

Ownership Description	Assessment Summary																																																																															
Name: URSO FAMILY TRUST JUSTIN Z & MAILENA M URSO 3160 E CRESTLINE PL FAYETTEVILLE AR 72701 Subd.: 08008 STONE MOUNTAIN S/D PH I S-T-R: 13-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3160 E CRESTLINE PL Legal:	Type: RI Res.Impr Taxable: O OwnerOcc Neigh: FY1630E Owner: 879038 Status: Block: Tax Status: Lot: 038 City: FAYETTEVILLE Map: H8 Old PID: 765-14241-003	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>101,250</td> <td>20,250</td> <td>65,000</td> <td>13,000</td> </tr> <tr> <td>Bldgs</td> <td>598,300</td> <td>119,660</td> <td>344,950</td> <td>68,990</td> </tr> <tr> <td>Total</td> <td>699,550</td> <td>139,910</td> <td>409,950</td> <td>81,990</td> </tr> </tbody> </table>	Year	2023	20%	2022	20 %	Land	101,250	20,250	65,000	13,000	Bldgs	598,300	119,660	344,950	68,990	Total	699,550	139,910	409,950	81,990																																																										
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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
6/13/2022		ND Newly disc	PER D22: ADDED UNFIN BSMT 368SF. 6/13/22 EEK
3/27/2007	15,000	NC New Cons	FOR 2008: POOL 100% COMPLETE - JEB.
10/4/2006	279,927	NC New Cons	FOR 2008: NSFR 100% COMPLETE - JEB.

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/29/2022	2022-41324		682,700	WD	URSO FAMILY TRUST	GMP 1-4-2023
6/14/2021	2021-22765		580,000	WD	SUTTERFIELD, TERRY F & KATHY	WGO 06/16/2021
12/9/2008	2008-39208		470,000	WD	NAYGA, RODOLFO M & JEAN REGINA A	LAJ 2008-39208 WD \$1551 (470M)
9/13/2006	2006-37968		72,000	WD	ROSE, DEAN T; HOPPER M SCOTT	LMP WD 2006-37968 \$ 237.60 REV (72M)

Land Record											765/765-25664-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			.000	135000.00		L		-25		101,250		
			0.000				0.00								

Total: 101,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,020	3,058	2+5	16	2007		A	646,230	86	555,757			555,757		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													42,543			
Total													598,300			

Ext Wall	Roof Type	Sketch Area	Building Computation										
BRICK	<input type="checkbox"/> Hip		Base Price			32.38							
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.050									
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.941									
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.450									
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.433								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		46.40								
	<input type="checkbox"/> Dormer		Total Base SF		3,058								
	<input checked="" type="checkbox"/> HipGable		Base Value		141,891								
	<input type="checkbox"/> Other		Adjustments to Base										
Foundation	Roof Cover		Item	S.F./Qty	Rate	Total							
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Asp Shing		Foundation	2,020									
<input type="checkbox"/> Closed Pier	<input checked="" type="checkbox"/> Fib Shing		Floor Structure	2,020									
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Wd Shing		Ins Floor										
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes		Ins Wall										
Floor Struct	<input type="checkbox"/> Clay/Slate		Ins Ceiling										
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> GalvAlum	Heat & Cool	3,058	3.59	10,978								
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Other	Floor Cover	1,835	2.36	4,331								
<input type="checkbox"/> Slab Grade		Roof Cover	2,020										
<input type="checkbox"/> Other		Plumbing		829.00									
Insulation	Plumbing	Fireplace	1	1692.00	1,692								
<input type="checkbox"/> Floor	Full 3	Basement	368	14.67	5,399								
<input checked="" type="checkbox"/> Wall	Half 1	FLOORC H	612	4.47	2,736								
<input checked="" type="checkbox"/> Ceiling	Extra	FLOORC T	611	6.41	3,917								
Heat/Cool	Fireplaces	Base Structure and Additive Items											
<input type="checkbox"/> None	Type 1SF	Item	Area	Rate	Factor REL	Total	NC	HS					
<input type="checkbox"/> Hot Air/F	Count 1	A MN	2020	32.38	1.433	93,728							
<input type="checkbox"/> F/W Furn		B MFB	675	11.37	1.195	9,173							
<input checked="" type="checkbox"/> Central		C OP	193	10.95	1.195	2,526							
<input type="checkbox"/> Elec Base		D OP	108	11.86	1.195	1,530							
<input type="checkbox"/> Elec Ceil		E PS	224	1.83	1.130	464							
<input type="checkbox"/> Other		F 1+	1038	32.38	1.433	48,163							
Floor Cover		Outbuildings and Yard Improvements											
<input type="checkbox"/> None	CDW	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
<input type="checkbox"/> Softwood	CDW			15	52			2.25	1.000	86	1,509		
<input type="checkbox"/> HW Sheath	WF6			19	29			2.25	1.000	86	1,066		
<input type="checkbox"/> HW Parq	SPVA			265				10.39	1.000	86	2,368		
<input type="checkbox"/> Linoleum	SPHT			18	36			73.00	1.000	86	6,780		
<input checked="" type="checkbox"/> CarpetTile	SPND			1				887.00	1.000	86	763		
<input type="checkbox"/> Cer Tile	MW			1				-385.00	1.000	86	-331		
<input type="checkbox"/> Stone								.00N	1.000				
<input type="checkbox"/> Other													
Basement		Total											
<input checked="" type="checkbox"/> Unfinished											12,155		
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													

Total of Above 184,637
 Market Adjustment 3,500
 Total Structure RCN 646,230
 Inspected: AST 12/7/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CDS 3/3/2022 Sk. File:
 Printed: 8/26/2025 Status: