

**Ownership Description** **Assessment Summary**

**Name:** PARADIGM DEVELOPMENT ENTERPRISES LLC  
 1907 N BEST FRIEND LN  
 FAYETTEVILLE AR 72704-6232  
**Subd.:** 08120 SUNSET WOODS  
**S-T-R:** 08-16-30 **Acres:**  
**T.D.:** 011 FAYETTEVILLE SCH, FAY  
**Location:**  
**Legal:**

**Type:** RV Res. Vac  
**Taxable:** N No Adj  
**Neigh:** FYUNIV  
**Owner:** 943609  
**Status:** **Tax Status:**  
**Block:** **Lot:** 038  
**City:** FAYETTEVILLE  
**Map:** 443  
**Old PID:** 144530-000-00

<b>Year</b>	2023	20%	2022	20%
<b>Land</b>	122,500	24,500	20,000	4,000
<b>Bldgs</b>				
<b>Total</b>	122,500	24,500	20,000	4,000

**Review Record**

Date	By	Reason	Land	Buildings	Total
7/7/2023	MDH	RV	122,500		122,500
2023 REAPPRAISAL					
7/6/2020	MDH	RV	20,000		20,000
2020 REAPPRAISAL					
7/5/2015	MDH	RV	22,500		22,500
2015 REAPPRAISAL					
7/6/2010	MDH	RV	22,500		22,500
2010 REAPPRAISAL					
7/10/2007	MDH	RV	22,500		22,500
7/11/2004	MDH	RV	16,000		16,000

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 type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

**Building Permit Record**

Date	Amount	Purpose	Note

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
3/17/2025	2025-06892		40,000	TD	PARADIGM DEVELOPMENT ENTERPRISES	SJBF 3-20-2025 // Imported from Just Appraised
1/12/2021	2021-1333			WD	BRADFORD FAMILY TRUST	RNL 1-25-21 NO REV
12/28/2020	2020-48326			WD	BRADFORD, CHARLES E & ELIZABETH A	DCM 1-4-2021 NO REV
10/20/2016	2016-31235			WD	BRADFORD, CHARLES E	DCM 10-25-2016 NO REVENUE

**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	175000.00		S	-55	L	25	122,500		
			0.000				0.00								

VERY STEEP & WOODED. TOPO ALSO SLOPING. UNDEV., IRREG. SHAPE & ADJ. #Total: 122,500

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
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OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)

**Total**

Ext Wall	Roof Type	Sketch Area	Building Computation																																																														
<input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input type="checkbox"/> Comb M/F <input type="checkbox"/> Mason Ven <input type="checkbox"/>	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input type="checkbox"/> HipGable		Base Price +/- Grade Story Hgt Factor Grade Adj Factor Composite Factor Adj Price per SF Total Base SF Base Value																																																														
<b>Foundation</b> <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input type="checkbox"/> Slab <input type="checkbox"/>	<b>Roof Cover</b> <input type="checkbox"/> Asp Shing <input type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/>		<b>Adjustments to Base</b> <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th colspan="2">Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td></td><td></td><td></td><td></td></tr> <tr><td>Floor Structure</td><td></td><td></td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td><td></td></tr> <tr><td>Heat &amp; Cool</td><td></td><td></td><td></td><td></td></tr> <tr><td>Floor Cover</td><td></td><td></td><td></td><td></td></tr> <tr><td>Roof Cover</td><td></td><td></td><td></td><td></td></tr> <tr><td>Plumbing</td><td></td><td></td><td></td><td></td></tr> <tr><td>Fireplace</td><td></td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>				Item	S.F./Qty	Rate	Total		Foundation					Floor Structure					Ins Floor					Ins Wall					Ins Ceiling					Heat & Cool					Floor Cover					Roof Cover					Plumbing					Fireplace					Basement			
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<b>Insulation</b> <input type="checkbox"/> Floor <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling	<b>Fireplaces</b> Type Count																																																																
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<b>Basement</b> <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part	<b>Total</b>	Inspected: BRS 11/19/2021 Contact: PI Revisited: JJC 11/19/2021 Int.Est?: Entered: CDS 2/11/2022 Sk. File: Printed: 8/29/2025 Status:																																																															