


Ownership Description	Assessment Summary																																								
Name: KU, TIAL & CEU, UK 3883 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: 3883 ARYANA AVE Legal:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2025</td> <td>20%</td> <td>2024</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>70,000</td> <td>14,000</td> <td>70,000</td> <td>14,000</td> </tr> <tr> <td>Bldgs</td> <td>287,650</td> <td>57,530</td> <td>173,950</td> <td>34,790</td> </tr> <tr> <td>Total</td> <td>357,650</td> <td>71,530</td> <td>243,950</td> <td>48,790</td> </tr> </table>	Year	2025	20%	2024	20%	Land	70,000	14,000	70,000	14,000	Bldgs	287,650	57,530	173,950	34,790	Total	357,650	71,530	243,950	48,790																				
Year	2025	20%	2024	20%																																					
Land	70,000	14,000	70,000	14,000																																					
Bldgs	287,650	57,530	173,950	34,790																																					
Total	357,650	71,530	243,950	48,790																																					
Type: RI Res.Impr Taxable: VF Ver-Full Neigh: SDR004 Owner: 915209 Status: P25 Tax Status: AC Block: Lot: 111 City: SPRINGDALE Map: Old PID: 815-36207-700	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>6/3/2025</td> <td>JEB</td> <td>BP</td> <td>70,000</td> <td>287,650 357,650</td> </tr> <tr> <td colspan="5">DWELLING COMPLETE</td> </tr> <tr> <td>4/25/2024</td> <td>JEB</td> <td>BP</td> <td>70,000</td> <td>173,950 243,950</td> </tr> <tr> <td colspan="5">NEW SUBDIVISION. DWELLING 60% COMPLETE</td> </tr> <tr> <td>11/3/2023</td> <td>CRJ</td> <td>SP</td> <td></td> <td></td> </tr> <tr> <td colspan="5">FOR 2024: NEW S/D PER S/D PLAT 24-503 HYLTON PLACE S/D PH 3. ALL ACREAGE FROM 815-36207-700</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	6/3/2025	JEB	BP	70,000	287,650 357,650	DWELLING COMPLETE					4/25/2024	JEB	BP	70,000	173,950 243,950	NEW SUBDIVISION. DWELLING 60% COMPLETE					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				
Review Record																																									
Date	By	Reason	Land	Buildings Total																																					
6/3/2025	JEB	BP	70,000	287,650 357,650																																					
DWELLING COMPLETE																																									
4/25/2024	JEB	BP	70,000	173,950 243,950																																					
NEW SUBDIVISION. DWELLING 60% COMPLETE																																									
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																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Trend</th> <th>Street</th> <th>Utilities</th> <th>Topography</th> <th>Landscaping</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Improving</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> No Water</td> <td><input type="checkbox"/> High</td> <td><input type="checkbox"/> Excellent</td> </tr> <tr> <td><input checked="" type="checkbox"/> Static</td> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> No Sewer</td> <td><input type="checkbox"/> Low</td> <td><input type="checkbox"/> Good</td> </tr> <tr> <td><input type="checkbox"/> Declining</td> <td><input type="checkbox"/> ChatSeal</td> <td><input type="checkbox"/> No Gas</td> <td><input type="checkbox"/> Rough</td> <td><input checked="" type="checkbox"/> Average</td> </tr> <tr> <td><input type="checkbox"/> New</td> <td><input type="checkbox"/> Gravel</td> <td><input type="checkbox"/> No Electric</td> <td><input checked="" type="checkbox"/> Flat</td> <td><input type="checkbox"/> Poor</td> </tr> <tr> <td><input type="checkbox"/> Old</td> <td><input type="checkbox"/> Dirt</td> <td><input type="checkbox"/> No Telephone</td> <td><input type="checkbox"/> Sloping</td> <td><input type="checkbox"/> None</td> </tr> </tbody> </table>	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											
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																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Amount</th> <th>Purpose</th> <th>Note</th> </tr> </thead> <tbody> <tr> <td>8/25/2023</td> <td>232,884</td> <td>NC New Cons</td> <td>FOR 2025 NSFR 100% COMPLETE // D25 TO REMOVE</td> </tr> </tbody> </table>	Date	Amount	Purpose	Note	8/25/2023	232,884	NC New Cons	FOR 2025 NSFR 100% COMPLETE // D25 TO REMOVE																																	
Date	Amount	Purpose	Note																																						
8/25/2023	232,884	NC New Cons	FOR 2025 NSFR 100% COMPLETE // D25 TO REMOVE																																						

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/28/2024	2024-07396		360,000	WD	KU, TIAL & CEU, UK	JBF 4-3-2024 // 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												815/815-40482-000		
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	1,880	1,880	3+10	1	2023		A	287,085	99	284,214			284,214	39	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,444			
Total													287,650			

Ext Wall	Roof Type	Sketch Area	Building Computation											
BRICK	<input type="checkbox"/> Hip	<p>2/15/2024: D25 TO REMOVE DWG INC. FOR 2024 60% COMPLETE. FRPL GAS INS.</p>	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		1,880									
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		73,207									
<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	1,880											
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	1,880											
<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	1,880	3.07	5,772									
Insulation	Plumbing	Floor Cover	564	1.78	1,004									
<input type="checkbox"/> Floor	Full 2	Roof Cover	1,880											
<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 V	1316	1.78	2,342									
<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	1880	35.40	1.100	73,207								
<input type="checkbox"/> Elec Base		B OP	47	12.85	1.000	604								
<input type="checkbox"/> Elec Ceil		C MFA	420	16.13	1.000	6,775								
<input type="checkbox"/> Other		D OP	140	11.32	1.000	1,585								
Floor Cover		Outbuildings and Yard Improvements												
<input type="checkbox"/> None		Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
<input type="checkbox"/> Softwood		CDW		17	33				2.00	1.000	99	1,111		
<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												1,111		

Total of Above 92,608
 Market Adjustment 3.100
 Total Structure RCN 287,085
 Inspected: Contact:
 Revisited: Int.Est?:
 Entered: Sk. File:
 Printed: 8/20/2025 Status: P25