

Ownership Description				Assessment Summary				
Name: HAYNES, JORDAN MITCHELL & HOPE HUDSON				Type: RI Res.Impr	Year 2023	20%	2022	20 %
3048 E CALGARY ST				Taxable: VF Ver-Full	Land 60,750	12,150	50,000	10,000
FAYETTEVILLE				Neigh: FY1630E	Bldgs 433,150	86,630	257,550	51,510
Subd.: 07456 RIVERWALK PH II				Owner: 935546	Total 493,900	98,780	307,550	61,510
S-T-R: 25-16-30				Status:				
T.D.: 011 FAYETTEVILLE SCH, FAY				Block:				
Location: 3048 E CALGARY ST				Tax Status: AC				
Legal:				Lot: 047				
				City: FAYETTEVILLE				
				Map:				
				Old PID: 765-15269-308				

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"/>	No Sewer	<input type="checkbox"/>	Low	<input type="checkbox"/>	Good	<input type="checkbox"/>	No Gas	<input type="checkbox"/>	Rough	<input checked="" type="checkbox"/>	Average	<input type="checkbox"/>	No Electric	<input checked="" type="checkbox"/>	Flat	<input type="checkbox"/>	Poor	<input type="checkbox"/>	No Telephone	<input type="checkbox"/>	Sloping	<input type="checkbox"/>	None
<input checked="" type="checkbox"/>	Static	<input checked="" type="checkbox"/>	Asphalt	<input type="checkbox"/>	No Sewer	<input type="checkbox"/>	Low	<input type="checkbox"/>	Good	<input type="checkbox"/>	No Gas	<input type="checkbox"/>	Rough	<input checked="" type="checkbox"/>	Average	<input type="checkbox"/>	No Electric	<input checked="" type="checkbox"/>	Flat	<input type="checkbox"/>	Poor	<input type="checkbox"/>	No Telephone	<input type="checkbox"/>	Sloping	<input type="checkbox"/>	None						
<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"/>	No Electric	<input checked="" type="checkbox"/>	Flat	<input type="checkbox"/>	Poor	<input type="checkbox"/>	No Telephone	<input type="checkbox"/>	Sloping	<input type="checkbox"/>	None												
<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"/>	No Telephone	<input type="checkbox"/>	Sloping	<input type="checkbox"/>	None																		
<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	
11/1/2019	373,904	NC New Cons	FOR 2021 NSFR 100% COMPLETE 4/15/21 BRS/JEB //	
7/1/2019		JJC NC	FOR 2019 NEW S/D	18,000
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	18,000

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
11/15/2024	2024-30742			SW	HAYNES, JORDAN MITCHELL & HOPE HUDSON	HULJBF 11-25-2024 NO REV // Imported from Just Appraised
4/19/2024	2024-09659		535,000	WD	HAYNES, TODD & LEANN JOINT	REVOCAEJBF 4-25-2024
7/24/2020	2020-25303		359,000	WD	GREENLAW, KEAUNDRE	WGO 07/28/2020
10/4/2019	2019-30418		165,000	WD	RIGGINS CONSTRUCTION OF NWA INC	WGO 10/07/2019

Land Record												765/765-31307-000			
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		
													0.18 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	1,887	2,667	3+15	3	2020		A	437,623	98	428,872			428,872		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,288			
Total													433,150			

Ext Wall	Roof Type	Sketch Area	Building Computation						
MASONVEN	<input type="checkbox"/> Hip	<p>MN (1887)</p> <p>FFB (672)</p> <p>OP (144)</p> <p>4/15/2021: FOR 2021 NSFR 100% COMPLETE BRS/JEB. WC BRICK.</p>	Base Price		33.20				
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.150				
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor		.945				
<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			1.087			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			36.09			
Foundation			Total Base SF			2,667			
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value			96,252			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base						
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	Roof Cover	Foundation	1,887						
Floor Struct		Floor Structure	1,887						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing	Ins Floor							
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing	Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes	Heat & Cool	2,667	3.07	8,188				
Insulation		Floor Cover	1,067	3.59	3,831				
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate	Roof Cover	1,887						
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum	Plumbing		632.00					
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other	Fireplace	1	1319.00	1,319				
Heat/Cool		Basement							
<input type="checkbox"/> None	Plumbing	FLOORC C	1067	1.78	1,899				
<input checked="" type="checkbox"/> Hot Air/F	Full 2	FLOORC T	533	5.64	3,006				
<input type="checkbox"/> F/W Furn	Half	Base Structure and Additive Items							
<input checked="" type="checkbox"/> Central	Extra	Item	Area	Rate	Factor	REL	Total	NC	HS
<input type="checkbox"/> Elec Base	Fireplaces	A MN	1887	33.20	1.087		68,102		
<input type="checkbox"/> Elec Ceil	Type 1SF	B FFB	672	9.96	1.000		6,693		
<input type="checkbox"/> Other	Count 1	C OP	147	11.32	1.000		1,664		
Floor Cover		D SEP	144	15.16	1.000		2,183		
<input type="checkbox"/> None	CDW	E 1+	780	33.20	1.087		28,150		
<input type="checkbox"/> Softwood	CDW	Total of Above					125,035		
<input checked="" type="checkbox"/> HW Sheath		Market Adjustment					3,500		
<input type="checkbox"/> HW Parq		Total Structure RCN					437,623		
<input type="checkbox"/> Linoleum		Inspected: BRS 12/22/2021				Contact: PI			
<input type="checkbox"/> CarpetTile		Revisited: JJC 1/4/2022				Int.Est?:			
<input type="checkbox"/> Cer Tile		Entered: CHB 7/26/2022				Sk. File:			
<input type="checkbox"/> Stone		Printed: 8/29/2025				Status:			
<input type="checkbox"/> Other		Total					1,225		
Basement									
<input type="checkbox"/> Unfinished									
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									