

Ownership Description	Assessment Summary																		
<b>Name:</b> KEYSER, JOSEPH LEO; BASINGER, VIVIAN 5040 SAXON ST SPRINGDALE AR 72764-9306 <b>Subd.:</b> 01320 ARKANSHIRE PHASE I-A <b>S-T-R:</b> 14-17-30 <b>Acres:</b> 0 <b>T.D.:</b> 501 SPRINGDALE SCH, SPG <b>Location:</b> 5040 SAXON ST <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Type:</b> RI Res.Impr</td> <td><b>Year</b> 2025 20%</td> <td>2023 20 %</td> </tr> <tr> <td><b>Taxable:</b> FF Fix-Full</td> <td><b>Land</b> 70,000 14,000</td> <td>70,000 14,000</td> </tr> <tr> <td><b>Neigh:</b> SDR002</td> <td><b>Bldgs</b> 333,350 66,670</td> <td>322,550 64,510</td> </tr> <tr> <td><b>Owner:</b> 926080</td> <td><b>Total</b> 403,350 80,670</td> <td>392,550 78,510</td> </tr> <tr> <td><b>Status:</b> P25 <b>Tax Status:</b></td> <td colspan="2"></td> </tr> <tr> <td><b>Block:</b> 005 <b>Lot:</b> 005</td> <td colspan="2"></td> </tr> </table>	<b>Type:</b> RI Res.Impr	<b>Year</b> 2025 20%	2023 20 %	<b>Taxable:</b> FF Fix-Full	<b>Land</b> 70,000 14,000	70,000 14,000	<b>Neigh:</b> SDR002	<b>Bldgs</b> 333,350 66,670	322,550 64,510	<b>Owner:</b> 926080	<b>Total</b> 403,350 80,670	392,550 78,510	<b>Status:</b> P25 <b>Tax Status:</b>			<b>Block:</b> 005 <b>Lot:</b> 005		
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Trend	Street	Utilities	Topography	Landscaping	Date	By	Reason	Land	Buildings	Total
<input type="checkbox"/> Improving	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent	6/4/2025	JEB	BP	70,000	333,350	403,350
<input checked="" type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good	ADDED DECK					
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average	7/3/2023	MDH	RV	70,000	322,550	392,550
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor	2023 REAPPRAISAL					
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None	7/6/2020	MDH	RV	55,000	183,600	238,600
					2020 REAPPRAISAL					
					7/5/2015	MDH	RV	42,000	153,850	195,850
					2015 REAPPRAISAL					
					7/6/2010	MDH	RV	49,000	154,450	203,450
					2010 REAPPRAISAL					
					7/22/2009	MDH	PR	55,000	183,450	238,450
					2009 VALUE REVIEW PROJECT					

Building Permit Record			
Date	Amount	Purpose	Note
9/27/2024	17,588	AO Add on	FOR 2025 WD 100% COMPLETE 2/12/25 MCB // FOR
9/15/1995	16,000	AO Add on	100% COMPLETE FOR 1996. 12/4/95.

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
8/7/2024	2024-20505		389,000	WD	KEYSER, JOSEPH; BASINGER, VIVIAN	JBF 8-14-2024
1/12/2023	8398007			DC	GEORGE, JOHN LEE; GEORGE, RICHARD	RNL 1-27-23 NO REV
12/20/2022	2022-40965			BD	GEORGE, HELEN MAE	GMP 1-3-2022 NO REV
11/2/1990	1392-920		21,000	WD	GEORGE, HELEN MAE	8/5/92 ADD NEW DWG FOR 1992 BY BR

Land Record											815/815-31376-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000		70000.00				70,000		
			0.000				0.00						



**Total:** 70,000

08 18 2025

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,837	2,837	3+5	30	1993	A	412,240	800	329,793			329,793		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,556			
<b>Total</b>													333,350			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MV	<input checked="" type="checkbox"/> Hip		Base Price			32.98			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.050					
<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		1.050				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		34.63				
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		2,837				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		98,245				
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>						
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	2,837						
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,837						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor							
<input checked="" 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	2,837	3.07	8,710				
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	2,837	1.78	5,050				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,837						
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing		632.00					
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1837.00	1,837				
<b>Heat/Cool</b>	Extra	Basement							
<input type="checkbox"/> None	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>							
<input type="checkbox"/> Hot Air/F	Type 1SG	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>	
<input type="checkbox"/> F/W Furn	Count 1	A MN	2837	32.98	1.050	98,245			
<input checked="" type="checkbox"/> Central		B MFA	528	14.75	1.000	7,788			
<input type="checkbox"/> Elec Base		C PS	112	2.11	1.000	236			
<input type="checkbox"/> Elec Ceil		D OP	60	12.85	1.000	771			
<input type="checkbox"/> Other		E WD	650	6.47	1.000	4,206	AN		
<b>Floor Cover</b>		<b>Total of Above</b>						126,843	
<input type="checkbox"/> None		<b>Market Adjustment</b>						3,250	
<input type="checkbox"/> Softwood		<b>Total Structure RCN</b>						412,240	
<input type="checkbox"/> HW Sheath		Inspected: BRS 12/5/2022						Contact: PI	
<input type="checkbox"/> HW Parq		Revisited:						Int.Est?:	
<input type="checkbox"/> Linoleum		Entered: EEK 12/22/2022						Sk. File:	
<input checked="" type="checkbox"/> CarpetTile		Printed: 8/18/2025						Status: P25	
<input type="checkbox"/> Cer Tile		<b>Total</b>						1,094	
<input type="checkbox"/> Stone									
<input type="checkbox"/> Other									
<b>Basement</b>									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									