

Ownership Description				Assessment Summary					
Name: FRANCO, MARCELA		Type: RI Res.Impr		Year	2025	20%	2024	20%	
4050 ARYANA AVE		Taxable: VF Ver-Full		Land	70,000	14,000	70,000	14,000	
SPRINGDALE		Neigh: SDR004		Bldgs	304,600	60,920			
Subd.: 02178 HYLTON PLACE S/D PH 3		Owner: 921620		Total	374,600	74,920	70,000	14,000	
S-T-R: 17-17-29		Status: P25		Review Record					
T.D.: 501 SPRINGDALE SCH, SPG		Block: Lot: 122		Date	By	Reason	Land	Buildings	Total
Location: 4050 ARYANA AVE		City: SPRINGDALE		6/10/2025	JEB	BP	70,000	304,600	374,600
Legal:		Map:		DWELLING COMPLETE					
		Old PID: 815-36207-700		6/17/2024	KNM	IN	70,000		70,000
				FOR 2024 REMOVED DD DUE TO SALE					
				4/25/2024	JEB	BP	35,000		35,000
				NEW SUBDIVISION					
				11/3/2023	CRJ	SP			
				FOR 2024: NEW S/D PER S/D PLAT 24-503 HYLTON PLACE S/D PH 3. ALL ACREAGE FROM 815-36207-700					
Building Permit Record									
Date	Amount	Purpose	Note						
8/30/2023	239,016	NC New Cons	FOR 2025 NSFR 100% COMPLETE	3/20/25 MCB // R25					

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/7/2024	2024-14366		379,000	WD	FRANCO, MARCELA	JBF 6-13-2024 // Imported from Just Appraised
12/15/2022	2022-40117		7,877,257	SW	D R HORTON - NW ARKANSAS LLC	CRJ FOR 2024: NEW S/D PER S/D PLAT 24-503 HYLTON PLACE

Land Record											815/815-40493-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000		70000.00				70,000		
											0.19 AC		



Total: 70,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,941	1,941	3+10	1	2024	A	295,715	99	292,757			292,757	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,867			
Total													304,600			

Ext Wall	Roof Type	Sketch Area	Building Computation					
MASONVEN	<input type="checkbox"/> Hip		Base Price			35.40		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100				
<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		1.100			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		38.94			
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF		1,941			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			75,583		
<input type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base					
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	1,941					
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	1,941					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Floor						
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Wall						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Ins Ceiling						
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Heat & Cool	1,941	3.07	5,959			
Insulation	Plumbing	Floor Cover	1,359	1.78	2,419			
<input type="checkbox"/> Floor	Full 2	Roof Cover	1,941					
<input checked="" type="checkbox"/> Wall	Half	Plumbing		632.00				
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	1319.00	1,319			
Heat/Cool	Fireplaces	Basement						
<input type="checkbox"/> None	Type 1SF	FLOORC C	582	1.78	1,036			
<input type="checkbox"/> Hot Air/F	Count 1	Base Structure and Additive Items						
<input type="checkbox"/> F/W Furn		Item	Area	Rate	Factor REL	Total	NC	HS
<input checked="" type="checkbox"/> Central		A MN	1941	35.40	1.100	75,583		
<input type="checkbox"/> Elec Base		B OP	103	11.86	1.000	1,222		
<input type="checkbox"/> Elec Ceil		C MFA	441	15.39	1.000	6,787		
<input type="checkbox"/> Other		D OP	90	11.86	1.000	1,067		
Floor Cover		Outbuildings and Yard Improvements						
<input type="checkbox"/> None	CDW	18	45		2.00	1.000	99	1,604
<input type="checkbox"/> Softwood	WF6	240			9.36	1.000	99	2,224
<input type="checkbox"/> HW Sheath	OB/FR	11	24		.00N	1.000		
<input type="checkbox"/> HW Parq	OB/FR	8	5		.00N	1.000		
<input type="checkbox"/> Linoleum								
<input type="checkbox"/> Carpet								
<input type="checkbox"/> Tile								
<input type="checkbox"/> Cer Tile								
<input type="checkbox"/> Stone								
<input checked="" type="checkbox"/> LuxVinyl								
Basement								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total							3,828	

Total of Above 95,392
 Market Adjustment 3,100
 Total Structure RCN 295,715

Inspected: Contact:
 Revisited: Int.Est?:
 Entered: Sk. File:
 Printed: 8/20/2025 Status: P25