

Ownership Description					Assessment Summary						
Name: WHITFIELD, KAREN LEEA 76 WILSON ST FARMINGTON AR 72730-3026 Subd.: 11820 23-16-31 FARMINGTON OUTLOTS S-T-R: 23-16-31 Acres: 0.52 T.D.: 061 FARMINGTON SCH, FARM Location: 76 E WILSON ST Legal: PT SW NE 100 X 228 FMDS2 371 F FURTHER DESCRIBED FROM 2016-31762 AS: Part of the SW/4 of the NE/4 of Section Twenty-three (23), Township Sixteen (16) North, Range Thirty-one (31) West of the 5th Principal Meridian, and more particularly described as follows:					Type: RI Res.Impr Taxable: OF Own-Full Neigh: FARMRES Owner: 935615 Status: Block: Lot:		Year 2023 20% 2022 20% Land 49,000 9,800 35,000 7,000 Bldgs 206,700 41,340 123,050 24,610 Total 255,700 51,140 158,050 31,610		Review Record Date By Reason Land Buildings Total 7/3/2023 MDH RV 49,000 206,700 255,700 2023 REAPPRAISAL 7/3/2020 MDH RV 35,000 123,050 158,050 2020 REAPPRAISAL 7/5/2015 MDH RV 18,750 82,050 100,800 2015 REAPPRAISAL 7/1/2010 MDH RV 18,750 82,500 101,250 2010 REAPPRAISAL 7/2/2007 MDH RV 15,000 91,450 106,450 6/16/2004 MDH RV 12,750 85,250 98,000		
Trend											
<input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> New <input type="checkbox"/> Old		Street <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> ChatSeal <input type="checkbox"/> Gravel <input type="checkbox"/> Dirt		Utilities <input type="checkbox"/> No Water <input type="checkbox"/> No Sewer <input type="checkbox"/> No Gas <input type="checkbox"/> No Electric <input type="checkbox"/> No Telephone		Topography <input checked="" type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rough <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Sloping		Landscaping <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor <input type="checkbox"/> None			
Building Permit Record											
Date		Amount		Purpose		Note					
4/29/2022				RM Remod		FOR 2023: NEW HVAC COMPLETE. 3/10/23 JJC					

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
11/21/2024	2024-30927		241,625	WD	WHITFIELD, KAREN L	DCM 11-26-2024 // Imported from Just Appraised
1/25/2022	2022-2804			CR	HAMMONS, HAROLD CLAY	DCM 1-27-2022 NO REV
12/29/2021	2021-49799			WD	HAMMONS, HAROLD CLAY	DCM 12-31-2021 NO REV
10/29/2018	2018-32516			WD	HAMMONS, LANA J REVOCABLE TRUST	RNL 11-1-18 NO REV

Land Record											760/760-01359-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
1	HL	1.000	1.000			.000	70000.00		S		-30		49,000		
			0.000				0.00								

Total: 49,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,394	1,394	4+10	35	1988		A	257,252	750	192,939			192,939		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,756			
Total													206,700			

Ext Wall	Roof Type	Sketch Area										Building Computation									
SIDING	<input type="checkbox"/> Hip											Base Price						35.80			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						1.100			
<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						.886			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF						31.72			
Foundation	<input type="checkbox"/> Dormer											Total Base SF						1,394			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Base Value						44,218			
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											Adjustments to Base									
<input type="checkbox"/> Slab	Roof Cover											Item						S.F./Qty		Rate	
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation						1,394													
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure						1,394													
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor																			
<input checked="" 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						1,394		2.75		3,834									
Insulation	<input type="checkbox"/> Other	Floor Cover						1,394		1.46		2,035									
<input type="checkbox"/> Floor	Plumbing	Roof Cover						1,394													
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing						1		521.00		521									
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace						1		1315.00		1,315									
Heat/Cool	Extra	Basement																			
<input type="checkbox"/> None	Fireplaces																				
<input type="checkbox"/> Hot Air/F	Type 1SA	AACU26R44D36L25U10L19 ABU2CL20*24 ACU26L8CU10*20 ADR19CD10*7																			
<input type="checkbox"/> F/W Furn	Count 1	3/10/2023: FOR 2023: NEW HVAC COMPLETE.																			
<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																					
Total												3,199									

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	1394	35.80	.886	44,218	
B FFA	480	13.89	.881	5,875	
C PCB/PS	200	6.94	.917	1,272	
D OP	70	12.26	.881	756	
Total of Above				59,826	
Market Adjustment				4,300	
Total Structure RCN				257,252	
Inspected: AST 10/19/2021		Contact: PI			
Revisited:		Int.Est?:			
Entered: CHB 12/13/2021		Sk. File:			
Printed: 8/18/2025		Status:			