

Ownership Description					Assessment Summary																													
<b>Name:</b> MAYNARD, KELSEY 32 E PITTMAN ST FARMINGTON AR 72730-3119 <b>Subd.:</b> 11850 26-16-31 FARMINGTON OUTLOTS <b>S-T-R:</b> 26-16-31 <b>Acres:</b> 0.39 <b>T.D.:</b> 061 FARMINGTON SCH, FARM <b>Location:</b> 32 E PITTMAN ST <b>Legal:</b> PT NW NE 0.39 AC (188 X 90) FURTHER DESCRIBED FROM 2014-30092 AS: A PART OF THE NW/4 OF THE NE/4 OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY ONE (31) WEST, BEING MORE PARTICULARLY					<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> FARMRES <b>Owner:</b> 923066 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> <b>City:</b> FARMINGTON <b>Map:</b> 8,9 <b>Old PID:</b> 122108-000-00					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td>42,000</td> <td>8,400</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>151,150</td> <td>30,230</td> <td>84,350</td> <td>16,870</td> </tr> <tr> <td><b>Total</b></td> <td>193,150</td> <td>38,630</td> <td>114,350</td> <td>22,870</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	<b>Land</b>	42,000	8,400	30,000	6,000	<b>Bldgs</b>	151,150	30,230	84,350	16,870	<b>Total</b>	193,150	38,630	114,350	22,870
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/3/2023	MDH	RV	42,000	151,150	193,150																								
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					7/5/2015	MDH	RV	18,750	70,300	89,050																								
					2015 REAPPRAISAL																													
					7/1/2010	MDH	RV	18,750	56,950	75,700																								
					2010 REAPPRAISAL																													
					7/2/2007	MDH	RV	18,750	67,000	85,750																								
					2007 REAPPRAISAL																													
					6/16/2004	MDH	RV	12,750	60,300	73,050																								
					2004 REAPPRAISAL																													

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" 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
9/22/1994		AO Add on	ENCLOSING PATIO - 100% COMPLETE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/27/2024	2024-16293		225,000	WD	MAYNARD, KELSEY	DCM 7-3-2024 // Imported from Just Appraised
11/18/2014	2014-30092		95,000	WD	COYLE, CARRIE	RNL 12-2-14
10/8/2004	2004-42107		73,000	WD	DAVIS, SCOTT F & BRIDGETTE J	SLC 2004-42107 WD \$240.90 REV (73M)
4/27/1992	92-19656			WD	DAVIS, OLIVER RAY & BEULAH F; DAVIS, CWCS 92-19656 WD NO REV (LIFE ESTATE IN OLIVER RAY &	

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	70000.00		S		-40		42,000		
			0.000				0.00								



**Total:** 42,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,312	1,312	4	52	1971		A	219,046	65	142,380			142,380		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													8,789			
<b>Total</b>													151,150			

Ext Wall	Roof Type	Sketch Area	Building Computation						
SDG/SHTH	<input type="checkbox"/> Hip		Base Price			36.29			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000					
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000					
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	.805					
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.805				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			29.21			
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF			1,312			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			38,324			
<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	1,312						
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,312						
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor							
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	1,312	2.75	3,608				
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,312	1.46	1,916				
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,312						
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	1	521.00	521				
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace							
<b>Heat/Cool</b>	Extra	Basement							
<input type="checkbox"/> None	<b>Fireplaces</b>	<b>Base Structure and Additive Items</b>							
<input type="checkbox"/> Hot Air/F	Type	<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"/> F/W Furn	Count	A MN	1312	36.29	.805	38,324			
<input checked="" type="checkbox"/> Central		B OP	20	13.92	.881	245			
<input type="checkbox"/> Elec Base		C FFA	320	16.54	.881	4,662			
<input type="checkbox"/> Elec Ceil		D FEP	80	19.58	.881	1,380			
<input type="checkbox"/> Other		E WD	36	8.63	.917	285			
<b>Floor Cover</b>		<b>Total of Above</b>						50,941	
<input type="checkbox"/> None		<b>Market Adjustment</b>						4,300	
<input type="checkbox"/> Softwood		<b>Total Structure RCN</b>						219,046	
<input type="checkbox"/> HW Sheath		Inspected: KDA 10/26/2021						Contact: PI	
<input type="checkbox"/> HW Parq		Revisited: JEB 11/1/2021						Int.Est?:	
<input type="checkbox"/> Linoleum		Entered: CHB 12/27/2021						Sk. File:	
<input checked="" type="checkbox"/> CarpetTile		Printed: 8/18/2025						Status:	
<input type="checkbox"/> Cer Tile		Total						2,044	
<input type="checkbox"/> Stone									
<input type="checkbox"/> Other									
<b>Basement</b>									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									

AACU28R56D12L16D16L40 ABR36CR5\*4 ACR40U16CR16\*20 ADU28R24CU8\*10  
 AEU28R34CU6\*6  
 9/18/2014: ADJUSTED WD MSMT'S IN BACK. ADDED CLF4 & WF6.