

Ownership Description					Assessment Summary																													
Name: LEFLER, JAMES ROY & JACQUI EUNICE 448 N LIMESTONE DR FAYETTEVILLE AR 72701-4677 Subd.: 08520 WATSON PLACE ADD S-T-R: 16-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 106 W BOLES ST Legal:					Type: RI Res.Impr Taxable: NF No-Full Neigh: FYHIST Owner: 935264 Status: Tax Status: Block: Lot: 003 City: FAYETTEVILLE Map: 484 Old PID: 145110-000-00					<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>195,000</td> <td>39,000</td> <td>130,000</td> <td>26,000</td> </tr> <tr> <td>Bldgs</td> <td>127,300</td> <td>25,460</td> <td>90,150</td> <td>18,030</td> </tr> <tr> <td>Total</td> <td>322,300</td> <td>64,460</td> <td>220,150</td> <td>44,030</td> </tr> </tbody> </table>					Year	2023	20%	2022	20 %	Land	195,000	39,000	130,000	26,000	Bldgs	127,300	25,460	90,150	18,030	Total	322,300	64,460	220,150	44,030
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	195,000	127,300	322,300																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	130,000	90,150	220,150																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	62,500	47,700	110,200																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	62,500	49,700	112,200																								
					2010 REAPPRAISAL																													
					7/10/2007	MDH	RV	33,250	57,550	90,800																								
					7/11/2004	MDH	RV	21,850	48,400	70,250																								

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
5/20/1996	4,355	RM Remod	REMODEL

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
11/14/2024	2024-30263		350,000	WD	LEFLER, JAMES ROY & JACQUI EUNICE	JBF 11-20-2024 // Imported from Just Appraised
11/8/2024	2024-30395			SV	LEFLER, JAMES ROY & JACQUI EUNICE	NLB 11-20-24 SURVEY FOR LEFLER, JAMES ROY & JACQUI
12/9/2023	2024-582	8704468		DC	HOUSE, SARAH	WGO 01/09/2024 NO REV
10/30/2023	2023-28337			BD	HOUSE, GLENDA J	RNL 11-9-2023 NO REV

Land Record 765/765-11921-000

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		L	100	S	-70		195,000		
			0.000				0.00								



Total: 195,000

08 13 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	900	900	4+15	82	1941	1996	A	207,686	600	124,612			124,612		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,688			
Total													127,300			

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		1.150			
<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		.926			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		35.95			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		900			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		32,355			
<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	900					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	900					
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor	900	.50	450			
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall	900	-.5	-450			
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	900	1.73	1,557			
Insulation	<input type="checkbox"/> Other	Floor Cover	450	3.07	1,382			
<input checked="" type="checkbox"/> Floor	Plumbing	Roof Cover	900					
<input type="checkbox"/> Wall	Full 1	Plumbing		521.00				
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace						
Heat/Cool	Extra	Basement	360	11.90	4,284			
<input type="checkbox"/> None	Fireplaces	FLOORC C	450	1.46	657			
<input checked="" type="checkbox"/> Hot Air/F	Type	Base Structure and Additive Items						
<input type="checkbox"/> F/W Furn	Count	Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> Central		A MN	900	38.82	.926	32,355		
<input type="checkbox"/> Elec Base		B OP	98	11.86	.881	1,024		
<input type="checkbox"/> Elec Ceil		C PS	24	2.70	.917	60		
<input type="checkbox"/> Other		D MFB	150	14.75	.881	1,949		

AACU34R2U7R16D7R6D32L14D2L10 ABR10U2CR14*7 ACU34R2U7R16D7CU6*4

11/28/2017: FOR 2020 ADJ GRADE. ADJ CDW REL.

Outbuildings and Yard Improvements											
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		24		9	1	1.83	1.000	60	237		
WF3		24				7.93	1.000	60	114		
WF6		40				8.69	1.000	60	209		
HW Sheath	MW					.00N	1.000				
<input type="checkbox"/> None											
<input type="checkbox"/> Softwood											
<input checked="" 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 type="checkbox"/> Other											
Basement											
<input checked="" type="checkbox"/> Unfinished											
<input type="checkbox"/> Finished											
<input type="checkbox"/> Fin Part											
Total									560		

Total of Above 43,268
 Market Adjustment 4,800
 Total Structure RCN 207,686
 Inspected: AST 12/16/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CDS 3/16/2022 Sk. File:
 Printed: 8/13/2025 Status: