

Ownership Description				Assessment Summary																							
Name: GLOVER, EVAN & EMILY 1250 SUNDOWNER RANCH AVE PRAIRIE GROVE AR 72753-9350 Subd.: 10234 SUNDOWNER S/D PH I SEC I S-T-R: 17-15-31 Acres: T.D.: 231 PRAIRIE GROVE SCH, PG Location: 1250 SUNDOWNER RANCH AVE Legal:				Type: RI Res.Impr Taxable: VF Ver-Full Neigh: PGRES03 Owner: 936210 Status: Block: Tax Status: Lot: 573 City: PRAIRIE GROVE Map: Old PID: 805-20331-000		<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>Land</td> <td>40,000</td> <td>8,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td>Bldgs</td> <td>279,150</td> <td>55,830</td> <td>181,150</td> <td>36,230</td> </tr> <tr> <td>Total</td> <td>319,150</td> <td>63,830</td> <td>211,150</td> <td>42,230</td> </tr> </tbody> </table>		Year	2023	20%	2022	20 %	Land	40,000	8,000	30,000	6,000	Bldgs	279,150	55,830	181,150	36,230	Total	319,150	63,830	211,150	42,230
Year	2023	20%	2022	20 %																							
Land	40,000	8,000	30,000	6,000																							
Bldgs	279,150	55,830	181,150	36,230																							
Total	319,150	63,830	211,150	42,230																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/3/2023	MDH	RV	40,000	279,150	319,150																		
				2023 REAPPRAISAL																							
				7/3/2020	MDH	RV	30,000	181,150	211,150																		
				2020 REAPPRAISAL																							
				7/5/2015	MDH	RV	25,000	137,350	162,350																		
				2015 REAPPRAISAL																							
				7/1/2010	MDH	RV	25,000	144,800	169,800																		
				2010 REAPPRAISAL																							
				7/24/2009	MDH	PR	28,000	152,700	180,700																		
				2009 VALUE REVIEW PROJECT																							
				7/2/2007	MDH	RV	40,000	147,750	187,750																		

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 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
5/8/2018		350 AO Add on	FOR 2019: GAZEBO 100% COMPLETE - ADDED FOR
6/8/2007		NC New Cons	FOR 2007: NSFR 100% COMPLETE.

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/3/2024	2024-31712		350,000	WD	GLOVER, EVAN & EMILY	JBF 12-9-2024 // Imported from Just Appraised
3/12/2018	2018-7231		222,000	WD	QUICK, JAMES RAPERT & AMANDA SCHAIRLB	3/15/18
5/21/2013	2013-17024		163,000	WD	SPEIGHT, MICHAEL L & DANA R	RNL 5-23-13
3/30/2007	2007-12657		209,000	WD	JONES, BILL E JR IRREVOCABLE TRUST	LAJ 2007-12657 WD \$689.70 REV (209M) ** JONES JR.

Land Record											805/805-20642-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
	HL	1.000	1.000		.000		40000.00				40,000		
			0.000				0.00						

Total: 40,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,837	1,837	3+15	17	2006	A	308,810	83	256,313			256,313		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													22,860			
Total													279,150			

Ext Wall	Roof Type	Sketch Area	Building Computation										
BV	<input type="checkbox"/> Hip		Base Price		35.75								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.150								
<input 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		1.000								
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.150								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		41.11								
Foundation			Total Base SF		1,837								
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		75,519								
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other												
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other												
<input type="checkbox"/> Other	Roof Cover												
Floor Struct		Adjustments to Base											
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing	Item	S.F./Qty	Rate	Total								
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing	Foundation	1,837										
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Floor Structure	1,837										
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Ins Floor											
Insulation		Ins Wall											
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Ins Ceiling											
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Heat & Cool	1,837	3.07	5,640								
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Floor Cover	1,470	1.78	2,617								
Heat/Cool		Roof Cover	1,837										
<input type="checkbox"/> None	Plumbing		Plumbing		632.00								
<input type="checkbox"/> Hot Air/F	Full 2	Fireplace	1	1319.00	1,319								
<input type="checkbox"/> F/W Furn	Half	Basement											
<input checked="" type="checkbox"/> Central	Extra	FLOORC T	367	5.64	2,070								
<input type="checkbox"/> Elec Base	Fireplaces												
<input type="checkbox"/> Elec Ceil	Type 1SF	AACU28R50D14R3D29L11U1L5U4L4D4L11U16L17D2L5 ABCR5U2R17D23L22U21											
<input type="checkbox"/> Other	Count 1	ACR5U2R17D16R11CU4R4D4R3D5L10U5R3 ADU28R19CU8R32D9L1U1L31											
Floor Cover		3/29/2017: ADDED WIF4 & WF6.											
<input type="checkbox"/> None	Outbuildings and Yard Improvements												
<input type="checkbox"/> Softwood	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> HW Sheath	CDW		18	31			2.00	1.000	83	926			
<input type="checkbox"/> HW Parq	WIF 4'		376				12.25	1.000	83	3,823			
<input type="checkbox"/> Linoleum	WF6		65				9.36	1.000	83	505			
<input checked="" type="checkbox"/> CarpetTile	WD		16	16		2018	6.61	1.000	83	1,404			
<input type="checkbox"/> Cer Tile	PCB		11	11		2018	5.96	1.000	83	599			
<input type="checkbox"/> Stone													
<input type="checkbox"/> Other													
Basement													
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													
Total											7,257		

Total of Above 98,035
 Market Adjustment 3.150
 Total Structure RCN 308,810

Inspected: BRS 9/8/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 9/23/2022 Sk. File:
 Printed: 8/25/2025 Status: