

Ownership Description	Assessment Summary																																																																						
<b>Name:</b> CHENOWITH, AARON JOSEPH & BRANDI LEE 2656 W HOWARD NICKELL RD FAYETTEVILLE AR 72704-5432 <b>Subd.:</b> 00579 THE WOODLANDS <b>S-T-R:</b> 29-17-30 <b>Acres:</b> 5.62 <b>T.D.:</b> 010 FAYETTEVILLE SCH, RURAL <b>Location:</b> 2656 W HOWARD NICKELL RD <b>Legal:</b> PT LOT 7 FURTHER DESCRIBED FROM 2013-29839 AS: A part of Lot 7 of The Woodlands Subdivision, in Washington County, Arkansas, as shown on lot line adjustment plat record 2012 at page 28301, being described as follows: Beginning at the SE Corner of said	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2024</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>297,500</td> <td>59,500</td> <td>297,500</td> <td>59,500</td> </tr> <tr> <td><b>Bldgs</b></td> <td>1,238,750</td> <td>247,750</td> <td>1,144,050</td> <td>228,810</td> </tr> <tr> <td><b>Total</b></td> <td>1,536,250</td> <td>307,250</td> <td>1,441,550</td> <td>288,310</td> </tr> </table>	<b>Year</b>	2024	20%	2023	20%	<b>Land</b>	297,500	59,500	297,500	59,500	<b>Bldgs</b>	1,238,750	247,750	1,144,050	228,810	<b>Total</b>	1,536,250	307,250	1,441,550	288,310																																																		
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<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> RRES09 <b>Owner:</b> 918269 <b>Status:</b> <b>Block:</b> <b>City:</b> RURAL <b>Map:</b> <b>Old PID:</b> 001-16712-000	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>7/11/2024</td> <td>JEB</td> <td>BP</td> <td>297,500</td> <td>1,238,750 1,536,250</td> </tr> <tr> <td colspan="5">CORRECTED SQUARE FOOTAGE PER LISTING</td> </tr> <tr> <td>6/23/2023</td> <td>MDH</td> <td>RV</td> <td>297,500</td> <td>1,144,050 1,441,550</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>225,000</td> <td>683,550 908,550</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>6/28/2018</td> <td>JEB</td> <td>NC</td> <td>155,800</td> <td>549,550 705,350</td> </tr> <tr> <td colspan="5">FOR 2018: ADDED DWELLING</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>155,800</td> <td>155,800</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>10/29/2012</td> <td>CRJ</td> <td>IN</td> <td>106,100</td> <td>106,100</td> </tr> <tr> <td colspan="5">FOR 2012: 3.13A TRANSFERRED TO 576-20008-000 MATTHEW &amp; BILLIE F HALL (SEE SV 2012-28301)</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	7/11/2024	JEB	BP	297,500	1,238,750 1,536,250	CORRECTED SQUARE FOOTAGE PER LISTING					6/23/2023	MDH	RV	297,500	1,144,050 1,441,550	2023 REAPPRAISAL					7/6/2020	MDH	RV	225,000	683,550 908,550	2020 REAPPRAISAL					6/28/2018	JEB	NC	155,800	549,550 705,350	FOR 2018: ADDED DWELLING					7/5/2015	MDH	RV	155,800	155,800	2015 REAPPRAISAL					10/29/2012	CRJ	IN	106,100	106,100	FOR 2012: 3.13A TRANSFERRED TO 576-20008-000 MATTHEW & BILLIE F HALL (SEE SV 2012-28301)				
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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 checked="" 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
5/25/2017		NC New Cons	FOR 2018: NSFR 100% COMPLETE. 5/14/18 JJC
3/26/2002			FOR 2002: REMOVE ALL RECHECK 2003'S IN S/D,

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/1/2024	2024-10569		1,750,000	WD	CHENOWITH, AARON JOSEPH & BRANDI	RNL 5-6-24 // Imported from Just Appraised
10/17/2017	2017-32520			QC	LLOYD, JOE & MICHELLE LIVING TRUST	DCM 10-30-2017 NO REV
6/29/2015	2015-18394		165,000	WD	LLOYD, JOE T III & MICHELLE	RNL 7-6-15
8/28/2013	2013-29839		150,000	WD	ALSOBROOK REVOCABLE TRUST	ENT 8/30/13

Land Record											576/576-20007-000		
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		L	75 S	297,500			
			0.000				0.00			5.525			



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	2,530	5,703	2+20	6	2017		A	1,179,385	96	1,132,211			1,132,211		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													106,526			
<b>Total</b>													1,238,750			

Ext Wall	Roof Type	Sketch Area	Building Computation				
METAL	<input checked="" type="checkbox"/> Hip		Base Price			28.35	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.200			
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.928			
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.450			
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.615		
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		45.79		
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		5,703		
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		261,140		
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>	<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>
<input type="checkbox"/> Slab	<b>Roof Cover</b>		Foundation		2,530		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Floor Structure		2,530			
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Ins Floor					
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Wall					
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Ceiling					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Heat & Cool	5,703	3.59		20,474	
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Floor Cover	2,281	6.41		14,621	
<b>Insulation</b>	<input type="checkbox"/> Other	Roof Cover	2,530				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Plumbing	5	829.00		4,145	
<input checked="" type="checkbox"/> Wall	Full 4	Fireplace	2	2356.00		4,712	
<input checked="" type="checkbox"/> Ceiling	Half 2	Basement					
<b>Heat/Cool</b>	Extra	FLOORC C	1711	2.36		4,038	
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC F	1711	2.36		4,038	
<input type="checkbox"/> Hot Air/F	Type 1SG	WC	380	6.81		2,588	
<input type="checkbox"/> F/W Furn	Count 2	AACU30R11U3R12U12XU4R4XR5XR4D4XD4R22D22L11D2XR2D1XXR2D2XXR1D3XD2XD3L1XXU2R2XXR10D10XXD12L12XXL10U10XXL2D1XXL3D1XD2L11U2L13U6L12					
<input checked="" type="checkbox"/> Central		ABCR12*6 ACD6CR25D21L5D4L15U4L5U21 ADD6CL16*23					
<input type="checkbox"/> Elec Base		3/11/2024: FOR 2024: ADJUSTED SF & FLOORC PER SALES LISTING.					
<input type="checkbox"/> Elec Ceil		<b>Base Structure and Additive Items</b>					
<input type="checkbox"/> Other		Item	Area	Rate	Factor REL	Total NC HS	

Outbuildings and Yard Improvements										
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC HS
MFD		680			2017	18.96	1.195	96	14,791	
WD		248			2017	6.61	1.130	96	1,778	
WD		96			2017	7.35	1.130	96	765	
PS		756			2017	1.74	1.130	96	1,427	
CDW		22	34			2.25	1.000	500	842	
CDW		24	30			2.25	1.000	500	810	
CDW		22	25			2.25	1.000	500	619	
CDW		20	40			2.25	1.000	500	900	
SPGA		16	36		2017	109.50	1.000	700	7,972	
SPHT		1			2017	887.00	1.000	600	532	
MW						.00N	1.000			
<b>Total</b>										30,436

Total of Above 336,967  
 Market Adjustment 3,500  
 Total Structure RCN 1,179,385

Inspected: MWR 10/4/2021 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CDS 11/12/2021 Sk. File:  
 Printed: 8/15/2025 Status: