

Ownership Description **Assessment Summary**

Name: 28SSCHWO LLC
 723 N 46TH AVE
 FAYETTEVILLE AR 72704-7621
Subd.: 04330 12-16-31 FAYETTEVILLE OUTLOTS
S-T-R: 12-16-31 **Acres:** 1.06
T.D.: 011 FAYETTEVILLE SCH, FAY
Location: 845 N 46TH AVE
Legal: PT NW SW 1.06 AC FURTHER DESCRIBED FROM 2014-13628 AS:
 A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASIDNGTON COUNTY, ARKANSAS, BEING

Type: RI Res.Impr
Taxable: NF No-Full
Neigh: FY1631W
Owner: 937429
Status: **Tax Status:**
Block: **Lot:**
City: FAYETTEVILLE
Map: 399 438
Old PID: 765-16264-000

Year	2023	20%	2022	20%
Land	103,600	20,720	51,150	10,230
Bldgs	262,550	52,510	162,550	32,510
Total	366,150	73,230	213,700	42,740

Review Record

Date	By	Reason	Land	Buildings	Total
7/7/2023	MDH	RV	103,600	262,550	366,150
2023 REAPPRAISAL					
7/6/2020	MDH	RV	51,150	162,550	213,700
2020 REAPPRAISAL					
7/5/2015	MDH	RV	31,150	154,200	185,350
2015 REAPPRAISAL					
6/30/2014	SRJ	IN	31,150	136,900	168,050
UPDATED LAND VALUE					
6/11/2014	SAB	SP	30,000	136,900	166,900
FOR 2014: 1.06 AC WITH ALL IMPS EXCEPT LEAN TO & GPBARN FROM 765-16264-000 WEDINGTON DRIVE					

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 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
3/9/2021	3,040	RM Remod	FOR 2022: REMODEL 100% COMPLETE 12/30/21

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
1/14/2025	2025-1136			AF	28SCHWO LLC	DCM 1-15-2025 NO REV
12/23/2024	2024-33528			SW	28SCHWO LLC	RNL 12-30-24 // Imported from Just Appraised
10/24/2024	2024-27975		380,000	WD	SCHWARTZMAN, SHAWN & ANITA	RNL 10-31-24 // Imported from Just Appraised
5/29/2014	2014-13628		185,000	WD	DUNGAN, MARIE	SAB 6/11/14 FOR 2014: 1.06 AC WITH ALL IMPS EXCEPT LEAN

Land Record 765/765-16264-001

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	100000.00							100,000		
2	AC	0.060	0.060		.000	80000.00			E	-25			3,600		
			0.000			0.00									
			0.000			0.00									



Total: 103,600

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+MasonVen	2,315	2,575	3	52	1971		A	335,012	750	251,256			251,256		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													11,296			
Total													262,550			

Ext Wall	Roof Type	Sketch Area	Building Computation						
BV	<input type="checkbox"/> Hip		Base Price			33.43			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.000					
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.946					
<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		.946				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			31.62			
Foundation	<input type="checkbox"/> Dormer		Total Base SF			2,575			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value			81,422			
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base						
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	2,315						
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	2,315						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor							
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling							
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	2,575	3.07	7,905				
Insulation	<input type="checkbox"/> Other	Floor Cover	1,932	1.78	3,439				
<input type="checkbox"/> Floor	Plumbing	Roof Cover	2,315						
<input checked="" type="checkbox"/> Wall	Full 1	Plumbing	-1	632.00	-632				
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace	1	1837.00	1,837				
Heat/Cool	Extra	Basement							
<input type="checkbox"/> None	Fireplaces	FLOORC T	257	5.64	1,449				
<input type="checkbox"/> Hot Air/F	Type 1SG	FLOORC C	386	1.78	687				
<input type="checkbox"/> F/W Furn	Count 1	AACU20L12U9R15U16R25D16R22D29L35XD1L1XL4XL1U1XL9 ABCL24U29R12D9R12D20 ACU20L12U9R15U16R25CR22*16 ADR4CR5XD1R1XR4XR1U1XR13D6L24U6							
<input checked="" type="checkbox"/> Central		1/6/2014: ADJ GRADE							
<input type="checkbox"/> Elec Base		Base Structure and Additive Items							
<input type="checkbox"/> Elec Ceil		Item	Area	Rate	Factor REL	Total	NC	HS	
<input type="checkbox"/> Other		A MN	1963	33.43	.946	62,070			
Floor Cover		B MFA	588	14.75	1.000	8,673			
<input type="checkbox"/> None		C MN	352	33.43	.946	11,130			
<input type="checkbox"/> Softwood		D OP	139	11.32	1.000	1,573			
<input type="checkbox"/> HW Sheath		E 1+	260	33.43	.946	8,221			
<input type="checkbox"/> HW Parq		Total of Above						106,353	
<input type="checkbox"/> Linoleum		Market Adjustment						3,150	
<input checked="" type="checkbox"/> CarpetTile		Total Structure RCN						335,012	
<input type="checkbox"/> Cer Tile		Inspected: KDA 1/3/2022						Contact: PI	
<input type="checkbox"/> Stone		Revisited: JEB 1/10/2022						Int.Est?:	
<input type="checkbox"/> Other		Entered: CDS 8/8/2022						Sk. File:	
Basement		Printed: 8/29/2025						Status:	
<input type="checkbox"/> Unfinished		Total						3,586	
<input type="checkbox"/> Finished									
<input type="checkbox"/> Fin Part									