

Ownership Description	Assessment Summary																											
Name: RIVERA, RAFAEL J RIVERA & HELEN M 614 N ROCKCLIFF RD FAYETTEVILLE AR 72701-3814 Subd.: 06244 HYLAND PARK PHASE V S-T-R: 12-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 614 N ROCKCLIFF RD Legal: (REPLAT BLOCKS 8 & 9) LOT 3 BLOCK 8	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI Res.Impr</td> <td>Year 2023 20%</td> <td>2022 20 %</td> </tr> <tr> <td>Taxable: VF Ver-Full</td> <td>Land 101,250 20,250</td> <td>65,000 13,000</td> </tr> <tr> <td>Neigh: FY1630E</td> <td>Bldgs 417,300 83,460</td> <td>260,650 52,130</td> </tr> <tr> <td>Owner: 921505</td> <td>Total 518,550 103,710</td> <td>325,650 65,130</td> </tr> <tr> <td>Status: Tax Status:</td> <td colspan="2"></td> </tr> <tr> <td>Block: 008 Lot: 003</td> <td colspan="2"></td> </tr> <tr> <td>City: FAYETTEVILLE</td> <td colspan="2"></td> </tr> <tr> <td>Map: 449 450</td> <td colspan="2"></td> </tr> <tr> <td>Old PID: 140386-102-00</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2023 20%	2022 20 %	Taxable: VF Ver-Full	Land 101,250 20,250	65,000 13,000	Neigh: FY1630E	Bldgs 417,300 83,460	260,650 52,130	Owner: 921505	Total 518,550 103,710	325,650 65,130	Status: Tax Status:			Block: 008 Lot: 003			City: FAYETTEVILLE			Map: 449 450			Old PID: 140386-102-00		
Type: RI Res.Impr	Year 2023 20%	2022 20 %																										
Taxable: VF Ver-Full	Land 101,250 20,250	65,000 13,000																										
Neigh: FY1630E	Bldgs 417,300 83,460	260,650 52,130																										
Owner: 921505	Total 518,550 103,710	325,650 65,130																										
Status: Tax Status:																												
Block: 008 Lot: 003																												
City: FAYETTEVILLE																												
Map: 449 450																												
Old PID: 140386-102-00																												

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input checked="" type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input 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 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
			7/7/2023 MDH RV 101,250 417,300 518,550 2023 REAPPRAISAL
			7/16/2020 MDH IN 65,000 260,650 325,650 PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.
			7/6/2020 MDH RV 65,000 260,650 325,650 2020 REAPPRAISAL
			7/5/2015 MDH RV 50,000 236,950 286,950 2015 REAPPRAISAL
			7/6/2010 MDH RV 50,000 220,400 270,400 2010 REAPPRAISAL
			7/22/2009 MDH PR 55,000 218,700 273,700 2009 VALUE REVIEW PROJECT

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/5/2024	2024-14176		665,000	WD	RIVERA, RAFAEL J RIVERA & HELEN M	JBF 6-12-2024 // Imported from Just Appraised
5/13/2022	2022-16499		500,000	WD	GE, JUSTIN T; QIN, DARA	WGO 05/17/2022
10/7/2021	2021-40036			BD	HORTON, KAREN Y	WGO 10/19/2021 NO REV
7/1/2020	2020-23858			QC	HORTON, KAREN Y	WGO 07/17/2020 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							

765/765-06829-003



Total: 101,250

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,345	3,197	2--15	29	1994		A	510,629	800	408,503			408,503		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													8,810			
Total													417,300			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																														
<input type="checkbox"/> FS <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input checked="" type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input checked="" type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input checked="" type="checkbox"/> CarpetTile <input type="checkbox"/> Cer Tile <input type="checkbox"/> Stone <input type="checkbox"/> Other Basement <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input type="checkbox"/> Asp Shing <input checked="" type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 3 Half Extra Fireplaces Type 2SA Count 1	<p>12/6/2021: ADDED PCB/WD (4X13) TO SKETCH ITEMS, SITS ON 1+, BACK LEFT SIDE, PREV MISSED.</p>	Base Price 30.77 +/- Grade .850 Story Hgt Factor .941 Grade Adj Factor 1.450 Composite Factor 1.160 Adj Price per SF 35.69 Total Base SF 3,197 Base Value 114,101	Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>1,345</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,345</td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td></tr> <tr><td>Heat & Cool</td><td>3,197</td><td>3.59</td><td>11,477</td></tr> <tr><td>Floor Cover</td><td>2,877</td><td>2.36</td><td>6,790</td></tr> <tr><td>Roof Cover</td><td>1,345</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>-2</td><td>829.00</td><td>-1,658</td></tr> <tr><td>Fireplace</td><td>1</td><td>2744.00</td><td>2,744</td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>FLOORC T</td><td>320</td><td>6.41</td><td>2,051</td></tr> </tbody> </table>	Item	S.F./Qty	Rate	Total	Foundation	1,345			Floor Structure	1,345			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	3,197	3.59	11,477	Floor Cover	2,877	2.36	6,790	Roof Cover	1,345			Plumbing	-2	829.00	-1,658	Fireplace	1	2744.00	2,744	Basement				FLOORC T	320	6.41	2,051	Base Structure and Additive Items <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Rate</th> <th>Factor</th> <th>REL</th> <th>Total</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr><td>A MN</td><td>1345</td><td>30.77</td><td>1.160</td><td></td><td>48,003</td><td></td><td></td></tr> <tr><td>B FFB</td><td>507</td><td>9.96</td><td>1.195</td><td></td><td>6,033</td><td></td><td></td></tr> <tr><td>C WD</td><td>260</td><td>6.61</td><td>1.130</td><td></td><td>1,942</td><td></td><td></td></tr> <tr><td>D OP</td><td>54</td><td>12.85</td><td>1.195</td><td></td><td>829</td><td></td><td></td></tr> <tr><td>E WD</td><td>74</td><td>7.60</td><td>1.130</td><td></td><td>636</td><td></td><td></td></tr> <tr><td>F 1+</td><td>1852</td><td>30.77</td><td>1.160</td><td></td><td>66,098</td><td></td><td></td></tr> <tr><td>G PCB/WD</td><td>52</td><td>16.15</td><td>1.130</td><td></td><td>949</td><td></td><td></td></tr> <tr><td colspan="5">Total of Above</td><td>145,894</td><td></td><td></td></tr> <tr><td colspan="5">Market Adjustment</td><td>3,500</td><td></td><td></td></tr> <tr><td colspan="5">Total Structure RCN</td><td>510,629</td><td></td><td></td></tr> </tbody> </table>	Item	Area	Rate	Factor	REL	Total	NC	HS	A MN	1345	30.77	1.160		48,003			B FFB	507	9.96	1.195		6,033			C WD	260	6.61	1.130		1,942			D OP	54	12.85	1.195		829			E WD	74	7.60	1.130		636			F 1+	1852	30.77	1.160		66,098			G PCB/WD	52	16.15	1.130		949			Total of Above					145,894			Market Adjustment					3,500			Total Structure RCN					510,629		
Item	S.F./Qty	Rate	Total																																																																																																																																														
Foundation	1,345																																																																																																																																																
Floor Structure	1,345																																																																																																																																																
Ins Floor																																																																																																																																																	
Ins Wall																																																																																																																																																	
Ins Ceiling																																																																																																																																																	
Heat & Cool	3,197	3.59	11,477																																																																																																																																														
Floor Cover	2,877	2.36	6,790																																																																																																																																														
Roof Cover	1,345																																																																																																																																																
Plumbing	-2	829.00	-1,658																																																																																																																																														
Fireplace	1	2744.00	2,744																																																																																																																																														
Basement																																																																																																																																																	
FLOORC T	320	6.41	2,051																																																																																																																																														
Item	Area	Rate	Factor	REL	Total	NC	HS																																																																																																																																										
A MN	1345	30.77	1.160		48,003																																																																																																																																												
B FFB	507	9.96	1.195		6,033																																																																																																																																												
C WD	260	6.61	1.130		1,942																																																																																																																																												
D OP	54	12.85	1.195		829																																																																																																																																												
E WD	74	7.60	1.130		636																																																																																																																																												
F 1+	1852	30.77	1.160		66,098																																																																																																																																												
G PCB/WD	52	16.15	1.130		949																																																																																																																																												
Total of Above					145,894																																																																																																																																												
Market Adjustment					3,500																																																																																																																																												
Total Structure RCN					510,629																																																																																																																																												
Outbuildings and Yard Improvements <table border="1"> <thead> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UM</th> <th>QR</th> <th>Age</th> <th>Rate</th> <th>Grade</th> <th>Rem %</th> <th>Value</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr><td>CDW</td><td></td><td>11</td><td>107</td><td>1</td><td></td><td></td><td>2.25</td><td>1.000</td><td>80</td><td>2,119</td><td></td><td></td></tr> <tr><td>CDW</td><td></td><td>17</td><td>13</td><td>1</td><td></td><td></td><td>2.25</td><td>1.000</td><td>80</td><td>398</td><td></td><td></td></tr> <tr><td>GZ</td><td></td><td></td><td></td><td>1</td><td></td><td></td><td>.00N</td><td>1.000</td><td></td><td></td><td></td><td></td></tr> <tr><td colspan="11">Total</td><td>2,517</td><td></td><td></td></tr> </tbody> </table>			Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS	CDW		11	107	1			2.25	1.000	80	2,119			CDW		17	13	1			2.25	1.000	80	398			GZ				1			.00N	1.000					Total											2,517																																																																															
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS																																																																																																																																					
CDW		11	107	1			2.25	1.000	80	2,119																																																																																																																																							
CDW		17	13	1			2.25	1.000	80	398																																																																																																																																							
GZ				1			.00N	1.000																																																																																																																																									
Total											2,517																																																																																																																																						

Inspected: MWR 12/6/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 2/25/2022 Sk. File: Y
 Printed: 8/19/2025 Status: