

Ownership Description					Assessment Summary					
Name: BRICENO, NESTOR & YOUNGBLOOD, CHANEY LIVING TRUST 3809 VALLEY VIEW DR SPRINGDALE AR 72762-6743 Subd.: 01145 10-17-30 SPRINGDALE OUTLOTS, WEST S-T-R: 10-17-30 Acres: 2 T.D.: 501 SPRINGDALE SCH, SPG Location: 3809 VALLEY VIEW DR Legal: PT SW SW 2 AC FURTHER DESCRIBED FROM 2012-1720 AS: Part of the SW/4 of the SW/4 of Section Ten (10), Township Seventeen (17) North, Range Thirty (30) West, more particularly described as follows, to-wit: Beginning at a point which lies South 89					Type: RI Res.Impr Taxable: O OwnerOcc Neigh: SDROL2 Owner: 951140 Status: Tax Status: Block: Lot:		Year 2023 20% 2022 20 % Land 148,750 29,750 72,500 14,500 Bldgs 282,372 56,474 252,300 50,460 Total 431,122 86,224 324,800 64,960			
					City: SPRINGDALE Map: 6 7 Old PID: 001-16322-000		Review Record			
					Date	By	Reason	Land	Buildings	Total
					8/14/2025	MCB	HC	148,750	282,372	431,122
					NO CHANGE					
					8/8/2023	KNM	EQ	148,750	282,372	431,122
					BOE ADJUSTED VALUE					
					8/4/2023	BRS	HC	148,750	328,000	476,750
					NO CHANGE					
					7/3/2023	MDH	RV	148,750	328,000	476,750
					2023 REAPPRAISAL					
					7/6/2020	MDH	RV	72,500	252,300	324,800
					2020 REAPPRAISAL					
					7/5/2015	MDH	RV	57,500	150,650	208,150
					2015 REAPPRAISAL					

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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/11/2025	2025-15924			QC	BRICENO, NESTOR & YOUNGBLOOD, CHAD	CM 6-16-2025 NO REV
7/30/2020	2020-26538		325,000	WD	BRICENO, NESTOR & YOUNGBLOOD, CHAR	NL 8-4-20
6/15/2015	2015-16331			QC	ATHEY, ALAN O & PATRICIA S	IRG 6/17/15
6/15/2015	2015-16330		267,000	WD	ATHEY, ALAN O & PATRICIA S	IRG 6/17/15

Land Record												815/815-29126-380			
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000	85000.00							85,000		
						0.00							2 ACRES		
	AC	1.000	1.000		.000	85000.00		E		-25			63,750		
						0.00									



Total: 148,750

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,746	2,746	3	43	1980	A	418,714	750	314,036			314,036		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,956			
Total													328,000			

Ext Wall	Roof Type	Sketch Area	Building Computation												
BV	<input checked="" type="checkbox"/> Hip		Base Price			33.20									
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000											
<input 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	1.000											
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.000										
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			33.20									
Foundation	<input type="checkbox"/> Dormer		Total Base SF			2,746									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			91,167									
<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	2,746												
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,746												
<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	2,746	3.07	8,430										
Insulation	<input type="checkbox"/> Other	Floor Cover	2,746	1.78	4,888										
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,746												
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	2	632.00	1,264										
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1570.00	1,570										
Heat/Cool	Extra	Basement													
<input type="checkbox"/> None	Fireplaces	Base Structure and Additive Items													
<input type="checkbox"/> Hot Air/F	Type 1SA	Item	Area	Rate	Factor REL	Total	NC	HS							
<input type="checkbox"/> F/W Furn	Count 1	A MN	2362	33.20	1.000	78,418									
<input checked="" type="checkbox"/> Central		B FEP	144	16.67	1.000	2,400									
<input type="checkbox"/> Elec Base		C SEP	516	12.91	1.000	6,662									
<input type="checkbox"/> Elec Ceil		D WD	332	6.47	1.000	2,148									
<input type="checkbox"/> Other		E MN	384	33.20	1.000	12,749									
Floor Cover		F OP	272	10.56	1.000	2,872									
<input type="checkbox"/> None		G MFA	504	14.75	1.000	7,434									
<input type="checkbox"/> Softwood		Outbuildings and Yard Improvements													
<input type="checkbox"/> HW Sheath															
<input type="checkbox"/> HW Parq		Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> Linoleum		CDW		16	110				2.00	1.000	50N	1,760			
<input checked="" type="checkbox"/> CarpetTile		CDW		40	36				2.00	1.000	50N	1,440			
<input type="checkbox"/> Cer Tile		CLF4		280					5.21	1.000	75	1,094			
<input type="checkbox"/> Stone		Total													
<input type="checkbox"/> Other													4,294		
Basement															
<input type="checkbox"/> Unfinished															
<input type="checkbox"/> Finished															
<input type="checkbox"/> Fin Part															

Total of Above 128,835
 Market Adjustment 3,250
 Total Structure RCN 418,714

Inspected: BRS 11/29/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 12/12/2022 Sk. File:
 Printed: 8/18/2025 Status: