

Ownership Description					Assessment Summary																													
Name: WILLIAMS, DANIEL JUSTIN & LAURA RUTH 2719 S COBALT AVE FAYETTEVILLE AR 72701-4408 Subd.: 07456 RIVERWALK PH II S-T-R: 25-16-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 2719 S COBALT AVE Legal:					Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1630E Owner: 925189 Status: Tax Status: AC Block: Lot: 013 City: FAYETTEVILLE Map: Old PID: 765-15269-308					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>60,750</td> <td>12,150</td> <td>80,000</td> <td>16,000</td> </tr> <tr> <td>Bldgs</td> <td>436,650</td> <td>87,330</td> <td>256,650</td> <td>51,330</td> </tr> <tr> <td>Total</td> <td>497,400</td> <td>99,480</td> <td>336,650</td> <td>67,330</td> </tr> </tbody> </table>					Year	2023	20%	2022	20 %	Land	60,750	12,150	80,000	16,000	Bldgs	436,650	87,330	256,650	51,330	Total	497,400	99,480	336,650	67,330
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	60,750	436,650	497,400																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	80,000	256,650	336,650																								
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					7/1/2019	JJC	NC	36,000		36,000																								
					FOR 2019 NEW S/D																													
					6/19/2019	KNM	IN																											
					FOR 2019 REMOVED DD DUE TO SALE KNM 6-19-19																													
					5/3/2019	CRJ	SP																											
					FOR 2019: ALL ACREAGE FROM 765-15269-308. NEW S/D PER S/D PLAT RIVERWALK PH II 24-229																													
Building Permit Record																																		
Date	Amount	Purpose	Note																															
5/7/2019	290,230	NC New Cons	FOR 2020 NSFR 100% COMPLETE (4/2/20 MCB) // FOR																															

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/26/2024	2024-19132		547,000	WD	WILLIAMS, DANIEL J & LAURA	JBF 8-2-2024 // Imported from Just Appraised
3/20/2020	2020-9199		365,315	WD	MANGRUM, JEREMY BLAKE & JAMIE LYNNDCM	3-25-2020
5/2/2019	2019-12740		330,000	WD	RIGGINS CONSTRUCTION OF NWA INC	RLB 5/7/19
2/8/2018	2018-3970			WD	RIGGINS COMMERCIAL CONSTRUCTION	{CRJ FOR 2019: ALL ACREAGE FROM 765-15269-308. NEW S/D

Land Record													
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000		.000	135000.00			L	-55	60,750		
											0.38 AC		

Total: 60,750



