

Ownership Description				Assessment Summary																							
Name: COOPER, AMANDA MARIE & RYAN LEWIS 2927 S COBALT AVE FAYETTEVILLE AR 72701 Subd.: 07459 RIVERWALK PH 5 S-T-R: 25-16-30 Acres: 0.22 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 2927 S COBALT AVE Legal:				Type: RI Res.Impr Taxable: VF Ver-Full Neigh: FY1630E Owner: 923181 Status: P25 Tax Status: AC Block: Lot: 035 City: FAYETTEVILLE Map: Old PID: 765-15269-202		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2025</th> <th>20%</th> <th>2024</th> <th>20%</th> </tr> </thead> <tbody> <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>427,400</td> <td>85,480</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>488,150</td> <td>97,630</td> <td>30,400</td> <td>6,080</td> </tr> </tbody> </table>		Year	2025	20%	2024	20%	Land	60,750	12,150	30,400	6,080	Bldgs	427,400	85,480			Total	488,150	97,630	30,400	6,080
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				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				6/17/2025	JJC	BP	60,750	427,400	488,150																		
				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																				

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
10/5/2023	318,020	NC New Cons	R25 FOR COMPLETION. NEW NSFR < 50% SAB/DMC

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/28/2024	2024-16474		522,550	WD	COOPER, AMANDA MARIE & RYAN LEWIS	JBF 7-5-2024 // 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											765/765-34024-000				
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	
													0.22 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	2,692	2,692	3+10		2024	A	427,942	99	423,661			423,661	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,742			
Total													427,400			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONRY	<input type="checkbox"/> Hip		Base Price		33.20				
<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		36.52				
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF		2,692				
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value		98,312				
<input type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base						
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Foundation	2,692						
Floor Struct	<input type="checkbox"/> Wd Shing	Floor Structure	2,692						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Floor							
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Heat & Cool	2,692	3.07	8,264				
Insulation	Plumbing	Floor Cover	2,692	1.78	4,792				
<input type="checkbox"/> Floor	Full 2	Roof Cover	2,692						
<input checked="" type="checkbox"/> Wall	Half	Plumbing		632.00					
<input checked="" type="checkbox"/> Ceiling	Extra	Fireplace	1	1319.00	1,319				
Heat/Cool	Fireplaces	Basement							
<input type="checkbox"/> None	Type 1SF	Base Structure and Additive Items							
<input type="checkbox"/> Hot Air/F	Count 1	Item	Area	Rate	Factor REL	Total	NC	HS	
<input type="checkbox"/> F/W Furn		A MN	2692	33.20	1.100	98,312			
<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	221	10.81	1.000	2,389			
<input type="checkbox"/> Other		Total of Above						122,269	
Floor Cover		Market Adjustment						3,500	
<input type="checkbox"/> None		Total Structure RCN						427,942	
<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						1,069	
<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									

Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		18	30				2.00	1.000	99	1,069		
OB/FR		4	8				.00N	1.000				