

Ownership Description	Assessment Summary																																																																																				
Name: BRICENO, NESTOR ALEJANDRO 3809 VALLEY VIEW DR SPRINGDALE AR 72762 Subd.: 08660 WILSON-DUNN ADD S-T-R: 21-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1116 S WEST AVE Legal: W HALF LOT 1 & 2 BLOCK 1	Type: RV Res.Vac Taxable: N No Adj Neigh: FYMLK Owner: 636229 Status: Tax Status: Block: 001 Lot: City: FAYETTEVILLE Map: 561 562 Old PID: 145571-000-00																																																																																				
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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 type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
8/24/2016	1,500	DM Demolit	FOR 2017 DEMO IMPS COMPLETE (3/9/17 JEB) // FOR
12/28/2015	40,000	RM Remod	FOR 2017: REMODEL 100% COMPLETE DWB/CRJ
3/2/2012	2,500	RM Remod	R16 FOR ANY CHANGES. FOR 2015 NO CHANGE. DWG

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/7/2025	2025-06269		230,000	WD	BRICENO, NESTOR	DCM 3-14-2025 // Imported from Just Appraised
7/2/2015	2015-18478		35,000	WD	QUARLES, JUSTIN THOMAS	TLM 07/07/2015
6/26/2015	2015-18476			WD	MILLER, LOUIS F III	TLM 07/07/2015 NO REV
2/28/2011	2011-6162		59,400	WD	SMALLWOOD, TOMAS E & NIKOLA M	CAZ 3/8/2011

Land Record															
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	-50			75,000		
			0.000					0.00							

Total: 75,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
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OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)

Total

Ext Wall	Roof Type	Sketch Area										Building Computation																														
<input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Floor Struct <input type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> 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 type="checkbox"/> 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 type="checkbox"/> HipGable Roof Cover <input type="checkbox"/> Asp Shing <input 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"/> Plumbing Full Half Extra Fireplaces Type Count											Base Price +/- Grade Story Hgt Factor Grade Adj Factor Composite Factor Adj Price per SF Total Base SF Base Value																														
													Adjustments to Base																													
													Item	S.F./Qty	Rate	Total																										
													Foundation																													
													Floor Structure																													
													Ins Floor																													
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												Plumbing																														
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												Total Structure RCN																														
												Inspected: KDA	12/21/2021	Contact: PI																												
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												Entered: CHB	7/19/2022	Sk. File:																												
												Printed: 8/15/2025		Status:																												