

Ownership Description					Assessment Summary																													
Name: SMITH, JEFFREY WAYNE & MELISSA ANNE 3075 HERITAGE HILLS DR SPRINGDALE AR 72762-7468 Subd.: 12955 HERITAGE HILLS S/D S-T-R: 15-17-30 Acres: T.D.: 505 SPRINGDALE SCH, JOH Location: 3075 HERITAGE HILLS DR Legal:					Type: RI Res.Impr Taxable: OF Own-Full Neigh: JOHN4 Owner: 918578 Status: P25 Tax Status: Block: Lot: 038 City: JOHNSON Map: Old PID: 785-18023-100					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2023</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>170,000</td> <td>34,000</td> <td>170,000</td> <td>34,000</td> </tr> <tr> <td>Bldgs</td> <td>845,350</td> <td>169,070</td> <td>731,000</td> <td>146,200</td> </tr> <tr> <td>Total</td> <td>1,015,350</td> <td>203,070</td> <td>901,000</td> <td>180,200</td> </tr> </tbody> </table>					Year	2025	20%	2023	20%	Land	170,000	34,000	170,000	34,000	Bldgs	845,350	169,070	731,000	146,200	Total	1,015,350	203,070	901,000	180,200
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/22/2025	MCB	IN	170,000	845,350	1,015,350																								
					UPDATED SF & FLOORC DUE TO FLYER INFO - USED AS COMPARABLE																													
					7/3/2023	MDH	RV	170,000	731,000	901,000																								
					2023 REAPPRAISAL																													
					7/3/2020	MDH	RV	100,000	517,650	617,650																								
					2020 REAPPRAISAL																													
					3/10/2017	MDH	BP	65,000	512,700	577,700																								
					ADDED POOL																													
					6/9/2016	MDH	BP	65,000	491,400	556,400																								
					NEW DWG																													
					7/5/2015	MDH	RV	65,000		65,000																								
					2015 REAPPRAISAL																													

Trend	Street	Utilities	Topography	Landscaping
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input 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			
Date	Amount	Purpose	Note
6/1/2016	61,594	NC New Cons	FOR 2017: SPGA 100% COMPLETE. 1/20/17 JEB
8/29/2014	481,518	NC New Cons	FOR 2016 NSFR 100% COMPLETE (3/21/16 JJC) // R16

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
5/3/2024	2024-10776		1,280,000	WD	SMITH, JEFFREY WAYNE & MELISSA ANNI	JBF 5-8-2024 // Imported from Just Appraised
7/18/2016	2016-20823		750,000	WD	CAMPBELL, LORNE T & KIMBERLI	DCM 8-1-2016
8/19/2014	2014-21158		65,000	SW	RIGGINS PROPERTIES INC	RNL 8-22-14
10/23/2012	2012-32264			CD	PINNACLE BANK	NLB 10-26-12 NO REV

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	100000.00			L	70			170,000		
												.44AC			



R16 FOR NSFR COMPLETION. FOR 2015 <50% COMPLETE.

Total: 170,000

