

Ownership Description	Assessment Summary																											
<b>Name:</b> LARKO, MICHAEL 4057 N BROOKHOLLOW CT FAYETTEVILLE AR 72703-5064 <b>Subd.:</b> 04750 BROOKHOLLOW S/D <b>S-T-R:</b> 24-17-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 4057 N BROOKHOLLOW CT <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Type:</b> RI Res.Impr</td> <td><b>Year</b> 2023 20%</td> <td>2022 20%</td> </tr> <tr> <td><b>Taxable:</b> VF Ver-Full</td> <td><b>Land</b> 65,000 13,000</td> <td>50,000 10,000</td> </tr> <tr> <td><b>Neigh:</b> FY1730E</td> <td><b>Bldgs</b> 157,450 31,490</td> <td>92,500 18,500</td> </tr> <tr> <td><b>Owner:</b> 931398</td> <td><b>Total</b> 222,450 44,490</td> <td>142,500 28,500</td> </tr> <tr> <td><b>Status:</b></td> <td colspan="2"><b>Tax Status:</b></td> </tr> <tr> <td><b>Block:</b></td> <td colspan="2"><b>Lot:</b> 013</td> </tr> <tr> <td><b>City:</b> FAYETTEVILLE</td> <td colspan="2"></td> </tr> <tr> <td><b>Map:</b> 136</td> <td colspan="2"></td> </tr> <tr> <td><b>Old PID:</b> 765-15669&amp;15647-001</td> <td colspan="2"></td> </tr> </table>	<b>Type:</b> RI Res.Impr	<b>Year</b> 2023 20%	2022 20%	<b>Taxable:</b> VF Ver-Full	<b>Land</b> 65,000 13,000	50,000 10,000	<b>Neigh:</b> FY1730E	<b>Bldgs</b> 157,450 31,490	92,500 18,500	<b>Owner:</b> 931398	<b>Total</b> 222,450 44,490	142,500 28,500	<b>Status:</b>	<b>Tax Status:</b>		<b>Block:</b>	<b>Lot:</b> 013		<b>City:</b> FAYETTEVILLE			<b>Map:</b> 136			<b>Old PID:</b> 765-15669&15647-001		
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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

Review Record					
Date	By	Reason	Land	Buildings	Total
7/7/2023	MDH	RV	65,000	157,450	222,450
2023 REAPPRAISAL					
7/16/2020	MDH	IN	50,000	92,500	142,500
PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					
7/6/2020	MDH	RV	50,000	92,500	142,500
2020 REAPPRAISAL					
7/5/2015	MDH	RV	30,000	78,700	108,700
2015 REAPPRAISAL					
7/6/2010	MDH	RV	30,000	78,200	108,200
2010 REAPPRAISAL					
7/10/2007	MDH	RV	30,000	97,600	127,600

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
10/16/2024	2024-28015		230,000	WD	LARKO, MICHAEL	JBF 10-29-2024 // Imported from Just Appraised
3/16/1998	98-22229			QC	PAINTER, CODY Z	LPW 98-22229 QCD NO REV - FROM DANIELLE
2/23/1996	96-10812		80,000	WD	PAINTER, CODY Z & DANIELLE R	
11/11/1992	92-61097		64,000	WD	WILLIAMS, REBECCA S	

Land Record											765/765-16591-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	130000.00		S		-50			65,000		
													74 * 132 irregular		



**Total:** 65,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,280	1,280	4+5	34	1989		A	209,852	700	146,896			146,896		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													10,536			
<b>Total</b>													157,450			

Ext Wall	Roof Type	Sketch Area	Building Computation									
FS	<input type="checkbox"/> Hip		Base Price			36.29						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.050								
<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		.845							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		30.67							
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		1,280							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		39,258							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>									
<input checked="" 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 checked="" type="checkbox"/> Asp Shing	Foundation	1,280									
<b>Floor Struct</b>	<input type="checkbox"/> Fib Shing	Floor Structure	1,280									
<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	1,280	2.75	3,520							
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,280	1.46	1,869							
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,280									
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing	1	521.00	521							
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1315.00	1,315							
<b>Heat/Cool</b>	Extra	Basement										
<input type="checkbox"/> None	<b>Fireplaces</b>	WC	30	.00N								
<input type="checkbox"/> Hot Air/F	Type 1SA	<b>Base Structure and Additive Items</b>										
<input type="checkbox"/> F/W Furn	Count 1	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>				
<input checked="" type="checkbox"/> Central		A MN	1280	36.29	.845	39,258						
<input type="checkbox"/> Elec Base		B FFA	400	14.99	.881	5,284						
<input type="checkbox"/> Elec Ceil		C CS	137	2.03	.917	255						
<input type="checkbox"/> Other		D OP	36	13.92	.881	441						
<b>Floor Cover</b>		<b>Outbuildings and Yard Improvements</b>										
<input type="checkbox"/> None	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>
<input type="checkbox"/> Softwood	CDW		16	41			1.83	1.000	70	840		
<input type="checkbox"/> HW Sheath	WF6		295				8.69	1.000	70	1,794		
<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												
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
<b>Total</b>										2,634		

Total of Above 52,463  
 Market Adjustment 4.000  
 Total Structure RCN 209,852  
 Inspected: BRS 7/7/2022 Contact: PI  
 Revisited: Int.Est?:  
 Entered: EEK 8/16/2022 Sk. File:  
 Printed: 8/15/2025 Status: