

Ownership Description					Assessment Summary						
<b>Name:</b> ZAWISLAK, JON EDWARD & VERA MARIE 975 N 54TH AVE FAYETTEVILLE AR 72704-7851 <b>Subd.:</b> 04325 11-16-31 FAYETTEVILLE OUTLOTS <b>S-T-R:</b> 11-16-31 <b>Acres:</b> 1.47 <b>T.D.:</b> 062 FARMINGTON SCH, FAY <b>Location:</b> 975 N 54TH AVE <b>Legal:</b> PT E/2 SW 1.47 AC FURTHER DESCRIBED FROM 2015-4723 AS: A part of the E/2 of the SW/4 of Section 11, T-16-N, R-31-W, of the Fifth Principal Meridian in Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said					<b>Type:</b> RI Res.Impr <b>Taxable:</b> OF Own-Full <b>Neigh:</b> FY1631W <b>Owner:</b> 920807 <b>Status:</b> <b>Block:</b>		<b>Year</b> 2023 20% <b>Land</b> 128,200 25,640 <b>Bldgs</b> 321,700 64,340 <b>Total</b> 449,900 89,980 2022 20 % 58,800 11,760 211,500 42,300 270,300 54,060		<b>Review Record</b> <b>Date</b> <b>By</b> <b>Reason</b> <b>Land</b> <b>Buildings</b> <b>Total</b> 7/7/2023 MDH RV 128,200 321,700 449,900 2023 REAPPRAISAL 7/6/2020 MDH RV 58,800 211,500 270,300 2020 REAPPRAISAL 7/5/2015 MDH RV 38,800 164,050 202,850 2015 REAPPRAISAL 7/6/2010 MDH RV 38,800 164,100 202,900 2010 REAPPRAISAL 7/10/2007 MDH RV 33,800 241,350 275,150 7/9/2004 MDH RV 33,050 170,250 203,300		
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
5/30/2024	2024-13258		540,000	WD	ZAWISLAK, JON EDWARD & VERA MARIE	DCM 6-4-2024 // Imported from Just Appraised
4/16/2015	2015-10066			WD	LANGLEY, KRISTYN	IRG 4/21/15
2/18/2015	2015-4723		220,000	WD	LANGLEY, ZACHARIAH & KRISTYN	RN 2-26-15
8/29/2005	2005-40485		245,000	WD	MACIAS, CHRISTOPHER	NLB 2005-40485 WD \$808.50 REV (245M)

**Land Record** 765/765-16216-006

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
1	HL	1.000	1.000				100000.00						100,000		
							0.00								
2	AC	0.470	0.470				80000.00		E	-25			28,200		
							0.00								

**Total:** 128,200



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	2,377	2,377	3+10	28	1995	A	392,244	750	294,182			294,182		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													27,500			
<b>Total</b>													321,700			

Ext Wall	Roof Type	Sketch Area										Building Computation					
MV	<input checked="" type="checkbox"/> Hip											Base Price 33.92 +/- Grade 1.100 Story Hgt Factor 1.000 Grade Adj Factor 1.000 Composite Factor 1.100 Adj Price per SF 37.31 Total Base SF 2,377 Base Value 88,686					
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											<b>Adjustments to Base</b>					
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>		
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Foundation	2,377				
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable											Floor Structure	2,377				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Ins Floor					
<b>Foundation</b>												Ins Wall					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Ins Ceiling					
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											Heat & Cool	2,377	3.07	7,297		
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>											Floor Cover	2,139	1.78	3,807		
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asp Shing	Roof Cover	2,377														
<b>Floor Struct</b>		Plumbing		632.00													
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Fib Shing	Fireplace	1	1319.00	1,319												
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shing	Basement															
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Wd Shakes	FLOORC T	238	5.64	1,342												
<input type="checkbox"/> Other	<input type="checkbox"/> Clay/Slate	<b>Base Structure and Additive Items</b>															
<b>Insulation</b>		<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor</b>	<b>REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>								
<input type="checkbox"/> Floor	<input type="checkbox"/> Full	A MN	2377	33.92	1.100		88,686										
<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Half	B MFA	506	14.75	1.000		7,464										
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Extra	C MFA	338	17.02	1.000		5,753										
<b>Heat/Cool</b>		D WD	795	6.47	1.000		5,144										
<input type="checkbox"/> None	<input type="checkbox"/> Type 1SF	E OP	217	10.81	1.000		2,346										
<input type="checkbox"/> Hot Air/F	Count 1	F OP	118	11.56	1.000		1,364										
<input type="checkbox"/> F/W Furn		<b>Total of Above</b>						124,522									
<input checked="" type="checkbox"/> Central		<b>Market Adjustment</b>						3,150									
<input type="checkbox"/> Elec Base		<b>Total Structure RCN</b>						392,244									
<input type="checkbox"/> Elec Ceil		Inspected: AST 12/29/2021						Contact: PI									
<input type="checkbox"/> Other		Revisited:						Int.Est?:									
<b>Floor Cover</b>		Entered: EEK 7/29/2022						Sk. File:									
<input type="checkbox"/> None	<input type="checkbox"/> CDW	Printed: 8/29/2025						Status:									
<input type="checkbox"/> Softwood	<input type="checkbox"/> CDW																
<input type="checkbox"/> HW Sheath	<input type="checkbox"/> CDW																
<input type="checkbox"/> HW Parq	<input type="checkbox"/> OB/FR																
<input type="checkbox"/> Linoleum	<input type="checkbox"/> WF6																
<input checked="" type="checkbox"/> CarpetTile	<input type="checkbox"/> CDW																
<input type="checkbox"/> Cer Tile	<input type="checkbox"/> CDW																
<input type="checkbox"/> Stone	<input type="checkbox"/> CLF4																
<input type="checkbox"/> Other	<input type="checkbox"/> OB/FR																
<b>Basement</b>																	
<input type="checkbox"/> Unfinished																	
<input type="checkbox"/> Finished																	
<input type="checkbox"/> Fin Part																	
<b>Total</b>								8,730									

AACU21R26D13R8D6R19U2R1U18R18D45L7D2L6D3L31U3L6U25L22 ABCR22\*23  
 ACU21CU13\*26 ADU21R26D13CU26XU5R14XXR12D3XXR2D14XD14L28  
 AER22D23R6D3CR31\*7 AFU21R26D13R8CR20D4L1D2L19U6

2/28/2022: ADJUSTED FENCING.

**Outbuildings and Yard Improvements**

Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		19	39			2.00	1.000	75	1,112		
CDW		22	17			2.00	1.000	75	561		
CDW		11	64			2.00	1.000	75	1,056		
OB/FR		8	12			.00N	1.000				
WF6		498				9.36	1.000	75	3,496		
CDW		10	25			2.00	1.000	75	375		
CDW		23	34			2.00	1.000	75	1,173		
CLF4		245				5.21	1.000	75	957		
OB/FR		20	12			.00N	1.000				