

Ownership Description					Assessment Summary																													
Name: SPARKMAN, JEREMY BOYD & LAREAU, LEAH KATHLEEN 2401 W VALLEY DR FAYETTEVILLE AR 72703-1122 Subd.: 07600 S T RUSSELL S/D S-T-R: 07-16-30 Acres: 0 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 2401 W VALLEY DR Legal:					Type: RI Res.Impr Taxable: OF Own-Full Neigh: FYUNIVN Owner: 922875 Status: Tax Status: Block: Lot: 020 City: FAYETTEVILLE Map: 402 Old PID: 144272-000-00					<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>97,500</td> <td>19,500</td> <td>65,000</td> <td>13,000</td> </tr> <tr> <td>Bldgs</td> <td>161,150</td> <td>32,230</td> <td>67,450</td> <td>13,490</td> </tr> <tr> <td>Total</td> <td>258,650</td> <td>51,730</td> <td>132,450</td> <td>26,490</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	97,500	19,500	65,000	13,000	Bldgs	161,150	32,230	67,450	13,490	Total	258,650	51,730	132,450	26,490
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					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	97,500	161,150	258,650																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	65,000	67,450	132,450																								
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					7/5/2015	MDH	RV	29,250	67,450	96,700																								
					2015 REAPPRAISAL																													
					7/6/2010	MDH	RV	29,250	73,050	102,300																								
					2010 REAPPRAISAL																													
					7/10/2007	MDH	RV	30,000	94,450	124,450																								
					7/11/2004	MDH	RV	24,000	66,550	90,550																								

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

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/24/2024	2024-16007		280,000	WD	SPARKMAN, JEREMY & LAREAU, LEAH	JBF 7-1-2024 // Imported from Just Appraised
12/15/2021	2022-63		190,000	WD	SALTY RESTORATION LLC	WGO 01/05/2022
10/27/2017	2017-33476		75,000	WD	SOSA PROPERTIES LLC	KNM 11-6-2017
2/14/2014	2014-12559			QC	REEVES, NANCY J CRAMER; CRAMER, MI(TLM 05/30/2014 NO REV	

Land Record															
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			.000	150000.00		S		-35		97,500		
												97 * 169			



Total: 97,500

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE FrameStd	1,819	1,819	4	57	1966		A	244,785	65	159,110			159,110		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													2,060			
Total													161,150			

Ext Wall	Roof Type	Sketch Area										Building Computation																																																																									
<input type="checkbox"/> FS <input type="checkbox"/> Low Cost <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other Foundation <input type="checkbox"/> Open Pier <input checked="" type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/> Other Floor Struct <input checked="" type="checkbox"/> Wood SubF <input type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other Insulation <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling Heat/Cool <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other Floor Cover <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input checked="" type="checkbox"/> CarpetTile <input type="checkbox"/> Cer Tile <input type="checkbox"/> Stone <input type="checkbox"/> Other Basement <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable <input type="checkbox"/> Other Roof Cover <input checked="" type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other Plumbing Full 2 Half Extra Fireplaces Type Count	<p>AACU13R19U20R18D20R30D26L30U2L18U11L19 ABCR19*20 ACR19D11CR18*4</p> <p>11/23/2021: REAR WD GONE. ADJ BATH COUNT. PER MLS #1191950, DWG FOR SALE \$235,000. HAS 2 FULL BATHS, FLOOR IS LVP &</p>										Base Price 34.19 +/- Grade 1.000 Story Hgt Factor 1.000 Grade Adj Factor .805 Composite Factor .805 Adj Price per SF 27.52 Total Base SF 1,819 Base Value 50,059 Adjustments to Base <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>1,819</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,819</td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td></tr> <tr><td>Heat & Cool</td><td>1,819</td><td>2.75</td><td>5,002</td></tr> <tr><td>Floor Cover</td><td>1,819</td><td>1.46</td><td>2,656</td></tr> <tr><td>Roof Cover</td><td>1,819</td><td></td><td></td></tr> <tr><td>Plumbing</td><td>1</td><td>521.00</td><td>521</td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>WC</td><td>144</td><td>4.85</td><td>698</td></tr> </tbody> </table>						Item	S.F./Qty	Rate	Total	Foundation	1,819			Floor Structure	1,819			Ins Floor				Ins Wall				Ins Ceiling				Heat & Cool	1,819	2.75	5,002	Floor Cover	1,819	1.46	2,656	Roof Cover	1,819			Plumbing	1	521.00	521	Fireplace				Basement				WC	144	4.85	698																
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