

**Ownership Description** **Assessment Summary**

**Name:** RODRIGUEZ, CHRISTOPHER  
 4326 GEORGIA ST  
 SPRINGDALE AR 72762-7962  
**Subd.:** 03047 SOUTHWIND TERRACE PHASE IV  
**S-T-R:** 15-17-30 **Acres:**  
**T.D.:** 501 SPRINGDALE SCH, SPG  
**Location:** 4326 GEORGIA ST  
**Legal:**

**Type:** RI Res.Impr  
**Taxable:** OF Own-Full  
**Neigh:** SDR002  
**Owner:** 928238  
**Status:** **Tax Status:**  
**Block:** **Lot:** 088  
**City:** SPRINGDALE  
**Map:** H8  
**Old PID:** 815-29557-182

Year	2023	20%	2022	20 %
<b>Land</b>	70,000	14,000	45,000	9,000
<b>Bldgs</b>	358,400	71,680	215,050	43,010
<b>Total</b>	428,400	85,680	260,050	52,010

**Review Record**

Date	By	Reason	Land	Buildings	Total
7/3/2023	MDH	RV	70,000	358,400	428,400
2023 REAPPRAISAL					
7/6/2020	MDH	RV	45,000	215,050	260,050
2020 REAPPRAISAL					
7/5/2015	MDH	RV	35,000	184,250	219,250
2015 REAPPRAISAL					
7/6/2010	MDH	RV	35,000	188,050	223,050
2010 REAPPRAISAL					
7/22/2009	MDH	PR	45,000	200,700	245,700
2009 VALUE REVIEW PROJECT					
6/21/2007	MDH	RV	45,000	232,100	277,100

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 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
8/12/1996	115,000	NC New Cons	NEW DWG

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/6/2024	2024-23401		420,000	WD	RODRIGUEZ, CHRISTOPHER	JBF 9-12-2024 // Imported from Just Appraised
9/12/2023	2023-23912			WD	CORNETT FAMILY REVOCABLE TRUST	GMP 9-19-2023 NO REV
8/10/2023	2023-25080			WD	CORNETT FAMILY REVOCABLE TRUST	GMP 9-29-2023 NO REV
3/5/2019	2019-6685			QC	CORNETT, TIM & DIANA D	RED 3-14-19 NO REV

**Land Record** 815/815-33238-000

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	70000.00				70,000		
			0.000									



**Total:** 70,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,813	2,813	3+10	26	1997	A	432,874	800	346,300			346,300		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													12,123			
<b>Total</b>													358,400			

Ext Wall	Roof Type	Sketch Area	Building Computation			
MV	<input type="checkbox"/> Hip		Base Price		32.98	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.100	
<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		1.100	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		36.28	
<b>Foundation</b>			Total Base SF		2,813	
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		102,056	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other					
<input type="checkbox"/> Other	<b>Roof Cover</b>					
<b>Floor Struct</b>						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing					
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing					
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes					
<b>Insulation</b>						
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate					
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum					
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other					
<b>Heat/Cool</b>						
<input type="checkbox"/> None	<b>Plumbing</b>					
<input type="checkbox"/> Hot Air/F	Full 3					
<input type="checkbox"/> F/W Furn	Half					
<input checked="" type="checkbox"/> Central	Extra					
<input type="checkbox"/> Elec Base	<b>Fireplaces</b>					
<input type="checkbox"/> Elec Ceil	Type 1SA					
<input type="checkbox"/> Other	Count 1					
<b>Floor Cover</b>						
<input type="checkbox"/> None	AACU27R16XU2R2XR6XR2D2XR30XU4R4XU6R11D55L12D2L16U10L7D3L12U13L24					
<input type="checkbox"/> Softwood	ABCR24*22 ACU27R16CU13R15D13L5XU2L2XL6XL2D2X					
<input type="checkbox"/> HW Sheath	ADU27R16XU2R2XR6XR2D2XR30CL6U10R10D6XL4D4X AER24D13R12U3CR7*7					
<input type="checkbox"/> HW Parq	10/9/2019: FOR 2020 ADJ REL.					
<input type="checkbox"/> Linoleum						
<input checked="" type="checkbox"/> CarpetTile						
<input type="checkbox"/> Cer Tile						
<input type="checkbox"/> Stone						
<input type="checkbox"/> Other						
<b>Basement</b>						
<input type="checkbox"/> Unfinished						
<input type="checkbox"/> Finished						
<input type="checkbox"/> Fin Part						
<b>Total</b>		3,730				

Item	S.F./Qty	Rate	Total
Foundation	2,813		
Floor Structure	2,813		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	2,813	3.07	8,636
Floor Cover	2,250	1.78	4,005
Roof Cover	2,813		
Plumbing	3	632.00	1,896
Fireplace	1	1570.00	1,570
Basement			
FLOORC T	563	5.64	3,175

  

Base Structure and Additive Items					
Item	Area	Rate	Factor	REL	Total NC HS
A MN	2813	32.98	1.100		102,056
B MFA	528	14.75	1.000		7,788
C OP	179	11.12	1.000		1,990
D OP	92	11.86	1.000		1,091
E OP	49	12.85	1.000		630
F PS	190	1.87	1.000		355
Total of Above					133,192
Market Adjustment					3,250
Total Structure RCN					432,874

  

Inspected: BRS 12/7/2022 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CHB 12/28/2022 Sk. File:  
 Printed: 8/18/2025 Status: