

Ownership Description	Assessment Summary																																																																						
Name: WEST ROCKEN LLC 3809 VALLEY VIEW DR SPRINGDALE AR 72762-6743 Subd.: 04350 FAYETTEVILLE ORIGINAL S-T-R: 16-16-30 Acres: 0.15 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 373 W ROCK ST Legal: PT BLOCK 38 (50/133) FURTHER DESCRIBED FROM 2021-18741 AS: PART OF BLOCK 38 IN THE ORIGINAL PLAT OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>210,000</td> <td>42,000</td> <td>210,000</td> <td>42,000</td> </tr> <tr> <td>Bldgs</td> <td>732,550</td> <td>146,510</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>942,550</td> <td>188,510</td> <td>210,000</td> <td>42,000</td> </tr> </table>	Year	2025	20%	2023	20%	Land	210,000	42,000	210,000	42,000	Bldgs	732,550	146,510			Total	942,550	188,510	210,000	42,000																																																		
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Type: RI Res.Impr Taxable: N No Adj Neigh: FYHIST Owner: 951156 Status: P25 Tax Status: Block: 038 Lot: City: FAYETTEVILLE Map: 523 Old PID: 135959-000-00	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>7/22/2025</td> <td>JEB</td> <td>HC</td> <td>210,000</td> <td>732,550 942,550</td> </tr> <tr> <td colspan="5">UPDATED SKETCH & FLOORC. ADJ GRADE</td> </tr> <tr> <td>5/22/2025</td> <td>MDH</td> <td>BP</td> <td>210,000</td> <td>775,150 985,150</td> </tr> <tr> <td colspan="5">NEW TOWNHOMES</td> </tr> <tr> <td>8/7/2023</td> <td>KNM</td> <td>EQ</td> <td>210,000</td> <td>210,000</td> </tr> <tr> <td colspan="5">NO CHANGE</td> </tr> <tr> <td>7/28/2023</td> <td>JEB</td> <td>HC</td> <td>210,000</td> <td>210,000</td> </tr> <tr> <td colspan="5">ADJ LAND VALUE</td> </tr> <tr> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>232,500</td> <td>232,500</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>155,000</td> <td>155,000</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	7/22/2025	JEB	HC	210,000	732,550 942,550	UPDATED SKETCH & FLOORC. ADJ GRADE					5/22/2025	MDH	BP	210,000	775,150 985,150	NEW TOWNHOMES					8/7/2023	KNM	EQ	210,000	210,000	NO CHANGE					7/28/2023	JEB	HC	210,000	210,000	ADJ LAND VALUE					7/7/2023	MDH	RV	232,500	232,500	2023 REAPPRAISAL					7/6/2020	MDH	RV	155,000	155,000	2020 REAPPRAISAL				
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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 checked="" 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
10/9/2023	330,545	NC New Cons	FOR 2025 DUPLEX 100% COMPLETE 4/8/25 BRS // R25
5/22/2019	150,000	DM Demolit	FOR 2020: DEMO COMPLETE. 3/16/20 EEK

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/11/2025	2025-15929			QC	WEST ROCKEN LLC	DCM 6-16-2025 NO REV
10/25/2024	2024-28462			QC	BRICENO, NESTOR & YOUNGBLOOD, CHARNL	11-4-24 // Imported from Just Appraised
5/13/2021	2021-18741		190,000	WD	BRICENO, NESTOR	RNL 5-19-21
2/13/2019	2019-3975		140,000	WD	BEBOUT, DEWAYNE HEATH & RHONDA	LEDCM 2-15-2019

Land Record											765/765-02055-000		
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	-70	110	210,000	
			0.000			0.00							



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	ONE+FrameStd	754	3,790	3+10	1	2024		A	728,415	99	721,137			721,137	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														11,393		
Total														732,550		

Ext Wall	Roof Type	Sketch Area	Building Computation											
STANDARD	<input type="checkbox"/> Hip		Base Price			29.81								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100										
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.936										
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000										
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor			1.030								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			30.70								
Foundation	<input type="checkbox"/> Dormer		Total Base SF			3,790								
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			116,353								
<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	754											
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	754											
<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	3,790	3.07	11,635									
Insulation	<input type="checkbox"/> Other	Floor Cover	3,790	1.78	6,746									
<input type="checkbox"/> Floor	Plumbing	Roof Cover	754											
<input checked="" type="checkbox"/> Wall	Full 8	Plumbing	18	632.00	11,376									
<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	377	29.81	1.030	11,574								
<input checked="" type="checkbox"/> Central		B OP	50	12.85	1.000	643								
<input type="checkbox"/> Elec Base		C MN	377	29.81	1.030	11,574								
<input type="checkbox"/> Elec Ceil		D OP	50	12.85	1.000	643								
<input type="checkbox"/> Other		E FFB	348	10.90	1.000	3,793								
Floor Cover		F FFB	348	10.90	1.000	3,793								
<input type="checkbox"/> None		G 1+	1518	29.81	1.030	46,603								
<input type="checkbox"/> Softwood		H 1+	1518	29.81	1.030	46,603								
<input type="checkbox"/> HW Sheath		Total of Above				154,982								
<input type="checkbox"/> HW Parq		Market Adjustment				4,700								
<input type="checkbox"/> Linoleum		Total Structure RCN				728,415								
<input type="checkbox"/> CarpetTile		Inspected: AST 12/13/2021	Contact: PI											
<input type="checkbox"/> Cer Tile		Revisited:	Int.Est?:											
<input type="checkbox"/> Stone		Entered: CHB 3/8/2022	Sk. File:											
<input checked="" type="checkbox"/> LuxVinyl		Printed: 8/13/2025	Status: P25											
Basement		Outbuildings and Yard Improvements												
<input type="checkbox"/> Unfinished		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> Finished		CDW		9	80			2.00	1.000	99	1,426			
<input type="checkbox"/> Fin Part		CDW		12	42			2.00	1.000	99	998			
Total												2,424		

AACU22R8U3R5U4R4D21L5D8L12 ABR12D2CU10*5
 ACR17CU22R8U3R5U4R4D21L5D8L12 ADR29D2CU10*5 AEU22CU23R17D16L4D4L5D3L8
 AFR17U22CU23R17D16L4D4L5D3L8
 7/22/2025: BOE2025 - UPDATED SKETCH & FLOORC. ADJ GRADE.