

Ownership Description					Assessment Summary																													
Name: DUMLER, CHARLES WILLARD & EMILY LEE PO BOX 8158 FAYETTEVILLE AR 72703 Subd.: 00206 GRAND VALLEY STABLES AT GUY TERRY FARMS S-T-R: 21-17-29 Acres: T.D.: 500 SPRINGDALE SCH, RURAL Location: 4543 FURLONG DR Legal:					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: RRES07 Owner: 934795 Status: Tax Status: Block: Lot: 011 City: RURAL Map: Old PID: 001-15266-001					<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>146,600</td> <td>29,320</td> <td>59,000</td> <td>11,800</td> </tr> <tr> <td>Bldgs</td> <td>572,200</td> <td>114,440</td> <td>381,700</td> <td>76,340</td> </tr> <tr> <td>Total</td> <td>718,800</td> <td>143,760</td> <td>440,700</td> <td>88,140</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	146,600	29,320	59,000	11,800	Bldgs	572,200	114,440	381,700	76,340	Total	718,800	143,760	440,700	88,140
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					6/23/2023	MDH	RV	146,600	572,200	718,800																								
					2023 REAPPRAISAL																													
					7/6/2022	MDH	BP	59,000	381,700	440,700																								
					UPDATED SQUARE FOOTAGE																													
					7/6/2020	MDH	RV	59,000	344,150	403,150																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	48,000	287,000	335,000																								
					2015 REAPPRAISAL																													
					6/25/2012	MDH	BP	56,000	289,950	345,950																								
					DWG 100%																													
					8/16/2011	RMC	EQ	56,000		56,000																								
					EQ LOWERED SIMILAR SIZE LOTS IN SUBDIVISION																													

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 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
11/5/2021		NC New Cons	D22 - CHG SQFT ON 1+ TO 1434
7/20/2011		NC New Cons	FOR 2012: NSFR 100% COMPLETE. 3/15/12 MRM

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/25/2024	2024-29751		748,000	WD	DUMLER, CHARLES WILLARD & EMILY LEE	JBFB 11-14-2024 // Imported from Just Appraised
3/4/2023	2023-05948		649,000	WD	CASDORPH, GEORGE & WHINERY-CASDC	GMP 3-13-2023 // Imported from Just Appraised
12/10/2020	2020-46164		490,000	WD	HLUBOKY, JOHN & RICART, BEATRICE	RNL 12-16-20
5/16/2019	2019-16144			QC	GLENDINNING, STEWART	RLB 6/7/19 NO REV

Land Record											206/206-00011-000		
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	125000.00			L	-20	100,000		
											1.69 ACRES		
2	AC	0.690	0.690		.000	90000.00				E	46,575		



Total: 146,600

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,079	3,513	2	12	2011		A	624,418	90	561,974			561,974		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													10,211			
Total													572,200			

Ext Wall	Roof Type	Sketch Area	Building Computation					
BRCK/STONE	<input type="checkbox"/> Hip		Base Price			31.67		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000				
<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		1.360			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		43.07			
Foundation	<input type="checkbox"/> Dormer		Total Base SF		3,513			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		151,305			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base					
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing	Foundation	2,079					
Floor Struct	<input type="checkbox"/> Fib Shing	Floor Structure	2,079					
<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	3,513	3.59	12,612			
Insulation	<input type="checkbox"/> Other	Floor Cover	1,230	4.47	5,498			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,079					
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	3	829.00	2,487			
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	2744.00	2,744			
Heat/Cool	Extra	Basement						
<input type="checkbox"/> None	Fireplaces	FLOORC C	1230	2.36	2,903			
<input type="checkbox"/> Hot Air/F	Type 2SA	FLOORC T	1054	6.41	6,756			
<input type="checkbox"/> F/W Furn	Count 1	Base Structure and Additive Items						
<input checked="" type="checkbox"/> Central		Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> Elec Base		A MN	2079	31.67	1.360	89,543		
<input type="checkbox"/> Elec Ceil		B MFB	972	11.37	1.195	13,209		
<input type="checkbox"/> Other		C OP	48	12.85	1.195	737		
Floor Cover		D OP	88	11.86	1.195	1,247		
<input type="checkbox"/> None		E WD	258	6.61	1.130	1,927		
<input type="checkbox"/> Softwood		F 1+	1434	31.67	1.360	61,762		
<input checked="" type="checkbox"/> HW Sheath		Total of Above				201,425		
<input type="checkbox"/> HW Parq		Market Adjustment				3.100		
<input type="checkbox"/> Linoleum		Total Structure RCN				624,418		
<input type="checkbox"/> CarpetTile		Inspected: JEB 9/14/2021		Contact: PI				
<input type="checkbox"/> Cer Tile		Revisited:		Int.Est?:				
<input type="checkbox"/> Stone		Entered: CDS 11/5/2021		Sk. File:				
<input type="checkbox"/> Other		Printed: 7/31/2025		Status:				
Basement								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total								

Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		24	62				2.25	1.000	500	1,674		
CDW		16	90				2.25	1.000	500	1,620		
Total										3,294		