

Ownership Description					Assessment Summary																													
<b>Name:</b> DIFANI, PHILLIP & ANN 2919 N JAMESTOWN RD FAYETTEVILLE AR 72703-4856 <b>Subd.:</b> 07622 SAVANNA ESTATES PHASE III <b>S-T-R:</b> 31-17-29 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 2919 N JAMESTOWN RD <b>Legal:</b>					<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> FY1729E <b>Owner:</b> 910199 <b>Status:</b> P25 <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 011 <b>City:</b> FAYETTEVILLE <b>Map:</b> 256 295 <b>Old PID:</b> 765-13261-101					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2023</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td>156,250</td> <td>31,250</td> <td>156,250</td> <td>31,250</td> </tr> <tr> <td><b>Bldgs</b></td> <td>509,950</td> <td>101,990</td> <td>464,800</td> <td>92,960</td> </tr> <tr> <td><b>Total</b></td> <td>666,200</td> <td>133,240</td> <td>621,050</td> <td>124,210</td> </tr> </tbody> </table>					Year	2025	20%	2023	20%	<b>Land</b>	156,250	31,250	156,250	31,250	<b>Bldgs</b>	509,950	101,990	464,800	92,960	<b>Total</b>	666,200	133,240	621,050	124,210
Year	2025	20%	2023	20%																														
<b>Land</b>	156,250	31,250	156,250	31,250																														
<b>Bldgs</b>	509,950	101,990	464,800	92,960																														
<b>Total</b>	666,200	133,240	621,050	124,210																														
					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					8/19/2025	BRS	HC	156,250	509,950	666,200																								
					NO CHANGE																													
					5/22/2025	MDH	BP	156,250	509,950	666,200																								
					REMODEL																													
					7/7/2023	MDH	RV	156,250	464,800	621,050																								
					2023 REAPPRAISAL																													
					7/16/2020	MDH	IN	125,000	249,750	374,750																								
					PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.																													
					7/6/2020	MDH	RV	125,000	249,750	374,750																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	94,500	235,850	330,350																								
					2015 REAPPRAISAL																													

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 checked="" type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input 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
4/16/2024	50,000	RM Remod	FOR 2025 REMODEL 100% COMPLETE 3/26/25 AST //
4/25/1994	141,600	NC New Cons	SPLIT LEVEL SINGLE FAMILY RES.

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/30/2024	2024-13514			BD	DIFANI, PHILLIP & ANN	JBF 6-5-2024 UPON DEATH OF GRANTOR PROPERTY
2/1/2024	2024-02777		667,920	WD	DIFANI, PHILLIP & ANN	JBF 2-8-2024
10/1/2006	2006-46987		349,000	WD	BLANTON, RANDALL W & BETTY N	LMP WD 2006-46987 \$ 1151.70 REV (349M)
8/5/2006	2006-46986		349,000	WD	PRIMACY CLOSING CORPORATION	LMP WD 2006-46986 \$ 1151.70 REV (349M)

Land Record											765/765-18732-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	125000.00			S	-25	L	50	156,250		
			0.000					0.00							



CHANGED LAND ADJ BASED ON REVIEW.

**Total:** 156,250

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,262	3,036	2	28	1995	2024	A	587,128	850	499,056			499,056	8	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													10,898			
<b>Total</b>													509,950			

Ext Wall	Roof Type	Sketch Area	Building Computation											
MASONVEN	<input type="checkbox"/> Hip		Base Price		32.57									
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.000									
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.942									
<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		1.366									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		44.49									
<b>Foundation</b>			Total Base SF		3,036									
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		135,072									
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>											
<input 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	2,262											
<b>Floor Struct</b>		Floor Structure	2,262											
<input checked="" type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing	Ins Floor												
<input 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	3,036	3.59	10,899									
<b>Insulation</b>		Floor Cover	2,125	2.36	5,015									
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	2,262											
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	-3	829.00	-2,487									
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	2356.00	2,356									
<b>Heat/Cool</b>		Basement												
<input type="checkbox"/> None	Extra	FLOORC H	304	4.47	1,359									
<input type="checkbox"/> Hot Air/F	<b>Fireplaces</b>	FLOORC T	607	6.41	3,891									
<input type="checkbox"/> F/W Furn	Type 1SG	<b>Base Structure and Additive Items</b>												
<input checked="" type="checkbox"/> Central	Count 1	<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	AACU38R15D18SCR20U6R15U6R5D12R20D10L14D10L1XD2L2XL5XL2U2XL6SDD12L39U		A MN	2262	32.57	1.366	100,636							
<input type="checkbox"/> Elec Ceil	12L6 ABU38R15D18R20U6R15U6CU12R25D24L20U12L5 ACCU6*20		B MFA	540	14.75	1.195	9,520							
<input type="checkbox"/> Other	ADCR6D18L51U18R6D12R39U12 AEU38R15D12CU12R17XR3D3XD9L20		C OP	120	11.56	1.195	1,657							
<b>Floor Cover</b>		3/26/2025: FOR 2025 REMODEL 100% COMPLETE. ADG DWG REL. KITCHEN FULLY RENOVATED. NEW PAINT, HVAC & FLOORC.		D OP	450	10.45	1.195	5,621						
<input type="checkbox"/> None	<b>Outbuildings and Yard Improvements</b>			E WD	236	6.69	1.130	1,784						
<input type="checkbox"/> Softwood	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>		
<input type="checkbox"/> HW Sheath	CDW		20	35	A		2.25	1.000	85	1,339				
<input type="checkbox"/> HW Parq	CDW		11	91			2.25	1.000	85	1,914				
<input type="checkbox"/> Linoleum	MW		35				.00N	1.000						
<input checked="" type="checkbox"/> CarpetTile	<b>Total</b>													
<input type="checkbox"/> Cer Tile											3,253			
<input type="checkbox"/> Stone														
<input type="checkbox"/> Other														
<b>Basement</b>														
<input type="checkbox"/> Unfinished														
<input type="checkbox"/> Finished														
<input type="checkbox"/> Fin Part														

Total of Above 175,262  
 Market Adjustment 3,350  
 Total Structure RCN 587,128  
 Inspected: BRS 7/5/2022 Contact: PI  
 Revisited: Int.Est?:  
 Entered: CHB 8/16/2022 Sk. File:  
 Printed: 8/19/2025 Status: P25