

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	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI Res.Impr</td> <td>Year 2024 20%</td> <td>2023 20 %</td> </tr> <tr> <td>Taxable: N No Adj</td> <td>Land 88,900 17,780</td> <td>88,900 17,780</td> </tr> <tr> <td>Neigh: FYHIST</td> <td>Bldgs 166,000 33,200</td> <td>166,000 33,200</td> </tr> <tr> <td>Owner: 951154</td> <td>Total 254,900 50,980</td> <td>254,900 50,980</td> </tr> <tr> <td>Status: Tax Status:</td> <td colspan="2"></td> </tr> <tr> <td>Block: 022 Lot:</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2024 20%	2023 20 %	Taxable: N No Adj	Land 88,900 17,780	88,900 17,780	Neigh: FYHIST	Bldgs 166,000 33,200	166,000 33,200	Owner: 951154	Total 254,900 50,980	254,900 50,980	Status: Tax Status:			Block: 022 Lot:																																																																				
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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											765/765-01890-000.3			
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	200	200	6	1	2022		A	26,717	97	25,915		E 25	19,436		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)																
Total														19,450		

Ext Wall	Roof Type	Sketch Area	Building Computation				
STANDARD	<input type="checkbox"/> Hip		Base Price		45.05		
<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		.550		
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		.550		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Flat		Adj Price per SF		24.78		
Foundation	<input type="checkbox"/> Dormer		Total Base SF		200		
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		4,956		
<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	200				
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	200				
<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 checked="" type="checkbox"/> GalvAlum	Heat & Cool	200	1.46	292		
Insulation	<input type="checkbox"/> Other	Floor Cover	200	1.10	220		
<input type="checkbox"/> Floor	Plumbing	Roof Cover	200	.49	98		
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing		397.00			
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace					
Heat/Cool	Extra	Basement					
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items					
<input checked="" type="checkbox"/> Hot Air/F	Type	Item	Area	Rate	Factor REL	Total NC HS	
<input type="checkbox"/> F/W Furn	Count	A MN	200	45.05	.550	4,956	
<input type="checkbox"/> Central	AACU8*25						
<input type="checkbox"/> Elec Base	2/5/2024: FOR 2024 TINY HOME 100% COMPLETE, REMOVED NCV.						
<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							
<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							
Basement							
<input type="checkbox"/> Unfinished							
<input type="checkbox"/> Finished							
<input type="checkbox"/> Fin Part							
Total					Total of Above		5,566
				Market Adjustment		4,800	
				Total Structure RCN		26,717	
				Inspected: AST 12/9/2021		Contact: PI	
				Revisited:		Int.Est?:	
				Entered: CHB 3/8/2022		Sk. File:	
				Printed: 8/13/2025		Status:	