

Ownership Description	Assessment Summary																																																																						
Name: CARPENTER, CHARLES 3275 S DEAD HORSE MOUNTAIN RD FAYETTEVILLE AR 72704 Subd.: 163036 36-16-30 S-T-R: 36-16-30 Acres: 18.34 T.D.: 010 FAYETTEVILLE SCH, RURAL Location: Legal: PT N/2 NW 18.34 AC	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2025</td> <td>20%</td> <td>2024</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>105,700</td> <td>21,140</td> <td>105,700</td> <td>21,140</td> </tr> <tr> <td>Bldgs</td> <td>586,600</td> <td>117,320</td> <td>611,950</td> <td>122,390</td> </tr> <tr> <td>Total</td> <td>692,300</td> <td>138,460</td> <td>717,650</td> <td>143,530</td> </tr> </table>	Year	2025	20%	2024	20%	Land	105,700	21,140	105,700	21,140	Bldgs	586,600	117,320	611,950	122,390	Total	692,300	138,460	717,650	143,530																																																		
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Type: AI Ag.Impr Taxable: N No Adj Neigh: RRES04 Owner: 466370 Status: Tax Status: Block: Lot: City: RURAL Map: Old PID: 001-11367-000 Timber: 2	<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>8/21/2025</td> <td>MCB</td> <td>HC</td> <td>105,700</td> <td>586,600 692,300</td> </tr> <tr> <td colspan="5">ADJUSTED SQ FT, FLOOR COVERING, AND GARAGE</td> </tr> <tr> <td>7/9/2024</td> <td>SRH</td> <td>BP</td> <td>105,700</td> <td>611,950 717,650</td> </tr> <tr> <td colspan="5">NEW CONSTRUCTION VALUATION</td> </tr> <tr> <td>6/23/2023</td> <td>MDH</td> <td>RV</td> <td>105,700</td> <td>360,300 466,000</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>4,600</td> <td>4,600</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>3,600</td> <td>3,600</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>8/12/2010</td> <td>LMB</td> <td>SP</td> <td>3,400</td> <td>3,400</td> </tr> <tr> <td colspan="5">LMB FOR 2010: (MISSED SPLIT FROM 2005) 18.34A (S/B 20.30 PER 05 DEED/USING SURVEY ACREAGE</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	8/21/2025	MCB	HC	105,700	586,600 692,300	ADJUSTED SQ FT, FLOOR COVERING, AND GARAGE					7/9/2024	SRH	BP	105,700	611,950 717,650	NEW CONSTRUCTION VALUATION					6/23/2023	MDH	RV	105,700	360,300 466,000	2023 REAPPRAISAL					7/6/2020	MDH	RV	4,600	4,600	2020 REAPPRAISAL					7/5/2015	MDH	RV	3,600	3,600	2015 REAPPRAISAL					8/12/2010	LMB	SP	3,400	3,400	LMB FOR 2010: (MISSED SPLIT FROM 2005) 18.34A (S/B 20.30 PER 05 DEED/USING SURVEY ACREAGE				
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Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input 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 checked="" type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input checked="" type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
3/24/2023		PC Pictometry	FOR 2024 DWG 100% COMPLETE // D24 TO REMOVE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/22/2005	2005-35399			WD	CARPENTER, CHARLES	LMB FOR 2010: (MISSED SPLIT FROM 2005) 18.34A (S/B 20.30

Land Record												
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
			0.000		.000		0.00					
			0.000				0.00			HL 1.25 AC		
Use	Location	Symbol	Soil	Acres	Rate	O	Adj	%	Value	NC	HS	
P			12	6.390	280.00				1,789			
P			02	8.259	285.00				2,354			
T			11	1.126	105.00				118			
T			12	1.040	120.00				125			
P			18	.525	75.00				39			
H				1.000	45000.00	O		125	101,250			

001/001-11367-002



O=L+75, S+50 **Total:** 105,700

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	2,304	3,627	3+15	1	2022		A	579,040	99	573,252			573,252		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													13,342			
Total													586,600			

Ext Wall	Roof Type	Sketch Area	Building Computation											
STANDARD	<input type="checkbox"/> Hip		Base Price			30.11								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150										
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.937										
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000										
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.078									
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		32.46									
Foundation	<input type="checkbox"/> Dormer		Total Base SF		3,627									
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		117,732									
<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	2,304											
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,304											
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor												
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall												
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling												
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	3,627	3.07	11,135									
Insulation	<input type="checkbox"/> Other	Floor Cover	1,814	1.78	3,229									
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,304											
<input checked="" type="checkbox"/> Wall	Full 3	Plumbing	5	632.00	3,160									
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace												
Heat/Cool	Extra	Basement												
<input type="checkbox"/> None	Fireplaces	FLOORC V	1814	1.78	3,229									
<input type="checkbox"/> Hot Air/F	Type	Base Structure and Additive Items												
<input type="checkbox"/> F/W Furn	Count	Item	Area	Rate	Factor REL	Total	NC	HS						
<input type="checkbox"/> Central		A MN	2304	30.11	1.078	74,788								
<input type="checkbox"/> Elec Base		B FFA	767	13.89	1.000	10,654								
<input type="checkbox"/> Elec Ceil		C OP	186	11.12	1.000	2,068								
<input checked="" type="checkbox"/> Mini-Split		D OP	730	10.45	1.000	7,629								
Floor Cover		E WD	88	7.35	1.000	647								
<input type="checkbox"/> None		F 1+	1323	30.11	1.078	42,945								
<input type="checkbox"/> Softwood		G OP	570	10.45	1.000	5,957								
<input type="checkbox"/> HW Sheath		Total of Above				165,440								
<input type="checkbox"/> HW Parq		Market Adjustment				3,500								
<input type="checkbox"/> Linoleum		Total Structure RCN				579,040								
<input checked="" type="checkbox"/> CarpetTile		Inspected: AST	8/5/2021	Contact: PI										
<input type="checkbox"/> Cer Tile		Revisited:		Int.Est?:										
<input type="checkbox"/> Stone		Entered: CHB	10/13/2021	Sk. File:										
<input type="checkbox"/> Other		Printed: 8/26/2025		Status:										
Basement		Outbuildings and Yard Improvements												
<input type="checkbox"/> Unfinished		Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> Finished		CDW		55	35			2.00	1.000	99	3,812			
<input type="checkbox"/> Fin Part		OB/FR		16	30			.00N	1.000					
Total												3,812		

AACU30R73D32L57U2L16 ABR16D2R31CR26D29L13D1L13U30 ACR16D2CR31*6
 ADU30CU10*73 AEU30R73D1CU11*8

2/8/2024: FOR 2024 DWG 100% COMPLETE. ADDED OB/FR NCV

Inspected: AST 8/5/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 10/13/2021 Sk. File:
 Printed: 8/26/2025 Status: