

Ownership Description				Assessment Summary																																																																																							
Name: SMITH, SAVANNAH LEIGH & KEATING, RYAN PATRICK 3094 E CRESTLINE PL FAYETTEVILLE AR 72701-4679 Subd.: 08008 STONE MOUNTAIN S/D PH I S-T-R: 13-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3094 E CRESTLINE PL Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1630E Owner: 936936 Status: Block: Tax Status: Lot: 041 City: FAYETTEVILLE Map: Old PID: 765-14241-000/14241-003		<table border="1"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <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>702,250</td> <td>140,450</td> <td>398,700</td> <td>79,740</td> </tr> <tr> <td>Total</td> <td>803,500</td> <td>160,700</td> <td>463,700</td> <td>92,740</td> </tr> </tbody> </table>		Year	2023	20%	2022	20%	Land	101,250	20,250	65,000	13,000	Bldgs	702,250	140,450	398,700	79,740	Total	803,500	160,700	463,700	92,740																																																																
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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
7/14/2016	282,638	NC New Cons	FOR 2017 NSFR 100% COMPLETE (3/6/17 MCB/BJ) //

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/13/2024	2024-32812		799,000	WD	SMITH, SAVANNAH L & KEATING, RYAN P	JBF 12-19-2024 // Imported from Just Appraised
3/13/2017	2017-7673		472,319	WD	BEAUCHAMP, REID MAXWELL & REBECC/KNM	3-15-2017
10/30/2015	2015-31474		40,000	SW	RIGGINS CONSTRUCTION INC	IRG 11/4/15
8/5/2009	2009-26050			CD	BANK OF FAYETTEVILLE	NLB 2009-26050 CD NO REV

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	2,899	3,500	2+5	7	2016		A	722,376	95	686,257			686,257		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													16,013			
Total													702,250			

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	1.050					
<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			1.428			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			45.22			
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF			3,500			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			158,270			
<input checked="" type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base						
<input type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,899						
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	2,899						
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Floor							
<input 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	3,500	3.59	12,565				
Insulation	Plumbing	Floor Cover	1,400	4.47	6,258				
<input type="checkbox"/> Floor	Full 3	Roof Cover	2,899						
<input checked="" type="checkbox"/> Wall	Half	Plumbing	-2	829.00	-1,658				
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	1692.00	1,692				
Heat/Cool	Fireplaces	Basement							
<input type="checkbox"/> None	Type 1SF	FLOORC C	1400	2.36	3,304				
<input type="checkbox"/> Hot Air/F	Count 1	FLOORC T	700	6.41	4,487				
<input type="checkbox"/> F/W Furn		FRPL 1SF	1	.00N					
<input checked="" type="checkbox"/> Central		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	2899	31.67	1.428	131,093			
<input type="checkbox"/> Other		B MFA	554	14.75	1.195	9,767			
Floor Cover		C OP	71	12.26	1.195	1,040			
<input type="checkbox"/> None		D OP	268	10.56	1.195	3,382			
<input type="checkbox"/> Softwood		E WD	399	6.47	1.130	2,917			
<input checked="" type="checkbox"/> HW Sheath		F MFB	264	13.85	1.195	4,369			
<input type="checkbox"/> HW Parq		G 1+	601	31.67	1.428	27,177			
<input type="checkbox"/> Linoleum		Total of Above						206,393	
<input type="checkbox"/> CarpetTile		Market Adjustment						3,500	
<input type="checkbox"/> Cer Tile		Total Structure RCN						722,376	
<input type="checkbox"/> Stone		Inspected: AST 12/16/2021						Contact: NH	
<input type="checkbox"/> Other		Revisited:						Int.Est?:	
Basement		Entered: CDS 3/3/2022						Sk. File:	
<input type="checkbox"/> Unfinished		Printed: 8/6/2025						Status:	
<input type="checkbox"/> Finished		Total						4,575	
<input type="checkbox"/> Fin Part									