--|--|------|-----|-------|-------|--------|--|--|
| <input type="checkbox"/> FS <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input checked="" 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 | <input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input checked="" type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input type="checkbox"/> Asp Shing <input checked="" type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 3 Half Extra Fireplaces Type Count | <p>AACU36R20D38L12U2L8 ABCR8*6</p> <p>7/28/2023: CHANGED TO ONE+</p> | Base Price 35.80 +/- Grade 1.100 Story Hgt Factor .964 Grade Adj Factor 1.000 Composite Factor 1.060 Adj Price per SF 37.95 Total Base SF 1,406 Base Value 53,358 | Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>744</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>744</td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td></tr> <tr><td>Heat & Cool</td><td>1,406</td><td>3.07</td><td>4,316</td></tr> <tr><td>Floor Cover</td><td>1,339</td><td>1.78</td><td>2,383</td></tr> <tr><td>Roof Cover</td><td>744</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>3</td><td>632.00</td><td>1,896</td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC T</td><td>149</td><td>5.64</td><td>840</td></tr> </tbody> </table> | Item | S.F./Qty | Rate | Total | Foundation | 744 | | | Floor Structure | 744 | | | Ins Floor | | | | Ins Wall | | | | Ins Ceiling | | | | Heat & Cool | 1,406 | 3.07 | 4,316 | Floor Cover | 1,339 | 1.78 | 2,383 | Roof Cover | 744 | | | Plumbing | 3 | 632.00 | 1,896 | Fireplace | | | | Basement | | | | FLOORC T | 149 | 5.64 | 840 | Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr><td>A MN</td><td>744</td><td>35.80</td><td>1.060</td><td>28,235</td><td></td><td></td></tr> <tr><td>B OP</td><td>48</td><td>12.85</td><td>1.000</td><td>617</td><td></td><td></td></tr> <tr><td>C 1+</td><td>662</td><td>35.80</td><td>1.060</td><td>25,123</td><td></td><td></td></tr> </tbody> </table> | Item | Area | Rate | Factor REL | Total | NC | HS | A MN | 744 | 35.80 | 1.060 | 28,235 | | | B OP | 48 | 12.85 | 1.000 | 617 | | | C 1+ | 662 | 35.80 | 1.060 | 25,123 | | |
| Item | S.F./Qty | Rate | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation | 744 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Structure | 744 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ins Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ins Wall | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ins Ceiling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat & Cool | 1,406 | 3.07 | 4,316 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Cover | 1,339 | 1.78 | 2,383 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover | 744 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plumbing | 3 | 632.00 | 1,896 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fireplace | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FLOORC T | 149 | 5.64 | 840 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Item | Area | Rate | Factor REL | Total | NC | HS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A MN | 744 | 35.80 | 1.060 | 28,235 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B OP | 48 | 12.85 | 1.000 | 617 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C 1+ | 662 | 35.80 | 1.060 | 25,123 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Outbuildings and Yard Improvements | | | | | | | | | | | | |
|------------------------------------|------|------|------|------|-----|------|-------|-------|-------|----|-----|--|
| Item | Type | Qty1 | Qty2 | UMQR | Age | Rate | Grade | Rem % | Value | NC | HS | |
| CDW | | 10 | 40 | 1 | | 2.00 | 1.000 | 99 | 792 | | | |
| Total | | | | | | | | | | | 792 | |

Total of Above 63,410
 Market Adjustment 4,800
 Total Structure RCN 304,368

Inspected: AST 12/9/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 3/8/2022 Sk. File:
 Printed: 8/19/2025 Status: