

Ownership Description				Assessment Summary																							
<b>Name:</b> SCHROCK, SARAH ELIZABETH BOWEN & LANDON MICHAEL 4678 CLEAR CREEK BLVD FAYETTEVILLE AR 72704-9329 <b>Subd.:</b> 12916 CLEAR CREEK PHASE II <b>S-T-R:</b> 21-17-30 <b>Acres:</b> <b>T.D.:</b> 012 FAYETTEVILLE SCH, JOH <b>Location:</b> 4678 CLEAR CREEK BLVD <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> JOHN2 <b>Owner:</b> 930035 <b>Status:</b> <b>Block:</b> <b>City:</b> JOHNSON <b>Map:</b> <b>Old PID:</b> 001-16673/16699-000		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>180,000</td> <td>36,000</td> <td>144,000</td> <td>28,800</td> </tr> <tr> <td><b>Bldgs</b></td> <td>927,250</td> <td>185,450</td> <td>605,150</td> <td>121,030</td> </tr> <tr> <td><b>Total</b></td> <td>1,107,250</td> <td>221,450</td> <td>749,150</td> <td>149,830</td> </tr> </table>		<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	180,000	36,000	144,000	28,800	<b>Bldgs</b>	927,250	185,450	605,150	121,030	<b>Total</b>	1,107,250	221,450	749,150	149,830
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				<b>Review Record</b>																							
				<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>																		
				7/3/2023	MDH	RV	180,000	927,250	1,107,250																		
				2023 REAPPRAISAL																							
				7/3/2020	MDH	RV	144,000	605,150	749,150																		
				2020 REAPPRAISAL																							
				7/5/2015	MDH	RV	120,000	473,400	593,400																		
				2015 REAPPRAISAL																							
				3/24/2011	MDH	BP	112,000	429,450	541,450																		
				DWG 100%																							
				7/20/2010	MAT	HC	112,000		112,000																		
				PER MDH ADJUSTED VALUE																							
				7/1/2010	MDH	RV	140,000		140,000																		
				2010 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 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
4/1/2010	493,626	NC New Cons	R11 NSFR (sq ft 5307)

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/30/2024	2024-25762		980,000	WD	SCHROCK, SARAH ELIZABETH BOWEN & IJBF	10-8-2024
2/22/2012	2012-4822			WD	MIDYETT, CAROLE DIANE	DMJ 2/23/2012 NO REV
12/17/2010	2010-37793		645,000	WD	MIDYETT, F ALLAN	jlp 2010-37793 wd \$2128.5 rev (645m)
3/17/2010	2010-6835			TD	BRADLEY, CHRIS W & KERRY	AJM 2010-6835 TD // NO REV

**Land Record** 785/785-18984-000

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	225000.00		S		-20		180,000		
			0.000			0.00								



INTERIOR LOT, WOODED.

**Total:** 180,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,530	4,229	1--10	13	2010		A	989,224	90	890,301			890,301		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													36,940			
<b>Total</b>													927,250			

Ext Wall	Roof Type	Sketch Area	Building Computation					
BRIC/STONE	<input type="checkbox"/> Hip		Base Price			30.64		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	.900				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.933				
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.880				
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor			1.579		
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			48.38		
<b>Foundation</b>	<input checked="" type="checkbox"/> HipGable		Total Base SF			4,229		
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			204,599		
<input checked="" type="checkbox"/> Closed Pier	<b>Roof Cover</b>		<b>Adjustments to Base</b>					
<input type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,530					
<b>Floor Struct</b>	<input type="checkbox"/> Wd Shing	Floor Structure	2,530					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Floor						
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Heat & Cool	4,229	4.68	19,792			
<b>Insulation</b>	<b>Plumbing</b>	Floor Cover	3,383	3.82	12,923			
<input type="checkbox"/> Floor	Full 3	Roof Cover	2,530					
<input checked="" type="checkbox"/> Wall	Half 1	Plumbing	-4	1318.00	-5,272			
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	2591.00	2,591			
<b>Heat/Cool</b>	<b>Fireplaces</b>	Basement						
<input type="checkbox"/> None	Type 1SF	FLOORC H	423	6.50	2,750			
<input type="checkbox"/> Hot Air/F	Count 1	FLOORC T	423	7.96	3,367			
<input type="checkbox"/> F/W Furn		<b>Base Structure and Additive Items</b>						
<input checked="" type="checkbox"/> Central		<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"/> Elec Base		A MN	2530	30.64	1.579	122,401		
<input type="checkbox"/> Elec Ceil		B OP	48	12.85	1.620	999		
<input type="checkbox"/> Other		C MFB	808	11.37	1.620	14,883		
<b>Floor Cover</b>		D OP	176	11.12	1.620	3,170		
<input type="checkbox"/> None		E PS	200	1.87	1.392	520		
<input type="checkbox"/> Softwood		F 1+	1699	30.64	1.579	82,198		
<input type="checkbox"/> HW Sheath		<b>Total of Above</b>				260,322		
<input type="checkbox"/> HW Parq		<b>Market Adjustment</b>				3,800		
<input type="checkbox"/> Linoleum		<b>Total Structure RCN</b>				989,224		
<input checked="" type="checkbox"/> CarpetTile		Inspected: JJC 9/7/2022				Contact: PI		
<input type="checkbox"/> Cer Tile		Revisited:				Int.Est?:		
<input type="checkbox"/> Stone		Entered: CDS 9/22/2022				Sk. File:		
<input type="checkbox"/> Other		Printed: 8/15/2025				Status:		
<b>Basement</b>		<b>Total</b>				9,721		
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								

AACU33R8U5R18D5R17D4XD4R4XR19D34L16D2L9D2L15U13L26  
 ABR26D13R14CR1U2R9D5L10U3 ACCR26D30L6D2L14U2L6U30  
 ADU33R8U5R18D5R17CR23D8L19XL4U4XU4 AEU33R8U5R18CR40\*5  
 1/26/2011: FOR 2011 NSFR 100% COMPLETE. THIS IS THE LEAST OF  
 ALL DWG IN CLEAR CREEK. GRADE REFLECTS THAT. JEB/MAT