

Ownership Description				Assessment Summary					
Name: KELSEY, KATHERINE L		Type: RI Res.Impr		Year	2025	20%	2023	20%	
1738 E CORTLAND ST		Taxable: F Fixed		Land	58,500	11,700	58,500	11,700	
FAYETTEVILLE		Neigh: FY1730E		Bldgs	174,850	34,970	178,200	35,640	
Subd.: 07501 ROLLING MEADOWS PHASE II		Owner: 889915		Total	233,350	46,670	236,700	47,340	
S-T-R: 36-17-30		Status: P25		Review Record					
T.D.: 011 FAYETTEVILLE SCH, FAY		Block:		Date	By	Reason	Land	Buildings	Total
Location: 1738 E CORTLAND ST		Lot: 066		8/8/2025	MCB	HC	58,500	174,850	233,350
Legal:		City: FAYETTEVILLE		ADJ SKETCH SF PER FIELD CHECK					
		Map: 253		7/7/2023	MDH	RV	58,500	178,200	236,700
		Old PID: 143544-000-00		2023 REAPPRAISAL					
				7/16/2020	MDH	IN	45,000	104,700	149,700
				PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					
				7/6/2020	MDH	RV	45,000	104,700	149,700
				2020 REAPPRAISAL					
				7/5/2015	MDH	RV	18,000	89,100	107,100
				2015 REAPPRAISAL					
				7/6/2010	MDH	RV	28,500	90,300	118,800
				2010 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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/24/2023	2023-10153			WD	KELSEY, KATHERINE L	GMP 4-27-2023 NO REV // Imported from Just Appraised
9/10/2018	2018-27366			AF	HURST, CASSIDY REVOCABLE TRUST	DCM 9-13-2018 NO REV
9/10/2018	2018-27319		121,500	WD	HURST, CASSIDY REVOCABLE TRUST	RLB 9/12/18
6/3/1998	98-47575			WD	BIRDIE PROPERTIES LLC	LRR 98-47575 WD 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	130000.00			K	-55			58,500		
			0.000			0.00									



DRAINAGE DITCH BEHIND PROPERTY

Total: 58,500

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,391	1,391	4	43	1980	A	225,256	750	168,942			168,942		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													5,896			
Total													174,850			

Ext Wall	Roof Type	Sketch Area	Building Computation				
BV	<input type="checkbox"/> Hip	<p>8/7/2025: HC2025 - ADJ SKETCH SF & FLOORC PER FIELD CHECK.</p>	Base Price			37.42	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000			
<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	.805			
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		.805		
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			30.12	
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF			1,391	
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			41,897	
<input type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base	Item	S.F./Qty	Rate	Total
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Asp Shing		Foundation		1,391		
<input type="checkbox"/> Other	<input type="checkbox"/> Fib Shing	Floor Structure		1,391			
Floor Struct	<input type="checkbox"/> Wd Shing	Ins Floor					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Wall					
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Ceiling					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Heat & Cool	1,391	2.75		3,825	
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Floor Cover	1,391	1.46		2,031	
Insulation	Plumbing	Roof Cover	1,391				
<input type="checkbox"/> Floor	Full 2	Plumbing	1	521.00		521	
<input checked="" type="checkbox"/> Wall	Half	Fireplace	1	1105.00		1,105	
<input checked="" type="checkbox"/> Ceiling	Extra	Basement					
Heat/Cool	Fireplaces						
<input type="checkbox"/> None	Type 1SF						
<input type="checkbox"/> Hot Air/F	Count 1						
<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							
Total						1,474	

Base Structure and Additive Items						
Item	Area	Rate	Factor	REL	Total	NC HS
A MN	1391	37.42	.805		41,897	
B MFA	502	14.75	.881		6,521	
C PS	100	2.11	.917		193	
D OP	18	13.92	.881		221	
Total of Above					56,314	
Market Adjustment					4,000	
Total Structure RCN					225,256	
Inspected: JJC 7/28/2022			Contact: PI			
Revisited:			Int.Est?:			
Entered: CHB 9/6/2022			Sk. File:			
Printed: 8/15/2025			Status: P25			