

Ownership Description				Assessment Summary																							
Name: 533 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: 533 W CENTER ST Legal: SOUTHWEST CORNER BLOCK 22 FURTHER DESCRIBED FROM 2016-12686 AS: Part of Block Twenty Two (22), in the Original Town of Fayetteville, Arkansas, more particularly described as follows, to-wit: Beginning at a point 152 feet 11 1/4 inches West of the Southeast				Type: RI Res.Impr Taxable: N No Adj Neigh: FYHIST Owner: 951154 Status: Tax Status: Block: 022 Lot:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2024</td> <td>20%</td> <td>2023</td> <td>20 %</td> </tr> <tr> <td>Land</td> <td>88,900</td> <td>17,780</td> <td>88,900</td> <td>17,780</td> </tr> <tr> <td>Bldgs</td> <td>166,000</td> <td>33,200</td> <td>166,000</td> <td>33,200</td> </tr> <tr> <td>Total</td> <td>254,900</td> <td>50,980</td> <td>254,900</td> <td>50,980</td> </tr> </table>		Year	2024	20%	2023	20 %	Land	88,900	17,780	88,900	17,780	Bldgs	166,000	33,200	166,000	33,200	Total	254,900	50,980	254,900	50,980
Year	2024	20%	2023	20 %																							
Land	88,900	17,780	88,900	17,780																							
Bldgs	166,000	33,200	166,000	33,200																							
Total	254,900	50,980	254,900	50,980																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/24/2025	JEB	HC	88,900	166,000	254,900																		
				CORRECTED LAND VALUATION																							
				7/9/2024	SRH	BP	88,900	226,650	315,550																		
				NEW CONSTRUCTION VALUATION																							
				4/7/2024	MDH	BP	88,900	166,000	254,900																		
				ADDED 2ND TINY HOUSE, LEFT LAND AS VALUED BY BOE																							
				8/8/2023	KNM	EQ	88,900	146,100	235,000																		
				BOE ADJUSTED VALUE																							
				8/4/2023	BRS	HC	150,000	146,100	296,100																		
				NO CHANGE																							
				7/7/2023	MDH	RV	150,000	146,100	296,100																		
				2023 REAPPRAISAL																							

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input checked="" 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
12/10/2024	5,000	AO Add on	R26 ADDITION 42 SF
8/25/2022		RM Remod	FOR 2024 (CARD 3) TINY HOME 100% COMPLETE //
8/17/2016	15,000	AO Add on	FOR 2017 CONVERTED SEP TO MN & STG CONTAINER

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/11/2025	2025-15928			QC	533 W CENTER STREET LLC	DCM 6-16-2025 NO REV
12/31/2024	2025-00113			QC	BRICENO, NESTOR & YOUNGBLOOD, CHAD	DCM 1-6-2025 NO REV
10/6/2023	2023-26244			QC	REBOLLEDO HOLDINGS LLC	RNL 10-10-23 NO REV // Imported from Just Appraised
7/26/2019	2019-22220			QC	BRICENO, NESTOR	DCM 7-30-2019 NO REV

Land Record											765/765-01890-000			
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	-75	L	75	150,000		
			0.000				0.00							

IRREGULAR SHAPED LOT, LIMITED ACCESS

Total: 150,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	966	966	4	87	1936	2016	A	164,539	750	123,405			123,405		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													1,051			
Total													124,450			

Ext Wall	Roof Type	Sketch Area	Building Computation						
FS	<input type="checkbox"/> Hip	<p>26 MN (182) 26 28 28 28 MN (784) 28 OP (168) 28</p> <p>AACU28*28 ABU28R1CU7*26 ACCR28*6</p> <p>12/9/2021: ADJ DWG REL.</p>	Base Price			38.08			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000					
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000					
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	.805					
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.805				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			30.65			
Foundation	<input type="checkbox"/> Dormer		Total Base SF			966			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			29,608			
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base						
<input type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	966						
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	966						
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor							
<input 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	966	2.75	2,657				
Insulation	<input type="checkbox"/> Other	Floor Cover	966	1.46	1,410				
<input type="checkbox"/> Floor	Plumbing	Roof Cover	966						
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing	-2	521.00	-1,042				
<input checked="" type="checkbox"/> Ceiling	Half	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	784	38.08	.805	24,030			
<input checked="" type="checkbox"/> Central		B MN	182	38.08	.805	5,578			
<input type="checkbox"/> Elec Base		C OP	168	11.12	.881	1,646			
<input type="checkbox"/> Elec Ceil		Total of Above							34,279
<input type="checkbox"/> Other		Market Adjustment							4,800
Floor Cover		Total Structure RCN							164,539
<input type="checkbox"/> None		Inspected: AST 12/9/2021							Contact: PI
<input type="checkbox"/> Softwood		Revisited:							Int.Est?:
<input type="checkbox"/> HW Sheath		Entered: CHB 3/8/2022							Sk. File:
<input type="checkbox"/> HW Parq		Printed: 8/13/2025							Status:
<input type="checkbox"/> Linoleum		Total							219
<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									

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
WD		4	10				7.97	.917	75	219		