

Ownership Description	Assessment Summary																																																																																				
Name: 119 N WASH AVE LLC 3809 VALLEY VIEW DR SPRINGDALE AR 72762-6743 Subd.: 04150 15-16-30 COUNTY COURT PLAT S-T-R: 15-16-30 Acres: 0.082 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 119 N WASHINGTON AVE Legal: PT LOT 19 NW 0.082 AC FURTHER DESCRIBED FROM 2021-7663 AS: Part of the SW/4 of the NW/4 of Section 15, Township 16 North, Range 30 West, In the city of Fayetteville, Washington County, Arkansas, Being more particularly described as follows and as shown	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI Res.Impr</td> <td>Year 2023 20%</td> <td>2022 20 %</td> </tr> <tr> <td>Taxable: N No Adj</td> <td>Land 90,000 18,000</td> <td>55,000 11,000</td> </tr> <tr> <td>Neigh: FYHIST</td> <td>Bldgs 245,000 49,000</td> <td>252,150 50,430</td> </tr> <tr> <td>Owner: 951148</td> <td>Total 335,000 67,000</td> <td>307,150 61,430</td> </tr> <tr> <td>Status: Tax Status: AC</td> <td colspan="2"></td> </tr> <tr> <td>Block: Lot:</td> <td colspan="2"></td> </tr> <tr> <td>City: FAYETTEVILLE</td> <td colspan="2"></td> </tr> <tr> <td>Map: 524 525</td> <td colspan="2"></td> </tr> <tr> <td>Old PID: 765-12702-000</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2023 20%	2022 20 %	Taxable: N No Adj	Land 90,000 18,000	55,000 11,000	Neigh: FYHIST	Bldgs 245,000 49,000	252,150 50,430	Owner: 951148	Total 335,000 67,000	307,150 61,430	Status: Tax Status: AC			Block: Lot:			City: FAYETTEVILLE			Map: 524 525			Old PID: 765-12702-000																																																											
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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 checked="" 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
3/16/2021	8,000	NC New Cons	FOR 2022 NSFR 100% COMPLETE 4/28/22 JEB // FOR
3/16/2021	8,480	NC New Cons	FOR 2022 NSFR 100% COMPLETE 4/28/22 JEB // FOR
3/5/2021	181,191	NC New Cons	FOR 2022 NSFR 100% COMPLETE 4/28/22 JEB // FOR

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/11/2025	2025-15927			QC	119 N WASH AVE LLC	DCM 6-16-2025 NO REV
12/31/2024	2024-34117			QC	BRICENO, NESTOR & YOUNGBLOOD, CHARNL	1-3-25 NO REV // Imported from Just Appraised
10/6/2023	2023-26244			QC	REBOLLEDO HOLDINGS LLC	RNL 10-10-23 NO REV // Imported from Just Appraised
3/18/2021	2021-10880			CR	BRICENO, NESTOR	DCM 3-25-2021 NO REV

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	-65 L	25	90,000	
			0.000										



Total: 90,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	724	1,406	3+10	2	2021		A	308,933	99	305,844			305,844		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)																
Total														305,850		

Ext Wall	Roof Type	Sketch Area										Building Computation					
MASONITE	<input type="checkbox"/> Hip											Base Price 35.80 +/- Grade 1.100 Story Hgt Factor .964 Grade Adj Factor 1.000 Composite Factor 1.060 Adj Price per SF 37.95 Total Base SF 1,406 Base Value 53,358					
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											Adjustments to Base					
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Foundation	724				
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable											Floor Structure	724				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Ins Floor					
Foundation	<input type="checkbox"/> Dormer											Ins Wall					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Ins Ceiling					
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											Heat & Cool	1,406	3.07	4,316		
<input checked="" type="checkbox"/> Slab	Roof Cover											Floor Cover	984	1.78	1,752		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Roof Cover	724														
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Plumbing	3	632.00	1,896												
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Fireplace															
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Basement															
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	FLOORC T	422	5.64	2,380												
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Base Structure and Additive Items															
Insulation	<input type="checkbox"/> Other	Item	Area	Rate	Factor REL	Total	NC	HS									
<input type="checkbox"/> Floor	Plumbing	A MN	724	35.80	1.060	27,476											
<input checked="" type="checkbox"/> Wall	Full 3	B OP	25	13.92	1.000	348											
<input checked="" type="checkbox"/> Ceiling	Half	C WD	36	8.63	1.000	311											
Heat/Cool	Extra	D 1+	682	35.80	1.060	25,882											
<input type="checkbox"/> None	Fireplaces	Total of Above						64,361									
<input type="checkbox"/> Hot Air/F	Type	Market Adjustment						4,800									
<input type="checkbox"/> F/W Furn	Count	Total Structure RCN						308,933									
<input checked="" type="checkbox"/> Central		7/28/2023: CHANGED TO ONE+ & ADJ GRADE.															
<input type="checkbox"/> Elec Base	Outbuildings and Yard Improvements																
<input type="checkbox"/> Elec Ceil	Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS				
<input type="checkbox"/> Other	GDW							.00N	1.000								
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 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																	
Total													Inspected: JEB 12/6/2021		Contact: PI		
												Revisited:		Int.Est?:			
												Entered: CDS 3/4/2022		Sk. File:			
												Printed: 8/19/2025		Status:			