

Ownership Description	Assessment Summary																																																		
Name: SANG, VAN CEU & KHUN, DAWT; HNEM, NGUN 4011 ARYANA AVE SPRINGDALE AR 72764 Subd.: 02178 HYLTON PLACE S/D PH 3 S-T-R: 17-17-29 Acres: 0.21 T.D.: 501 SPRINGDALE SCH, SPG Location: 4011 ARYANA AVE Legal:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Type: RI Res.Impr</td> <td>Year 2025 20%</td> <td>2024 20 %</td> </tr> <tr> <td>Taxable: OF Own-Full</td> <td>Land 70,000 14,000</td> <td>70,000 14,000</td> </tr> <tr> <td>Neigh: SDR004</td> <td>Bldgs 286,800 57,360</td> <td></td> </tr> <tr> <td>Owner: 919114</td> <td>Total 356,800 71,360</td> <td>70,000 14,000</td> </tr> <tr> <td>Status: P25 Tax Status: AC</td> <td colspan="2"></td> </tr> <tr> <td>Block: Lot: 117</td> <td colspan="2"></td> </tr> </table>	Type: RI Res.Impr	Year 2025 20%	2024 20 %	Taxable: OF Own-Full	Land 70,000 14,000	70,000 14,000	Neigh: SDR004	Bldgs 286,800 57,360		Owner: 919114	Total 356,800 71,360	70,000 14,000	Status: P25 Tax Status: AC			Block: Lot: 117																																		
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/7/2024	2024-11404		360,000	WD	SANG, VAN CEU & KHUN, DAWT; HNEM, NJBF	5-14-2024
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											815/815-40488-000		
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			
										0.21 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	1,874	1,874	3+10	1	2024	A	285,879	99	283,019			283,019	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,757			
Total													286,800			

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		1,874									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			72,974								
<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	1,874											
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	1,874											
<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	1,874	3.07	5,753									
Insulation	Plumbing	Floor Cover	1,312	1.78	2,335									
<input type="checkbox"/> Floor	Full 2	Roof Cover	1,874											
<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	562	1.78	1,000									
<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	1874	35.40	1.100	72,974								
<input type="checkbox"/> Elec Base		B OP	40	12.85	1.000	514								
<input type="checkbox"/> Elec Ceil		C MFA	441	15.39	1.000	6,787								
<input type="checkbox"/> Other		D OP	133	11.56	1.000	1,537								
Floor Cover		Outbuildings and Yard Improvements												
<input type="checkbox"/> None		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> Softwood		CDW		18	34			2.00	1.000	99	1,212			
<input type="checkbox"/> HW Sheath														
<input type="checkbox"/> HW Parq														
<input type="checkbox"/> Linoleum														
<input type="checkbox"/> CarpetTile														
<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												1,212		

Total of Above 92,219
 Market Adjustment 3,100
 Total Structure RCN 285,879

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