

Ownership Description				Assessment Summary																																																																																																															
Name: ARMSTRONG, REID & STEPHANIE M 3039 E PEBBLESTONE DR FAYETTEVILLE AR 72701-4672 Subd.: 08008 STONE MOUNTAIN S/D PH I S-T-R: 13-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3039 E PEBBLESTONE DR Legal:				Type: RI Res.Impr Taxable: F Fixed Neigh: FY1630E Owner: 938885 Status: Block: Tax Status: Lot: 092 City: FAYETTEVILLE Map: Old PID: 765-14241-000		<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>675,300</td> <td>135,060</td> <td>383,600</td> <td>76,720</td> </tr> <tr> <td>Total</td> <td>776,550</td> <td>155,310</td> <td>448,600</td> <td>89,720</td> </tr> </tbody> </table>		Year	2023	20%	2022	20 %	Land	101,250	20,250	65,000	13,000	Bldgs	675,300	135,060	383,600	76,720	Total	776,550	155,310	448,600	89,720																																																																																								
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Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/9/2025	2025-00890		815,000	WD	ARMSTRONG, REID & STEPHANIE M	JBF 1-22-2025 // Imported from Just Appraised
6/5/2015	2015-15626		435,000	WD	CARVER FAMILY TRUST	TLM 06/10/2015
1/30/2014	2014-2818		174,000	WD	RIGGINS PROPERTIES INC	RNL 2-69-14
12/1/2010	2010-35830		2,150,000	SW	FIREBLAZE VIII LLC	RED 2010-35830 sw \$7095rev (2,150m)

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	135000.00			L	-25			101,250		
												765/765-25718-000			



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	2,024	3,473	2	9	2014		A	696,112	94	654,345			654,345		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													20,955			
Total													675,300			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONVEN	<input type="checkbox"/> Hip		Base Price			31.67			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000					
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.938					
<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		1.360				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		43.07				
Foundation			Total Base SF		3,473				
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		149,582				
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base						
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	2,024						
Floor Struct		Floor Structure	2,024						
<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	3,473	3.59	12,468				
Insulation		Floor Cover	1,389	4.47	6,209				
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,024						
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing		829.00					
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1692.00	1,692				
Heat/Cool		Basement							
<input type="checkbox"/> None	Extra	FLOORC C	1389	2.36	3,278				
<input type="checkbox"/> Hot Air/F	Fireplaces	FLOORC T	695	6.41	4,455				
<input type="checkbox"/> F/W Furn	Type 1SF	FRPL 1SG	1	.00N					
<input checked="" type="checkbox"/> Central	Count 1	Base Structure and Additive Items							
<input type="checkbox"/> Elec Base		Item	Area	Rate	Factor REL	Total	NC	HS	
<input type="checkbox"/> Elec Ceil		A MN	2024	31.67	1.360	87,174			
<input type="checkbox"/> Other		B MFB	626	11.37	1.195	8,507			
Floor Cover		C MFA	322	18.11	1.195	6,968			
<input type="checkbox"/> None	CDW	D OP	46	12.85	1.195	707			
<input type="checkbox"/> Softwood	CDW	E OP	374	10.45	1.195	4,671			
<input checked="" type="checkbox"/> HW Sheath	WF6	F PS	158	1.97	1.130	352			
<input type="checkbox"/> HW Parq	GZ	G 1+	1449	31.67	1.360	62,408			
<input type="checkbox"/> Linoleum	HT	Total of Above						198,889	
<input type="checkbox"/> CarpetTile		Market Adjustment						3,500	
<input type="checkbox"/> Cer Tile		Total Structure RCN						696,112	
<input type="checkbox"/> Stone		Inspected: AST 12/8/2021						Contact: PI	
<input type="checkbox"/> Other		Revisited:						Int.Est?:	
Basement		Entered: CDS 3/3/2022						Sk. File:	
<input type="checkbox"/> Unfinished		Printed: 8/26/2025						Status:	
<input type="checkbox"/> Finished		Total						5,987	
<input type="checkbox"/> Fin Part									