

Ownership Description			Assessment Summary																																																																									
Name: ELAGOUEZ, MOHAMMED & EL-KHOULY, AYA 3217 E COOLRIDGE ST FAYETTEVILLE AR 72701 Subd.: 07459 RIVERWALK PH 5 S-T-R: 25-16-30 Acres: 0.21 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 3217 E COOLRIDGE ST Legal:			Type: RI Res.Impr Taxable: VF Ver-Full Neigh: FY1630E Owner: 928510 Status: P25 Tax Status: AC Block: Lot: 012 City: FAYETTEVILLE Map: Old PID: 765-15269-202		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2024</th> <th>20%</th> </tr> <tr> <td>Land</td> <td>60,750</td> <td>12,150</td> <td>30,400</td> <td>6,080</td> </tr> <tr> <td>Bldgs</td> <td>416,350</td> <td>83,270</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>477,100</td> <td>95,420</td> <td>30,400</td> <td>6,080</td> </tr> </table>		Year	2025	20%	2024	20%	Land	60,750	12,150	30,400	6,080	Bldgs	416,350	83,270			Total	477,100	95,420	30,400	6,080	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">Review Record</th> </tr> <tr> <th>Date</th> <th>By</th> <th>Reason</th> <th>Land</th> <th>Buildings</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>6/17/2025</td> <td>JJC</td> <td>BP</td> <td>60,750</td> <td>416,350</td> <td>477,100</td> </tr> <tr> <td colspan="6">NEW DWG 2025</td> </tr> <tr> <td>6/4/2024</td> <td>JEB</td> <td>IN</td> <td>30,400</td> <td></td> <td>30,400</td> </tr> <tr> <td colspan="6">FOR 2024: NEW SUBDIVISION</td> </tr> <tr> <td>8/30/2023</td> <td>DMC</td> <td>SP</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">FOR 2024: NEW S/D PER S/D PLAT RIVERWALK PH 5 24-504. ALL ACREAGE FROM 765-15269-202</td> </tr> </tbody> </table>		Review Record						Date	By	Reason	Land	Buildings	Total	6/17/2025	JJC	BP	60,750	416,350	477,100	NEW DWG 2025						6/4/2024	JEB	IN	30,400		30,400	FOR 2024: NEW SUBDIVISION						8/30/2023	DMC	SP				FOR 2024: NEW S/D PER S/D PLAT RIVERWALK PH 5 24-504. ALL ACREAGE FROM 765-15269-202					
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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 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 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 type="checkbox"/> Sloping	<input type="checkbox"/> None																																																																								
Building Permit Record																																																																												
Date	Amount	Purpose	Note																																																																									
2/28/2024	492,498	NC New Cons	FOR 2025 NSFR COMPLETE 12/9/2024 SAB/DMC																																																																									

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
9/12/2024	2024-23811		525,000	WD	ELAGOUEZ, MOHAMMED & EL-KHOULY, AY	JBF 9-17-2024 // Imported from Just Appraised
12/15/2022	2022-40115		46,807,297	SW	D R HORTON - NW ARKANSAS LLC	DMC FOR 2024: NEW S/D PER S/D PLAT RIVERWALK PH 5

Land Record											765/765-34001-000				
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	-55			60,750	50	
													0.21 AC		

Total: 60,750



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,557	2,557	3+10		2024	A	417,802	99	413,623			413,623	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,744			
Total													416,350			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONRY	<input type="checkbox"/> Hip		Base Price			33.43			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100					
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000					
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000					
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.100				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		36.77				
Foundation	<input type="checkbox"/> Dormer		Total Base SF		2,557				
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		94,021				
<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	2,557					
Floor Struct	<input checked="" type="checkbox"/> Fib Shing		Floor Structure	2,557					
<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	2,557	3.07	7,850			
Insulation	<input type="checkbox"/> Other		Floor Cover	2,557	1.78	4,551			
<input type="checkbox"/> Floor	Plumbing		Roof Cover	2,557					
<input checked="" type="checkbox"/> Wall	Full 3		Plumbing	3	632.00	1,896			
<input checked="" type="checkbox"/> Ceiling	Half		Fireplace	1	1319.00	1,319			
Heat/Cool	Extra		Basement						
<input type="checkbox"/> None	Fireplaces		Base Structure and Additive Items						
<input type="checkbox"/> Hot Air/F	Type 1SF		Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> F/W Furn	Count 1		A MN	2557	33.43	1.100	94,021		
<input checked="" type="checkbox"/> Central			B MFA	420	16.13	1.000	6,775		
<input type="checkbox"/> Elec Base		C OP	30	13.92	1.000	418			
<input type="checkbox"/> Elec Ceil		D OP	238	10.68	1.000	2,542			
<input type="checkbox"/> Other		Total of Above						119,372	
Floor Cover		Market Adjustment						3,500	
<input type="checkbox"/> None		Total Structure RCN						417,802	
<input type="checkbox"/> Softwood		Inspected:						Contact:	
<input type="checkbox"/> HW Sheath		Revisited:						Int.Est?:	
<input type="checkbox"/> HW Parq		Entered:						Sk. File:	
<input type="checkbox"/> Linoleum		Printed: 8/29/2025						Status: P25	
<input type="checkbox"/> CarpetTile		Total						784	
<input type="checkbox"/> Cer Tile									
<input type="checkbox"/> Stone									
<input checked="" type="checkbox"/> LuxVinyl									
Basement									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									

AACU68R18D14R17U14R13D48L21D10L6D11L11U1L10 ABR10D1R11U11R6U10CR21*20
 ACR10D1R11U11CR6*5 ADU68R18CR17*14

3/17/2025: COMPLETE

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		18	22				2.00	1.000	99	784		