

Ownership Description	Assessment Summary																																								
<b>Name:</b> VALENCIA, JOSE ANGEL SILVERIO & WAY, CAITLIN ALEXANDRA 3797 ARYANA AVE  SPRINGDALE AR 72764 <b>Subd.:</b> 02178 HYLTON PLACE S/D PH 3 <b>S-T-R:</b> 17-17-29 <b>Acres:</b> 0.21 <b>T.D.:</b> 501 SPRINGDALE SCH, SPG <b>Location:</b> 3797 ARYANA AVE <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2025</td> <td>20%</td> <td>2024</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>70,000</td> <td>14,000</td> <td>70,000</td> <td>14,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>291,000</td> <td>58,200</td> <td>213,200</td> <td>42,640</td> </tr> <tr> <td><b>Total</b></td> <td>361,000</td> <td>72,200</td> <td>283,200</td> <td>56,640</td> </tr> </table>	<b>Year</b>	2025	20%	2024	20%	<b>Land</b>	70,000	14,000	70,000	14,000	<b>Bldgs</b>	291,000	58,200	213,200	42,640	<b>Total</b>	361,000	72,200	283,200	56,640																				
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<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> SDR004 <b>Owner:</b> 914795 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> 107  <b>City:</b> SPRINGDALE <b>Map:</b> <b>Old PID:</b> 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>291,000 361,000</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>213,200 283,200</td> </tr> <tr> <td colspan="5">NEW SUBDIVISION. DWELLING 75% 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	291,000 361,000	DWELLING COMPLETE					4/25/2024	JEB	BP	70,000	213,200 283,200	NEW SUBDIVISION. DWELLING 75% 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				
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/25/2024	2024-07014		359,000	WD	VALENCIA, JOSE ANGEL SILVERIO & WAY	JBFB 3-29-2024 // 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												815/815-40478-000		
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				
<b>Total:</b>										70,000				



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,860	1,860	3+10	1	2023	A	282,497	99	279,672			279,672	26	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,343			
<b>Total</b>													291,000			

Ext Wall	Roof Type	Sketch Area	Building Computation										
BRICK	<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								
<b>Foundation</b>			Total Base SF		1,860								
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		72,428								
<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 type="checkbox"/> Asp Shing		Foundation		1,860								
<b>Floor Struct</b>			Floor Structure		1,860								
<input type="checkbox"/> Wood SubF	<input checked="" type="checkbox"/> Fib Shing		Ins Floor										
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing		Ins Wall										
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes		Ins Ceiling										
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	Heat & Cool		1,860	3.07	5,710							
<b>Insulation</b>		Floor Cover		558	1.78	993							
<input type="checkbox"/> Floor	<input type="checkbox"/> Full	Roof Cover		1,860									
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Half	Plumbing			632.00								
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Extra	Fireplace		1	1319.00	1,319							
<b>Heat/Cool</b>		Basement											
<input type="checkbox"/> None	<input type="checkbox"/> Type 1SF	FLOORC V		1302	1.78	2,318							
<input type="checkbox"/> Hot Air/F	<input type="checkbox"/> Count	<b>Base Structure and Additive Items</b>											
<input type="checkbox"/> F/W Furn	1	AACU52R10U8R30D39L20D13L5D8L15 ABR15U8R5U13CR20*21		<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor</b>	<b>REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>		
<input checked="" type="checkbox"/> Central		2/14/2024: D25 TO REMOVE DWG INC. FOR 2024 75% COMPLETE.		A MN	1860	35.40	1.100		72,428				
<input type="checkbox"/> Elec Base		FRPL GAS INS.		B MFA	420	16.13	1.000		6,775				
<input type="checkbox"/> Elec Ceil				C OP	47	12.85	1.000		604				
<input type="checkbox"/> Other				D OP	80	12.26	1.000		981				
<b>Floor Cover</b>				<b>Total of Above</b>								91,128	
<input type="checkbox"/> None	<input type="checkbox"/> CDW	17	33	2.00	1.000	99	1,111	<b>Market Adjustment</b>				3.100	
<input type="checkbox"/> Softwood	<input type="checkbox"/> WF6	275		9.36	1.000	99	2,548	<b>Total Structure RCN</b>				282,497	
<input type="checkbox"/> HW Sheath									<b>Inspected:</b>			<b>Contact:</b>	
<input type="checkbox"/> HW Parq									<b>Revisited:</b>			<b>Int.Est?:</b>	
<input type="checkbox"/> Linoleum									<b>Entered:</b>			<b>Sk. File:</b>	
<input checked="" type="checkbox"/> CarpetTile									<b>Printed:</b>			<b>Status:</b> P25	
<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>													