

Ownership Description				Assessment Summary																							
Name: TROUT RIVER HOLDINGS LLC 1200 SOUTHFORK LN FORT SMITH AR 72916-4054 Subd.: 08227 TOWNE WEST S/D PH III-IV S-T-R: 13-16-31 Acres: 0.11 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1070 S BENCHMARK LN Legal:				Type: RI Res.Impr Taxable: NF No-Full Neigh: FY1631W Owner: 937473 Status: P25 Tax Status: AC Block: Lot: 315 City: FAYETTEVILLE Map: Old PID: 765-22366-704		<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>75,000</td> <td>15,000</td> <td>37,500</td> <td>7,500</td> </tr> <tr> <td>Bldgs</td> <td>581,300</td> <td>116,260</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>656,300</td> <td>131,260</td> <td>37,500</td> <td>7,500</td> </tr> </table>		Year	2025	20%	2023	20%	Land	75,000	15,000	37,500	7,500	Bldgs	581,300	116,260			Total	656,300	131,260	37,500	7,500
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				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				6/24/2025	JJC	BP	75,000	581,300	656,300																		
				NEW DUPLEX FOR 2025																							
				4/29/2025	KNM	IN	75,000		75,000																		
				FOR 2025 REMOVED DD DUE TO SALE																							
				7/7/2023	MDH	RV	37,500		37,500																		
				2023 REAPPRAISAL																							
				7/7/2022	JJC	BP	25,000		25,000																		
				FOR 2022: NEW S/D																							
				4/18/2022	DMC	SP																					
				FOR 2022: NEW S/D PER S/D PLAT TOWNE WEST S/D PH III-IV 24A-380. ALL ACREAGE FROM 765-22366-704																							
Building Permit Record																											
Date	Amount	Purpose	Note																								
2/21/2024	758,395	NC New Cons	FOR 2024 DUPLEX 100% COMPLETE 6/24/25 JJC // R26																								

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 checked="" type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input checked="" type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input 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 checked="" type="checkbox"/> None

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/20/2024	2024-33699		683,000	WD	TROUT RIVER HOLDINGS LLC	JBF 12-31-2024 // Imported from Just Appraised
12/7/2021	2021-47219			WD	TITAN TW LLC	WGO 04/20/2022 NO REV
12/7/2021	2021-47097		2,380,000	WD	TITAN TW LLC	WGO 04/20/2022
12/22/2019	2019-36786			AF	TOWNE WEST RESIDENCES LLC	DMC FOR 2022: NEW S/D PER S/D PLAT TOWNE WEST S/D PH

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000		.000	100000.00		O	-25		75,000	50	
											0.11 AC		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	ONE+MasonFr	1,594	4,060	3+10	1	2024		A	583,086	99	577,258			577,258	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														4,017		
Total														581,300		

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																																																										
<input type="checkbox"/> COMBO <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other 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	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input checked="" type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input type="checkbox"/> Asp Shing <input checked="" type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 8 Half 2 Extra Fireplaces Type Count	<p>AACU20R5U7R16D1R4D33L23U7L2 ABD7CR25*22 ACCR2*7 ADU20CU7*5 AER2D7R23CU33R4U1R16D7R5D20L2D7L23 AFR2D7R23CR25*22 AGU20R5U7R16D1R8U1R16CR5*7 AHR2D7R46CU7*2</p> <p>6/24/2025: FOR 2025 DUPLEX 100% COMPLETE.</p>	Base Price 30.59 +/- Grade 1.100 Story Hgt Factor .934 Grade Adj Factor 1.000 Composite Factor 1.027 Adj Price per SF 31.42 Total Base SF 4,060 Base Value 127,565	Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th colspan="2">Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>1,594</td><td></td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,594</td><td></td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td><td></td></tr> <tr><td>Heat & Cool</td><td>4,060</td><td>3.07</td><td>12,464</td><td></td></tr> <tr><td>Floor Cover</td><td>4,523</td><td>1.78</td><td>8,051</td><td></td></tr> <tr><td>Roof Cover</td><td>1,594</td><td></td><td></td><td></td></tr> <tr><td>Plumbing</td><td>22</td><td>632.00</td><td>13,904</td><td></td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td><td></td></tr> <tr><td>FLOORC C</td><td>1131</td><td>1.78</td><td>2,013</td><td></td></tr> </tbody> </table>				Item	S.F./Qty	Rate	Total		Foundation	1,594				Floor Structure	1,594				Ins Floor					Ins Wall					Ins Ceiling					Heat & Cool	4,060	3.07	12,464		Floor Cover	4,523	1.78	8,051		Roof Cover	1,594				Plumbing	22	632.00	13,904		Fireplace					Basement					FLOORC C	1131	1.78	2,013																																																																																																						
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Inspected: SRH 4/7/2023 Contact: PI Revisited: Int.Est?: Entered: SRH 4/27/2023 Sk. File: Printed: 8/13/2025 Status: P25												
Total										1,236		