

| Ownership Description | | | | Assessment Summary | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|--------|---------|--|---------|---|--|------|------|-----|------|------|-------------|--------|--------|--------|--------|--------------|---------|--------|--------|--------|--------------|---------|--------|---------|--------|
| Name: OSMOND, RYAN AARON & SPERRY, ALLYSON JOSEPHINE 2848 N PEG LN FAYETTEVILLE AR 72703-3942 Subd.: 04600 BISHOP ADD I S-T-R: 35-17-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 2848 N PEG LN Legal: | | | | Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1730E Owner: 908740 Status: Block: 004 Lot: 005 City: FAYETTEVILLE Map: 251 Old PID: 136723-000-00 | | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> <tr> <td>Land</td> <td>65,000</td> <td>13,000</td> <td>50,000</td> <td>10,000</td> </tr> <tr> <td>Bldgs</td> <td>145,950</td> <td>29,190</td> <td>87,550</td> <td>17,510</td> </tr> <tr> <td>Total</td> <td>210,950</td> <td>42,190</td> <td>137,550</td> <td>27,510</td> </tr> </table> | | Year | 2023 | 20% | 2022 | 20 % | Land | 65,000 | 13,000 | 50,000 | 10,000 | Bldgs | 145,950 | 29,190 | 87,550 | 17,510 | Total | 210,950 | 42,190 | 137,550 | 27,510 |
| Year | 2023 | 20% | 2022 | 20 % | | | | | | | | | | | | | | | | | | | | | | | |
| Land | 65,000 | 13,000 | 50,000 | 10,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Bldgs | 145,950 | 29,190 | 87,550 | 17,510 | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 210,950 | 42,190 | 137,550 | 27,510 | | | | | | | | | | | | | | | | | | | | | | | |
| Review Record | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | By | Reason | Land | Buildings | Total | | | | | | | | | | | | | | | | | | | | | | |
| 7/7/2023 | MDH | RV | 65,000 | 145,950 | 210,950 | | | | | | | | | | | | | | | | | | | | | | |
| 2023 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7/16/2020 | MDH | IN | 50,000 | 87,550 | 137,550 | | | | | | | | | | | | | | | | | | | | | | |
| PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7/6/2020 | MDH | RV | 50,000 | 87,550 | 137,550 | | | | | | | | | | | | | | | | | | | | | | |
| 2020 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7/5/2015 | MDH | RV | 30,000 | 62,000 | 92,000 | | | | | | | | | | | | | | | | | | | | | | |
| 2015 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7/6/2010 | MDH | RV | 30,000 | 66,450 | 96,450 | | | | | | | | | | | | | | | | | | | | | | |
| 2010 REAPPRAISAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7/10/2007 | MDH | RV | 27,500 | 78,200 | 105,700 | | | | | | | | | | | | | | | | | | | | | | |

| 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 |
| 1/11/2024 | 2024-01525 | | 230,000 | WD | OSMOND, RYAN AARON & SPERRY, ALLYSON JOSEPHINE | JBF 1-24-2024 // Imported from Just Appraised |
| 1/9/2024 | 2024-00756 | | | CR | MARTIN, BRIAN RUSSELL SPECIAL NEEDS | JBF 1-24-2024 NO REV |
| 7/12/2023 | 2023-18764 | | | TD | MARTIN, BRIAN RUSSELL SPECIAL NEEDS | GMP 7-25-2023 NO REV |
| 11/12/2002 | 2002-180272 | | | | WOOD, AUDREY JOAN REVOCABLE TRUS | LR |

| Land Record | | | | | | | | | | | 765/765-02837-000 | | | | |
|-------------|----|------------|--------------|-------|------|-----------|---------|---|------|-----|-------------------|---|---------|----|----|
| 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 | | |
| | | | | | | | | | | | | | 76 *150 | | |



Total: 65,000

| Occupancy | Construction | 1st Flr | Total Liv | Grade | Age | YC | YR | Cond | Replace | Rem % | Physical | Functional | External | Actual | NC | HS |
|---|--------------|---------|-----------|-------|-----|------|----|------|---------|-------|----------|------------|----------|---------|----|----|
| SingleF | ONE MasonVen | 1,209 | 1,209 | 4 | 45 | 1978 | | A | 204,032 | 700 | 142,822 | | | 142,822 | | |
| OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives) | | | | | | | | | | | | | 3,116 | | | |
| Total | | | | | | | | | | | | | 145,950 | | | |

| Ext Wall | Roof Type | Sketch Area | Building Computation | | | | | | | | | |
|--|---|------------------|--|-------------|-----------------|---------------|--------------|--------------|--------------|-----------|-----------|--|
| BV <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input checked="" type="checkbox"/> MasonVen <input type="checkbox"/> Other | <input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other | | Base Price | | 38.49 | | | | | | | |
| Foundation <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other | Roof Cover <input checked="" type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other | | +/- Grade | | 1.000 | | | | | | | |
| Floor Struct <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other | Plumbing Full 2 Half Extra | Story Hgt Factor | | 1.000 | | | | | | | | |
| Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling | Fireplaces Type 1SA Count 1 | Grade Adj Factor | | .805 | | | | | | | | |
| Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <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 | | Composite Factor | | .805 | | | | | | | | |
| 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 | | Adj Price per SF | | 30.98 | | | | | | | | |
| Basement <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part | | Total Base SF | | 1,209 | | | | | | | | |
| | | Base Value | | 37,455 | | | | | | | | |
| Outbuildings and Yard Improvements | | | Adjustments to Base | | | | | | | | | |
| Item | Type | Qty1 | Qty2 | UMQR | Age | Rate | Grade | Rem % | Value | NC | HS | |
| CDW | | 16 | 38 | | | 1.83 | 1.000 | 70 | 779 | | | |
| OB/FR | | 10 | 9 | | | .00N | 1.000 | | | | | |
| | | | Item | | S.F./Qty | Rate | Total | | | | | |
| | | | Foundation | | 1,209 | | | | | | | |
| | | | Floor Structure | | 1,209 | | | | | | | |
| | | | Ins Floor | | | | | | | | | |
| | | | Ins Wall | | | | | | | | | |
| | | | Ins Ceiling | | | | | | | | | |
| | | | Heat & Cool | | 1,209 | 2.75 | 3,325 | | | | | |
| | | | Floor Cover | | 1,209 | 1.46 | 1,765 | | | | | |
| | | | Roof Cover | | 1,209 | | | | | | | |
| | | | Plumbing | | 1 | 521.00 | 521 | | | | | |
| | | | Fireplace | | 1 | 1315.00 | 1,315 | | | | | |
| | | | Basement | | | | | | | | | |
| | | | Base Structure and Additive Items | | | | | | | | | |
| | | | Item | Area | Rate | Factor | REL | Total | NC | HS | | |
| | | | A MN | 1209 | 38.49 | .805 | | 37,455 | | | | |
| | | | B MFA | 440 | 15.39 | .881 | | 5,966 | | | | |
| | | | C PS | 108 | 2.11 | .917 | | 208 | | | | |
| | | | D OP | 40 | 12.85 | .881 | | 453 | | | | |
| | | | Total of Above | | | | | | 51,008 | | | |
| | | | Market Adjustment | | | | | | 4,000 | | | |
| | | | Total Structure RCN | | | | | | 204,032 | | | |
| | | | Inspected: MWR 7/21/2022 | | | | Contact: PI | | | | | |
| | | | Revisited: | | | | Int.Est?: | | | | | |
| | | | Entered: CHB 8/19/2022 | | | | Sk. File: | | | | | |
| | | | Printed: 8/15/2025 | | | | Status: | | | | | |
| Total | | | | | | | | | 779 | | | |

AACU9R51D37L18U6L3U4L10U18L20 ABCR20*22 ACU9R21CU9*12 ADR20D18CR10*4

7/16/2014: LOWERED REL.