

Ownership Description	Assessment Summary																																																																						
<b>Name:</b> MASON, MATTHEW PAUL & JENNIFER JILL 3054 E STONE MOUNTAIN DR FAYETTEVILLE AR 72701-4651 <b>Subd.:</b> 08008 STONE MOUNTAIN S/D PH I <b>S-T-R:</b> 13-16-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 3054 E STONE MOUNTAIN DR <b>Legal:</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>101,250</td> <td>20,250</td> <td>65,000</td> <td>13,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>556,250</td> <td>111,250</td> <td>320,150</td> <td>64,030</td> </tr> <tr> <td><b>Total</b></td> <td>657,500</td> <td>131,500</td> <td>385,150</td> <td>77,030</td> </tr> </table>	<b>Year</b>	2023	20%	2022	20%	<b>Land</b>	101,250	20,250	65,000	13,000	<b>Bldgs</b>	556,250	111,250	320,150	64,030	<b>Total</b>	657,500	131,500	385,150	77,030																																																		
<b>Year</b>	2023	20%	2022	20%																																																																			
<b>Land</b>	101,250	20,250	65,000	13,000																																																																			
<b>Bldgs</b>	556,250	111,250	320,150	64,030																																																																			
<b>Total</b>	657,500	131,500	385,150	77,030																																																																			
<b>Type:</b> RI Res.Impr <b>Taxable:</b> VF Ver-Full <b>Neigh:</b> FY1630E <b>Owner:</b> 923110 <b>Status:</b> <b>Tax Status:</b> <b>Block:</b> <b>Lot:</b> 070 <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-02231-001/14241	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings Total</th> </tr> </thead> <tbody> <tr> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>101,250</td> <td>556,250 657,500</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/16/2020</td> <td>MDH</td> <td>IN</td> <td>65,000</td> <td>320,150 385,150</td> </tr> <tr> <td colspan="5">PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>65,000</td> <td>320,150 385,150</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>45,000</td> <td>308,100 353,100</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>6/21/2013</td> <td>MCB</td> <td>BP</td> <td>45,000</td> <td>292,550 337,550</td> </tr> <tr> <td colspan="5">FOR 2013: DWG 100% COMPLETE.</td> </tr> <tr> <td>9/19/2011</td> <td>RMC</td> <td>EQ</td> <td>45,000</td> <td>45,000</td> </tr> <tr> <td colspan="5">EQ LOWERED VALUE</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	7/7/2023	MDH	RV	101,250	556,250 657,500	2023 REAPPRAISAL					7/16/2020	MDH	IN	65,000	320,150 385,150	PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.					7/6/2020	MDH	RV	65,000	320,150 385,150	2020 REAPPRAISAL					7/5/2015	MDH	RV	45,000	308,100 353,100	2015 REAPPRAISAL					6/21/2013	MCB	BP	45,000	292,550 337,550	FOR 2013: DWG 100% COMPLETE.					9/19/2011	RMC	EQ	45,000	45,000	EQ LOWERED VALUE				
Review Record																																																																							
Date	By	Reason	Land	Buildings Total																																																																			
7/7/2023	MDH	RV	101,250	556,250 657,500																																																																			
2023 REAPPRAISAL																																																																							
7/16/2020	MDH	IN	65,000	320,150 385,150																																																																			
PLEASE DISREGARD PRIOR NOTICE. DID NOT REFLECT ACCURATE PREVIOUS VALUE.																																																																							
7/6/2020	MDH	RV	65,000	320,150 385,150																																																																			
2020 REAPPRAISAL																																																																							
7/5/2015	MDH	RV	45,000	308,100 353,100																																																																			
2015 REAPPRAISAL																																																																							
6/21/2013	MCB	BP	45,000	292,550 337,550																																																																			
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	310,512	NC New Cons	FOR 2013: NSFR 100% COMPLETE. 3/14/13 JEB

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/26/2024	2024-16364		650,000	WD	MASON, MATTHEW PAUL & JENNIFER JILIJBF	7-3-2024 // Imported from Just Appraised
8/27/2013	2013-30243		341,000	WD	BREWER, LANCE & MICHELLE	RNL 9-4-13
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	2,660	3,100	2--5	11	2012		A	591,668	91	538,418			538,418		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													17,836			
<b>Total</b>													556,250			

Ext Wall	Roof Type	Sketch Area	Building Computation											
BRCK/STONE	<input type="checkbox"/> Hip		Base Price		32.38									
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		.950									
<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		1.296									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		41.96									
<b>Foundation</b>			Total Base SF		3,100									
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		130,076									
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other													
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other													
<input type="checkbox"/> Other	<b>Roof Cover</b>													
<b>Floor Struct</b>														
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing													
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing													
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing													
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes													
<b>Insulation</b>														
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate													
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum													
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other													
<b>Heat/Cool</b>														
<input type="checkbox"/> None	<b>Plumbing</b>													
<input type="checkbox"/> Hot Air/F	Full 3													
<input type="checkbox"/> F/W Furn	Half 1													
<input checked="" type="checkbox"/> Central	Extra													
<input type="checkbox"/> Elec Base	<b>Fireplaces</b>													
<input type="checkbox"/> Elec Ceil	Type 1SF													
<input type="checkbox"/> Other	Count 1													
<b>Floor Cover</b>														
<input type="checkbox"/> None	AACU54R13D19R5D1XR3D3XR7XU3R3XU11R8XU2R2XU11R19D52L30D7L12U4L5D3L13													
<input type="checkbox"/> Softwood	ABR13U3R5D4R12U7CR30D23L20U2L10U21 ACR12CR2U3R5D4R2D2L9U3													
<input type="checkbox"/> HW Sheath	ADU54R13D19R18U10CU7R10D5XL2D2XL8													
<input type="checkbox"/> HW Parq	3/14/2013: FOR 2013: NSFR 100% COMPLETE. FIREPLACE IS GAS													
<input type="checkbox"/> Linoleum	INSERT.													
<input checked="" type="checkbox"/> CarpetTile	<b>Outbuildings and Yard Improvements</b>													
<input type="checkbox"/> Cer Tile	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>		
<input type="checkbox"/> Stone	CDW		26	38			2.25	1.000	91	2,023				
<input type="checkbox"/> Other	WF6		325				10.39	1.000	91	3,073				
<b>Basement</b>														
<input type="checkbox"/> Unfinished														
<input type="checkbox"/> Finished														
<input type="checkbox"/> Fin Part														
<b>Total</b>												5,096		

Item	S.F./Qty	Rate	Total
Foundation	2,660		
Floor Structure	2,660		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	3,100	3.59	11,129
Floor Cover	1,860	2.36	4,390
Roof Cover	2,660		
Plumbing		829.00	
Fireplace	1	1692.00	1,692
Basement			
FLOORC H	620	4.47	2,771
FLOORC T	620	6.41	3,974

  

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	2660	32.38	1.296	111,614	
B MFA	670	14.75	1.195	11,812	
C OP	40	12.85	1.195	614	
D OP	68	12.26	1.195	996	
E OP	43	12.85	1.195	660	
F PS	474	1.74	1.130	934	
G 1+	440	32.38	1.296	18,462	
Total of Above				169,048	
Market Adjustment				3,500	
Total Structure RCN				591,668	

  

Inspected: AST 12/8/2021	Contact: PI
Revisited:	Int.Est?:
Entered: CDS 3/3/2022	Sk. File:
Printed: 8/26/2025	Status: