

Ownership Description					Assessment Summary																													
Name: SANDLIN, MARY ABIGAIL & CARLTON HOUSTON 5844 W SELLERS RD FAYETTEVILLE AR 72703 Subd.: 04333 14-16-31 FAYETTEVILLE OUTLOTS ANNEX 2000 S-T-R: 14-16-31 Acres: 2.25 T.D.: 062 FARMINGTON SCH, FAY Location: 5844 W SELLERS RD Legal: ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER ISLAND ANNEXATION ORDINANCE #4923 PT NW SW 2.25 AC FURTHER DESCRIBED FROM 2024-33935 AS: PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 16 NORTH,					Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1631W Owner: 937603 Status: Tax Status: Block: Lot: City: FAYETTEVILLE Map: Old PID: 001-11816-000					<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>170,000</td> <td>34,000</td> <td>71,900</td> <td>14,380</td> </tr> <tr> <td>Bldgs</td> <td>155,400</td> <td>31,080</td> <td>96,450</td> <td>19,290</td> </tr> <tr> <td>Total</td> <td>325,400</td> <td>65,080</td> <td>168,350</td> <td>33,670</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	170,000	34,000	71,900	14,380	Bldgs	155,400	31,080	96,450	19,290	Total	325,400	65,080	168,350	33,670
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	170,000	155,400	325,400																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	71,900	96,450	168,350																								
					2020 REAPPRAISAL																													
					7/5/2015	MDH	RV	51,900	80,550	132,450																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	51,900	80,100	132,000																								
					2010 REAPPRAISAL																													
					7/10/2007	MDH	RV	46,900	109,950	156,850																								
					10/9/2006	LMB	AX	30,150	83,600	113,750																								
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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 checked="" type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input checked="" 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 checked="" 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

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/23/2024	2024-33935		452,000	WD	SANDLIN, MARY ABIGAIL & CARLTON HOLD	DCM 1-2-2024 // Imported from Just Appraised
6/28/2024	2024-16264		215,000	WD	PARANA, STEPHEN PAUL JR	DCM 7-3-2024 // Imported from Just Appraised
9/13/2005	2005-40697			QC	RAINEY, DANIEL V	LMB ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 &
6/28/2004	2004-26012		154,000	WD	RAINEY, DANIEL V	BJF 2004 26012 WD \$508.20 REV (154M)

Land Record 765/765-16224-300

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							100,000		
						0.00									
AC		1.000	1.000		.000	80000.00			E	-25			60,000		
						0.00									
AC		0.250	0.250		.000	80000.00			E	-50			10,000		
						0.00									

Total: 170,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,748	1,904	4	49	1974		A	218,396	750	153,753			153,753		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													1,654			
Total													155,400			

Ext Wall	Roof Type	Sketch Area	Building Computation			
STANDARD	<input type="checkbox"/> Hip		Base Price		33.85	
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		1.000	
<input checked="" 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		.805	
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor		.805	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		27.25	
Foundation	<input type="checkbox"/> Dormer		Total Base SF		1,904	
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value		51,884	
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other					
<input checked="" type="checkbox"/> Slab	Roof Cover					
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing					
Floor Struct	<input type="checkbox"/> Fib Shing					
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing					
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes					
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate					
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum					
Insulation	<input type="checkbox"/> Other					
<input type="checkbox"/> Floor	Plumbing					
<input checked="" type="checkbox"/> Wall	Full 1					
<input checked="" type="checkbox"/> Ceiling	Half 1					
Heat/Cool	Extra					
<input type="checkbox"/> None	Fireplaces					
<input type="checkbox"/> Hot Air/F	Type 1SA					
<input type="checkbox"/> F/W Furn	Count 1	AACU34R59D16L13D18L13U4L6D4L27 ABR27CU4R6D4L6 ACR46CU6R13D8L13U2 ADU34R27CU10*14 AER46U6CU12*13				
<input checked="" type="checkbox"/> Central	4/25/2007: WC=255 PS CHANGED TO OP					
<input type="checkbox"/> Elec Base						
<input type="checkbox"/> Elec Ceil						
<input type="checkbox"/> Other						

Outbuildings and Yard Improvements											Base Structure and Additive Items								
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS	Item	Area	Rate	Factor	REL	Total	NC	HS
CDW		13	17	1	33	1.83	1.000	75	303			A MN	1748	33.85	.805		47,633		
OB/BL		10	13	1	33	200.00F	1.000		200			B OP	24	13.92	.881		294		
OB/FR		8	8	1	33	.00N	1.000					C OP	104	11.86	.881		1,087		
POLESH		32	36	1	33	500.00F	1.000		500	N	N	D OP	140	11.32	.881		1,396		
POLESH		12	12			.00N	1.000					E GARC	156	27.08	.805		3,401		
												F PCS	180	4.25	.917		702		
Total of Above																	69,332		
Market Adjustment																	3,150		
Total Structure RCN																	218,396		
Basement												Inspected: MWR 7/12/2022				Contact: PI			
<input type="checkbox"/> Unfinished												Revisited:				Int.Est?:			
<input type="checkbox"/> Finished												Entered: EEK 8/9/2022				Sk. File:			
<input type="checkbox"/> Fin Part												Printed: 8/29/2025				Status:			