

Ownership Description				Assessment Summary																							
Name: ARMSTRONG, REID & STEPHANIE M 3039 E PEBBLESTONE DR FAYETTEVILLE AR 72701-4672 Subd.: 08008 STONE MOUNTAIN S/D PH I S-T-R: 13-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3039 E PEBBLESTONE DR Legal:				Type: RI Res.Impr Taxable: F Fixed Neigh: FY1630E Owner: 938885 Status: Block: Lot: 092 City: FAYETTEVILLE Map: Old PID: 765-14241-000		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>101,250</td> <td>20,250</td> <td>65,000</td> <td>13,000</td> </tr> <tr> <td>Bldgs</td> <td>675,300</td> <td>135,060</td> <td>383,600</td> <td>76,720</td> </tr> <tr> <td>Total</td> <td>776,550</td> <td>155,310</td> <td>448,600</td> <td>89,720</td> </tr> </table>		Year	2023	20%	2022	20%	Land	101,250	20,250	65,000	13,000	Bldgs	675,300	135,060	383,600	76,720	Total	776,550	155,310	448,600	89,720
Year	2023	20%	2022	20%																							
Land	101,250	20,250	65,000	13,000																							
Bldgs	675,300	135,060	383,600	76,720																							
Total	776,550	155,310	448,600	89,720																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/7/2023	MDH	RV	101,250	675,300	776,550																		
				2023 REAPPRAISAL																							
				7/16/2020	MDH	IN	65,000	383,600	448,600																		
				PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.																							
				7/6/2020	MDH	RV	65,000	383,600	448,600																		
				2020 REAPPRAISAL																							
				7/5/2015	MDH	RV	45,000	359,550	404,550																		
				2015 REAPPRAISAL																							
				9/19/2011	RMC	EQ	45,000		45,000																		
				EQ LOWERED VALUE																							
				3/24/2011	RMC	IN	49,500		49,500																		
				REMOVED DEVELOPER DISCOUNT / SOLD																							

Trend	Street	Utilities	Topography	Landscaping
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input 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 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
10/9/2014	351,675	NC New Cons	FOR 2016: WF6 100% COMPLETE. ADDED FRO

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/9/2025	2025-00890		815,000	WD	ARMSTRONG, REID & STEPHANIE M	JBF 1-22-2025 // Imported from Just Appraised
6/5/2015	2015-15626		435,000	WD	CARVER FAMILY TRUST	TLM 06/10/2015
1/30/2014	2014-2818		174,000	WD	RIGGINS PROPERTIES INC	RNL 2-69-14
12/1/2010	2010-35830		2,150,000	SW	FIREBLAZE VIII LLC	RED 2010-35830 sw \$7095rev (2,150m)

Land Record															
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	2,024	3,473	2	9	2014		A	696,112	94	654,345			654,345		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													20,955			
Total													675,300			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MASONVEN	<input type="checkbox"/> Hip		Base Price			31.67		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.938				
<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		1.360			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		43.07			
Foundation			Total Base SF		3,473			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		149,582			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base					
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	2,024					
Floor Struct		Floor Structure	2,024					
<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	3,473	3.59	12,468			
Insulation		Floor Cover	1,389	4.47	6,209			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,024					
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing		829.00				
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1692.00	1,692			
Heat/Cool		Basement						
<input type="checkbox"/> None	Extra	FLOORC C	1389	2.36	3,278			
<input type="checkbox"/> Hot Air/F	Fireplaces	FLOORC T	695	6.41	4,455			
<input type="checkbox"/> F/W Furn	Type 1SF	FRPL 1SG	1	.00N				
<input checked="" type="checkbox"/> Central	Count 1	Base Structure and Additive Items						
<input type="checkbox"/> Elec Base		Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> Elec Ceil		A MN	2024	31.67	1.360	87,174		
<input type="checkbox"/> Other		B MFB	626	11.37	1.195	8,507		
Floor Cover		C MFA	322	18.11	1.195	6,968		
<input type="checkbox"/> None	CDW	D OP	46	12.85	1.195	707		
<input type="checkbox"/> Softwood	CDW	E OP	374	10.45	1.195	4,671		
<input checked="" type="checkbox"/> HW Sheath	WF6	F PS	158	1.97	1.130	352		
<input type="checkbox"/> HW Parq	GZ	G 1+	1449	31.67	1.360	62,408		
<input type="checkbox"/> Linoleum	HT							
<input type="checkbox"/> Carpet		Total of Above				198,889		
<input type="checkbox"/> Cer Tile		Market Adjustment				3,500		
<input type="checkbox"/> Stone		Total Structure RCN				696,112		
<input type="checkbox"/> Other		Inspected: AST 12/8/2021	Contact: PI					
Basement		Revisited:	Int.Est?:					
<input type="checkbox"/> Unfinished		Entered: CDS 3/3/2022	Sk. File:					
<input type="checkbox"/> Finished		Printed: 8/6/2025	Status:					
<input type="checkbox"/> Fin Part								
Total							5,987	