

Ownership Description				Assessment Summary				
Name: YUAN, SHAO YU & DONG, YONG BO 3078 E STONE MOUNTAIN DR FAYETTEVILLE AR 72701-4651 Subd.: 08008 STONE MOUNTAIN S/D PH I S-T-R: 13-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3078 E STONE MOUNTAIN DR Legal:				Type: RI Res.Impr Taxable: O OwnerOcc Neigh: FY1630E Owner: 901161 Status: Tax Status: Block: Lot: 071		Year 2023 20% 2022 20 % Land 101,250 20,250 75,000 15,000 Bldgs 606,400 121,280 349,000 69,800 Total 707,650 141,530 424,000 84,800		
Review Record								
Date		By		Reason		Land	Buildings	Total
7/7/2023		MDH		RV		101,250	606,400	707,650
2023 REAPPRAISAL								
7/16/2020		MDH		IN		75,000	349,000	424,000
PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.								
7/6/2020		MDH		RV		75,000	349,000	424,000
2020 REAPPRAISAL								
7/5/2015		MDH		RV		45,000	335,850	380,850
2015 REAPPRAISAL								
6/21/2013		MCB		BP		45,000	320,450	365,450
FOR 2013: DWG 100% COMPLETE.								
9/19/2011		RMC		EQ		45,000		45,000
EQ LOWERED VALUE								

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
4/13/2012	366,874	NC New Cons	FOR 2013: NSFR 100% COMPLETE. 3/14/13 JEB

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/20/2023	2023-24653		678,500	WD	YUAN, SHAO YU & DONG, YONG BO	GMP 9-22-2023 // Imported from Just Appraised
11/5/2012	2012-33829		386,000	WD	ADAIR, RICKY D JR & JENNIFER B	LZB 11/08/2012
3/13/2012	2012-7025		85,000	WD	RIGGINS PROPERTIES INC; BRANCH FAM	TLM 03/20/2012
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		
			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	1,908	3,400	2--5	11	2012		A	649,226	91	590,795			590,795		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													15,617			
Total													606,400			

Ext Wall	Roof Type	Sketch Area	Building Computation					
BRCK/STONE	<input type="checkbox"/> Hip		Base Price			31.84		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	.950				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.939				
<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			1.293		
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			41.17		
Foundation			Total Base SF			3,400		
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value			139,978		
<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	1,908					
Floor Struct		Floor Structure	1,908					
<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	3,400	3.59	12,206			
Insulation		Floor Cover	2,040	2.36	4,814			
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,908					
<input checked="" type="checkbox"/> Wall	Full 4	Plumbing	3	829.00	2,487			
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1692.00	1,692			
Heat/Cool		Basement						
<input type="checkbox"/> None	Extra	FLOORC H	680	4.47	3,040			
<input type="checkbox"/> Hot Air/F	Fireplaces	FLOORC T	680	6.41	4,359			
<input type="checkbox"/> F/W Furn	Type 1SF	Base Structure and Additive Items						
<input checked="" type="checkbox"/> Central	Count 1	Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> Elec Base		A MN	1908	31.84	1.293	78,552		
<input type="checkbox"/> Elec Ceil		B OP	35	13.92	1.195	582		
<input type="checkbox"/> Other		C MFB	759	11.37	1.195	10,315		
Floor Cover		D OP	482	10.45	1.195	6,020		
<input type="checkbox"/> None	CDW 28	E 1+	1492	31.84	1.293	61,426		
<input type="checkbox"/> Softwood	WF6 290	Total of Above				185,493		
<input type="checkbox"/> HW Sheath		Market Adjustment				3,500		
<input type="checkbox"/> HW Parq		Total Structure RCN				649,226		
<input type="checkbox"/> Linoleum		Inspected: AST 12/8/2021		Contact: PI				
<input checked="" type="checkbox"/> CarpetTile		Revisited:		Int.Est?:				
<input type="checkbox"/> Cer Tile		Entered: CDS 3/3/2022		Sk. File:				
<input type="checkbox"/> Stone		Printed: 8/26/2025		Status:				
<input type="checkbox"/> Other								
Basement								
<input type="checkbox"/> Unfinished								
<input type="checkbox"/> Finished								
<input type="checkbox"/> Fin Part								
Total								4,462