

Ownership Description				Assessment Summary					
<b>Name:</b> WHITE SAND TRUST ANDREW & ELISABETH KAPLAN 5025 PRESTWICK NORTH CIR  FAYETTEVILLE Subd.: 12917 CLEAR CREEK PH III S-T-R: 21-17-30 T.D.: 012 FAYETTEVILLE SCH, JOH <b>Location:</b> 5024 PRESTWICK NORTH CIR <b>Legal:</b>		<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> JOHN2 <b>Owner:</b> 937478 <b>Status:</b> <b>Block:</b>  <b>City:</b> JOHNSON <b>Map:</b> <b>Old PID:</b> 785-18024-400		<b>Year</b> 2023 20% 2022 20 % <b>Land</b> 315,000 63,000 252,000 50,400 <b>Bldgs</b> 1,886,250 377,250 1,225,050 245,010 <b>Total</b> 2,201,250 440,250 1,477,050 295,410		<b>AR</b> 72704-6061  <b>Tax Status:</b> <b>Lot:</b> 068			
<b>Acres:</b>				<b>Review Record</b>					
				<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>
				7/3/2023	MDH	RV	315,000	1,886,250	2,201,250
				2023 REAPPRAISAL					
				6/1/2021	MDH	BP	252,000	1,225,050	1,477,050
				REMODEL					
				7/3/2020	MDH	RV	252,000	1,136,900	1,388,900
				2020 REAPPRAISAL					
				7/5/2015	MDH	RV	210,000	871,600	1,081,600
				2015 REAPPRAISAL					
				7/1/2010	MDH	RV	196,000	808,050	1,004,050
				2010 REAPPRAISAL					
				7/10/2007	MDH	RV	230,000	1,030,900	1,260,900

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 checked="" 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
10/28/2019	250,000	RM Remod	FOR 2021: REMODEL 100% COMPLETE. 3/4/21 JJC
3/29/2006		NC New Cons	FOR 2006: NSFR 100% COMPLETE.
4/7/2005		NC New Cons	FOR 2005: NEW DWG <50% COMPLETE, RECHECK 2006

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/17/2024	2024-33754			WD	WHITE SAND TRUST	JBF 12-31-2024 NO REV
7/26/2024	2024-19344		2,735,000	WD	KAPLAN, ELISABETH & ANDREW	JBF 8-2-2024 // Imported from Just Appraised
12/9/2020	2020-46299			BD	HILL, CHAD C & LAURA L	WGO 12/17/2020 NO REV
4/4/2019	2019-15038		1,599,000	WD	HILL, CHAD C & LAURA L	RLB 5/29/19

Land Record											785/785-18997-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			.000	225000.00		L		40		315,000		
			0.000				0.00								



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	4,523	6,700	1+5	18	2005	2020	A	1,810,947	95O	1,720,399			1,720,399		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													165,870			
<b>Total</b>													1,886,250			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																																																																																			
BRCK/STONE	<input type="checkbox"/> Hip		Base Price		29.68																																																																																																																																																																																																	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.050																																																																																																																																																																																																	
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.928																																																																																																																																																																																																	
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor		1.880																																																																																																																																																																																																	
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.832																																																																																																																																																																																																	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		54.37																																																																																																																																																																																																	
<b>Foundation</b>			Total Base SF		6,700																																																																																																																																																																																																	
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		364,279																																																																																																																																																																																																	
<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	4,523																																																																																																																																																																																																		
<b>Floor Struct</b>			Floor Structure	4,523																																																																																																																																																																																																		
<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	6,700	4.68	31,356																																																																																																																																																																																																	
<b>Insulation</b>		Floor Cover	4,020	6.50	26,130																																																																																																																																																																																																	
<input type="checkbox"/> Floor	<input type="checkbox"/> Full 5	Roof Cover	4,523																																																																																																																																																																																																			
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Half 1	Plumbing	2	1318.00	2,636																																																																																																																																																																																																	
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Extra	Fireplace	1	3085.00	3,085																																																																																																																																																																																																	
<b>Heat/Cool</b>		Basement																																																																																																																																																																																																				
<input type="checkbox"/> None	<b>Fireplaces</b>		FLOORC C	1340	3.82	5,119																																																																																																																																																																																																
<input type="checkbox"/> Hot Air/F	Type 1SA		FLOORC T	1340	7.96	10,666																																																																																																																																																																																																
<input type="checkbox"/> F/W Furn	Count 1	AACU24L7U7L8U5L8U13R1U3L3U12SHR22SGD5R2D4XR4D4XXU2R2XXR11D11XSFXD5 L5XD4R11XR1D1XR9U5XU4R4XSER6U10XU3R3XR4U16XU4R4XR12XR4D4XR12D38L14 SBD39SCL17U13L1D1L9U1L6U6L7D4L12SDD8L15 ABCR14U26R10D6L124U35																																																																																																																																																																																																				
<input checked="" type="checkbox"/> Central	3/4/2021: REMODEL 100% COMPLETE. RAISED REL TO 95%.																																																																																																																																																																																																					
<input type="checkbox"/> Elec Base	<b>Outbuildings and Yard Improvements</b>																																																																																																																																																																																																					
<input type="checkbox"/> Elec Ceil	<table border="1"> <thead> <tr> <th>Item</th> <th>Type</th> <th>Qty1</th> <th>Qty2</th> <th>UMQR</th> <th>Age</th> <th>Rate</th> <th>Grade</th> <th>Rem %</th> <th>Value</th> <th>NC</th> <th>HS</th> </tr> </thead> <tbody> <tr> <td>CDW</td> <td></td> <td>14</td> <td>172</td> <td></td> <td></td> <td>2.78</td> <td>1.000</td> <td>95</td> <td>6,360</td> <td></td> <td></td> </tr> <tr> <td>CDW</td> <td></td> <td>14</td> <td>82</td> <td></td> <td></td> <td>2.78</td> <td>1.000</td> <td>95</td> <td>3,032</td> <td></td> <td></td> </tr> <tr> <td>CDW</td> <td></td> <td>31</td> <td>70</td> <td></td> <td></td> <td>2.78</td> <td>1.000</td> <td>95</td> <td>5,731</td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> HW Sheath</td> <td>SPCA</td> <td>16</td> <td>32</td> <td></td> <td>2005</td> <td>146.00</td> <td>1.000</td> <td>45O</td> <td>6,307</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> HW Parq</td> <td>SPHT</td> <td>1</td> <td></td> <td></td> <td>2005</td> <td>887.00</td> <td>1.000</td> <td>45O</td> <td>399</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Linoleum</td> <td>HT</td> <td>1</td> <td></td> <td></td> <td>2005</td> <td>2660.00</td> <td>1.000</td> <td>45O</td> <td>1,197</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> CarpetTile</td> <td>SPND</td> <td>1</td> <td></td> <td></td> <td>2005</td> <td>-385.00</td> <td>1.000</td> <td>45O</td> <td>-173</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Cer Tile</td> <td>OP2</td> <td>13</td> <td>16</td> <td></td> <td></td> <td>6.24</td> <td>1.620</td> <td>95</td> <td>1,997</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Stone</td> <td>OP2</td> <td>6</td> <td>108</td> <td></td> <td></td> <td>5.86</td> <td>1.620</td> <td>95</td> <td>5,844</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td>OP2</td> <td>15</td> <td>15</td> <td></td> <td></td> <td>6.13</td> <td>1.620</td> <td>95</td> <td>2,123</td> <td></td> <td></td> </tr> <tr> <td colspan="2"><b>Basement</b></td> <td>MW</td> <td>1</td> <td>110</td> <td></td> <td>14.33</td> <td>1.000</td> <td>50O</td> <td>788</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Unfinished</td> <td>MW</td> <td>4</td> <td>13</td> <td></td> <td></td> <td>14.33</td> <td>1.000</td> <td>50O</td> <td>373</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Finished</td> <td>MW</td> <td>3</td> <td>122</td> <td></td> <td></td> <td>14.33</td> <td>1.000</td> <td>50O</td> <td>2,622</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Fin Part</td> <td>MW</td> <td>4</td> <td>246</td> <td></td> <td></td> <td>14.33</td> <td>1.000</td> <td>50O</td> <td>7,050</td> <td></td> <td></td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2">43,650</td> <td colspan="2"></td> </tr> </tbody> </table>						Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	CDW		14	172			2.78	1.000	95	6,360			CDW		14	82			2.78	1.000	95	3,032			CDW		31	70			2.78	1.000	95	5,731			<input checked="" type="checkbox"/> HW Sheath	SPCA	16	32		2005	146.00	1.000	45O	6,307			<input type="checkbox"/> HW Parq	SPHT	1			2005	887.00	1.000	45O	399			<input type="checkbox"/> Linoleum	HT	1			2005	2660.00	1.000	45O	1,197			<input type="checkbox"/> CarpetTile	SPND	1			2005	-385.00	1.000	45O	-173			<input type="checkbox"/> Cer Tile	OP2	13	16			6.24	1.620	95	1,997			<input type="checkbox"/> Stone	OP2	6	108			5.86	1.620	95	5,844			<input type="checkbox"/> Other	OP2	15	15			6.13	1.620	95	2,123			<b>Basement</b>		MW	1	110		14.33	1.000	50O	788			<input type="checkbox"/> Unfinished	MW	4	13			14.33	1.000	50O	373			<input type="checkbox"/> Finished	MW	3	122			14.33	1.000	50O	2,622			<input type="checkbox"/> Fin Part	MW	4	246			14.33	1.000	50O	7,050			<b>Total</b>								43,650			
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<b>Base Structure and Additive Items</b>			<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor</b>	<b>REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>																																																																																																																																																																																												
			A MN	4523	29.68	1.832		245,916																																																																																																																																																																																														
			B MFB	1100	11.37	1.620		20,262																																																																																																																																																																																														
			C OP	120	11.56	1.620		2,248																																																																																																																																																																																														
			D OP	95	11.86	1.620		1,825																																																																																																																																																																																														
			E OP	290	10.45	1.620		4,910																																																																																																																																																																																														
			F OP	106	11.86	1.620		2,036																																																																																																																																																																																														
			G OP	54	12.85	1.620		1,124																																																																																																																																																																																														
			H SUMV	96	9.26	1.000		889																																																																																																																																																																																														
			I 1+	2177	29.68	1.832		118,363																																																																																																																																																																																														
			Total of Above					476,565																																																																																																																																																																																														
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