

Ownership Description				Assessment Summary																																																																																	
<b>Name:</b> COLDIRON, HILLARY NICOLE; COLDIRON, CHAD RYAN 3102 E CRESTLINE PL FAYETTEVILLE AR 72701-4642 <b>Subd.:</b> 08008 STONE MOUNTAIN S/D PH I <b>S-T-R:</b> 13-16-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 3102 E CRESTLINE PL <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> O OwnerOcc <b>Neigh:</b> FY1630E <b>Owner:</b> 892346 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 040 <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-14241-003		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>101,250</td> <td>20,250</td> <td>101,250</td> <td>20,250</td> </tr> <tr> <td><b>Bldgs</b></td> <td>756,400</td> <td>151,280</td> <td>783,500</td> <td>156,700</td> </tr> <tr> <td><b>Total</b></td> <td>857,650</td> <td>171,530</td> <td>884,750</td> <td>176,950</td> </tr> </table>		<b>Year</b>	2025	20%	2023	20%	<b>Land</b>	101,250	20,250	101,250	20,250	<b>Bldgs</b>	756,400	151,280	783,500	156,700	<b>Total</b>	857,650	171,530	884,750	176,950																																																										
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/17/2023	2023-12545		725,000	WD	COLDIRON, HILLARY; COLDIRON, CHAD	RGMP 5-23-2023
12/15/2017	2017-38044		514,000	WD	KNOX, CORY	KNM 12-19-2017
6/19/2015	2015-17280		85,000	WD	ARCHON DEVELOPMENT LLC	TLM 06/24/2015
8/5/2009	2009-26050			CD	BANK OF FAYETTEVILLE	NLB 2009-26050 CD NO REV

Land Record											765/765-25666-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	135000.00			L	-25	101,250		
			0.000			0.00							

**Total:** 101,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,186	3,800	2+5	6	2017		A	767,106	96	736,421			736,421		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													19,992			
<b>Total</b>													756,400			

Ext Wall	Roof Type	Sketch Area	Building Computation									
MASONVEN	<input type="checkbox"/> Hip		Base Price		31.20							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.050							
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.936							
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.450							
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.425							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		44.46							
<b>Foundation</b>			Total Base SF		3,800							
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		168,948							
<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		2,186								
<b>Floor Struct</b>		Floor Structure		2,186								
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing	Ins Floor										
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing	Ins Wall										
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes	Ins Ceiling										
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Heat & Cool		3,800	3.59	13,642						
<b>Insulation</b>		Floor Cover		2,186	4.47	9,771						
<input type="checkbox"/> Floor	<input type="checkbox"/> Full 4	Roof Cover		2,186								
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Half 1	Plumbing		3	829.00	2,487						
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Extra	Fireplace		2	1692.00	3,384						
<b>Heat/Cool</b>		Basement										
<input type="checkbox"/> None	<b>Fireplaces</b>		FLOORC C	854	2.36	2,015						
<input type="checkbox"/> Hot Air/F	Type 1SF	FLOORC T		760	6.41	4,872						
<input type="checkbox"/> F/W Furn	Count 2	FRPL 1SG		1	.00N							
<input checked="" type="checkbox"/> Central	AACU21L23U19R9U7R14D7R6XU3R3XR7XR3D3XR4XU4R5XR7XR5D4XD43L11U7L15D4L14 ABD2CU23L23U19L15D22R15D22R15U2R8 ACR13CR1U4R15D6L16U2 ADU21L23U19R9U7R12CU7R27D8XR3D2XXL5D4XL4XU3L3XL7XL3D3XL6U7L2		<b>Base Structure and Additive Items</b>									
<input type="checkbox"/> Elec Base	3/20/2018: FOR 2018: NSFR 100% COMPLETE. DWG 3800SF PER MS.		<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 Ceil	3RD FIREPLACE NCV IS OUTSIDE.		A MN	2186	31.20	1.425	97,190					
<input type="checkbox"/> Other	<b>Outbuildings and Yard Improvements</b>		B MFB	889	11.37	1.195	12,082					
<b>Floor Cover</b>		<b>Item</b>	C OP	92	11.86	1.195	1,304					
<input type="checkbox"/> None	CDW	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
<input type="checkbox"/> Softwood	CDW	17	30				2.25	1.000	96	1,102		
<input checked="" type="checkbox"/> HW Sheath	WF6	23	40				2.25	1.000	96	1,987		
<input type="checkbox"/> HW Parq	MW	263					10.39	1.000	96	2,623		
<input type="checkbox"/> Linoleum							.00N	1.000				
<input type="checkbox"/> Carpet												
<input type="checkbox"/> Tile												
<input type="checkbox"/> Stone												
<input type="checkbox"/> Other												
<b>Basement</b>		Total of Above										219,173
<input type="checkbox"/> Unfinished	Market Adjustment										3.500	
<input type="checkbox"/> Finished	Total Structure RCN										767,106	
<input type="checkbox"/> Fin Part	Inspected: AST 12/7/2021		Contact: PI									
<b>Total</b>		Revisited:		Int.Est?:								
		Entered: CDS 3/3/2022		Sk. File:								
		Printed: 8/6/2025		Status:								
		5,712										