

Ownership Description					Assessment Summary																													
Name: PHILLIPS, ROBERT WALLACE PO BOX 995 WEST FORK AR 72774-0995 Subd.: 04350 FAYETTEVILLE ORIGINAL S-T-R: 16-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 20N LOCUST AVE Legal: PT LOT 2-B BLOCK 18 FURTHER DESCRIBED FROM 2012-701 AS: A part of Lot numbered Two (2) in Block numbered Eighteen (18) in the Original Town (Now City) of Fayetteville, Arkansas, more particularly described as follows, to-wit: Commencing at the Southwest					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: FYHIST Owner: 923662 Status: Tax Status: Block: 018 Lot: City: FAYETTEVILLE Map: 484 523 Old PID: 135768-000-00					<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>225,000</td> <td>45,000</td> <td>150,000</td> <td>30,000</td> </tr> <tr> <td>Bldgs</td> <td>85,500</td> <td>17,100</td> <td>51,650</td> <td>10,330</td> </tr> <tr> <td>Total</td> <td>310,500</td> <td>62,100</td> <td>201,650</td> <td>40,330</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	225,000	45,000	150,000	30,000	Bldgs	85,500	17,100	51,650	10,330	Total	310,500	62,100	201,650	40,330
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	225,000	85,500	310,500																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	150,000	51,650	201,650																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	50,000	44,500	94,500																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	50,000	46,150	96,150																								
					2010 REAPPRAISAL																													
					7/10/2007	MDH	RV	35,000	52,600	87,600																								
					8/16/2004 BRP 25,000 39,400 64,400 REMOVED "AN" FROM CENTRAL H/A.																													

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 type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/9/2024	2024-17201		345,000	WD	PHILLIPS, ROBERT WALLACE	RNL 7-12-24 // Imported from Just Appraised
5/7/2020	2020-14554			AF	URQUIZU FAMILY REVOCABLE LIVING TRIDCM 5-11-2020	NO REV
2/13/2015	2015-16559			WD	URQUIZU FAMILY REVOCABLE LIVING TRIRNL 6-18-15	NO REV
1/4/2012	2012-701			QC	URQUIZU, CARL ANDREW & ARLENE FRAIENT 1/31/12	NO REV

Land Record										765/765-01861-000			
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	125	225,000	
			0.000					0.00					



Total: 225,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	929	929	4--10	102	1921	A	147,278	550	81,003			81,003		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,474			
Total													85,500			

Ext Wall	Roof Type	Sketch Area	Building Computation						
FS	<input type="checkbox"/> Hip		Base Price			38.82			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	.900					
<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		.725				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		28.14				
Foundation	<input type="checkbox"/> Dormer		Total Base SF		929				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		26,142				
<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 checked="" type="checkbox"/> Asp Shing	Foundation	929						
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	929						
<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	929	-5	-464				
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	929	2.75	2,555				
Insulation	<input type="checkbox"/> Other	Floor Cover	929	1.46	1,356				
<input type="checkbox"/> Floor	Plumbing	Roof Cover	929						
<input 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	929	38.82	.725	26,142			
<input checked="" type="checkbox"/> Central		B FEP	80	19.58	.881	1,380			
<input type="checkbox"/> Elec Base		C OP	70	12.26	.881	756			
<input type="checkbox"/> Elec Ceil		Total of Above						30,683	
<input type="checkbox"/> Other		Market Adjustment						4,800	
Floor Cover		Total Structure RCN						147,278	
<input type="checkbox"/> None		Inspected: JTG 2/7/2023						Contact: NA	
<input type="checkbox"/> Softwood		Revisited:						Int.Est?:	
<input type="checkbox"/> HW Sheath		Entered: CHB 2/9/2023						Sk. File:	
<input type="checkbox"/> HW Parq		Printed: 8/13/2025						Status:	
<input type="checkbox"/> Linoleum		Total						932	
<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									

AACU24R8U12R18D12R1D29L13U5L14 ABU24R8U12R18CL10*8 ACCR14*5

11/22/2013: ADDED WF6. CHANGED GRADE.

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
WF6		195					8.69	1.000	55	932		

Item	Area	Rate	Factor REL	Total	NC	HS
A MN	929	38.82	.725	26,142		
B FEP	80	19.58	.881	1,380		
C OP	70	12.26	.881	756		

Total of Above 30,683
 Market Adjustment 4,800
 Total Structure RCN 147,278
 Inspected: JTG 2/7/2023 Contact: NA
 Revisited: Int.Est?:
 Entered: CHB 2/9/2023 Sk. File:
 Printed: 8/13/2025 Status: