

Ownership Description	Assessment Summary																																																																						
Name: HOSKINS FAMILY LIMITED PARTNERSHIP 1907 BEST FRIEND LN FAYETTEVILLE AR 72704 Subd.: 07028 OAKBROOKE S/D PH II S-T-R: 01-16-31 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1907N BEST FRIEND LN Legal: PT LOT 54 FURTHER DESCRIBED FROM 2012-29866 AS: A part of Lot 54 of Oakbrooke Subdivision, Phase II, Fayetteville, Arkansas, as shown on file at the Washington County Court House in plat book 23A at page 326 being more particularly described as follows, to-wit:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>100,000</td> <td>20,000</td> <td>100,000</td> <td>20,000</td> </tr> <tr> <td>Bldgs</td> <td>269,950</td> <td>53,990</td> <td>361,700</td> <td>72,340</td> </tr> <tr> <td>Total</td> <td>369,950</td> <td>73,990</td> <td>461,700</td> <td>92,340</td> </tr> </table>	Year	2025	20%	2023	20%	Land	100,000	20,000	100,000	20,000	Bldgs	269,950	53,990	361,700	72,340	Total	369,950	73,990	461,700	92,340																																																		
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Type: RI Res.Impr Taxable: N No Adj Neigh: FY1631W Owner: 613752 Status: Tax Status: Block: Lot: City: FAYETTEVILLE Map: Old PID: 765-24072-000	<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>8/27/2025</td> <td>BRS</td> <td>IN</td> <td>100,000</td> <td>269,950 369,950</td> </tr> <tr> <td colspan="5">MOVED DGAPT CARD 2 TO CARD 1 AS FUD 25X30 W/ STG 25X30 (NO LIVING SPACE) & CDW 20X30. ADJ</td> </tr> <tr> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>100,000</td> <td>361,700 461,700</td> </tr> <tr> <td colspan="5">2023 REAPPRAISAL</td> </tr> <tr> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>75,000</td> <td>260,750 335,750</td> </tr> <tr> <td colspan="5">2020 REAPPRAISAL</td> </tr> <tr> <td>6/28/2016</td> <td>JEB</td> <td>BP</td> <td>45,000</td> <td>265,700 310,700</td> </tr> <tr> <td colspan="5">ADDED GARAGE WITH LIVING AREA</td> </tr> <tr> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>45,000</td> <td>211,650 256,650</td> </tr> <tr> <td colspan="5">2015 REAPPRAISAL</td> </tr> <tr> <td>8/20/2014</td> <td>SAB</td> <td>SP</td> <td>45,000</td> <td>151,200 196,200</td> </tr> <tr> <td colspan="5">FOR 2014: .25 AC TO 765-28211-001 HOSKINS FAMILY LIMITED PARTNERSHIP</td> </tr> </tbody> </table>	Review Record					Date	By	Reason	Land	Buildings Total	8/27/2025	BRS	IN	100,000	269,950 369,950	MOVED DGAPT CARD 2 TO CARD 1 AS FUD 25X30 W/ STG 25X30 (NO LIVING SPACE) & CDW 20X30. ADJ					7/7/2023	MDH	RV	100,000	361,700 461,700	2023 REAPPRAISAL					7/6/2020	MDH	RV	75,000	260,750 335,750	2020 REAPPRAISAL					6/28/2016	JEB	BP	45,000	265,700 310,700	ADDED GARAGE WITH LIVING AREA					7/5/2015	MDH	RV	45,000	211,650 256,650	2015 REAPPRAISAL					8/20/2014	SAB	SP	45,000	151,200 196,200	FOR 2014: .25 AC TO 765-28211-001 HOSKINS FAMILY LIMITED PARTNERSHIP				
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Trend	Street	Utilities	Topography	Landscaping
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Average
<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"/> 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
5/15/2013	22,900	NC New Cons	FOR 2016: DGAPT 100% COMPLETE. 2/9/16 JJC

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/11/2012	2012-29866			SV	HOSKINS FAMILY LIMITED	SAB 8/20/14 FOR 2014: .25 AC TO 765-28211-001 HOSKINS
12/31/2010	2011-6344			WD	HOSKINS FAMILY LIMITED	SBD 3-9-2011
6/10/2005	2005-26981			WD	FAMILY JEWELS LLC	

Land Record											765/765-28211-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000	100000.00			S	-25	L	25	100,000		
													.84AC		



Total: 100,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,510	2,510	3	34	1989	A	335,601	65	O	218,141		218,141		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													51,830			
Total													269,950			

Ext Wall	Roof Type	Sketch Area	Building Computation										
MASON VEN	<input type="checkbox"/> Hip		Base Price		33.67								
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.000								
<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 checked="" type="checkbox"/> Gable		Composite Factor		1.000								
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		33.67								
Foundation			Total Base SF		2,510								
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		84,512								
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other												
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Other												
<input type="checkbox"/> Other	Roof Cover												
Floor Struct													
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Asp Shing												
<input checked="" type="checkbox"/> Elev Slab	<input checked="" type="checkbox"/> Fib Shing												
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shing												
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes												
Insulation													
<input type="checkbox"/> Floor	<input type="checkbox"/> Clay/Slate												
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> GalvAlum												
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other												
Heat/Cool													
<input type="checkbox"/> None	Plumbing												
<input type="checkbox"/> Hot Air/F	Full 2												
<input type="checkbox"/> F/W Furn	Half												
<input checked="" type="checkbox"/> Central	Extra												
<input type="checkbox"/> Elec Base	Fireplaces												
<input type="checkbox"/> Elec Ceil	Type	AACU22L22U15R24XU2R2XR5XR2D2XR33XU2R2XR8XR2D2XR2D37L58 ABCR34*6											
<input type="checkbox"/> Other	Count	ACCL22*22 ADU22L22U15R34CU16*17											
Floor Cover		8/27/2025: MOVED DGAPT W/ MFB ON CARD 2 TO CARD 1 AS FUD 25X30 W/ STG 25X30 (NO LIVING SPACE) & CDW 20X30. ADJ DWG											
		Outbuildings and Yard Improvements											
<input type="checkbox"/> None	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	
<input type="checkbox"/> Softwood	CDW		18	28	1		2.00	1.000	65	655			
<input type="checkbox"/> HW Sheath	CDW		18	60			2.00	1.000	65	1,404			
<input type="checkbox"/> HW Parq	CDW		30	50			2.00	1.000	65	1,950			
<input type="checkbox"/> Linoleum	CDW		20	30			2.00	1.000	65	780			
<input checked="" type="checkbox"/> CarpetTile	FUD		25	30		2015	14.16	1.000	65	6,903			
<input type="checkbox"/> Cer Tile	STG		25	30		2015	20.00R	1.000		15,000			
<input type="checkbox"/> Stone													
<input type="checkbox"/> Other													
Basement													
<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished													
<input type="checkbox"/> Fin Part													
Total											26,692		

Item	S.F./Qty	Rate	Total
Foundation	2,510		
Floor Structure	2,510		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	2,510	3.07	7,706
Floor Cover	2,510	1.78	4,468
Roof Cover	2,510		
Plumbing		632.00	
Fireplace			
Basement			

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	2510	33.67	1.000	84,512	
B OP	204	10.95	1.000	2,234	
C MFA	484	14.75	1.000	7,139	
D PS	272	1.77	1.000	481	
Total of Above				106,540	
Market Adjustment				3.150	
Total Structure RCN				335,601	

Inspected: BRS 12/28/2021	Contact: PI
Revisited:	Int.Est?:
Entered: CHB 8/2/2022	Sk. File:
Printed: 8/29/2025	Status: