

Ownership Description					Assessment Summary																													
Name: BATES, JONATHAN 831 S ROSE AVE FAYETTEVILLE AR 72701-6304 Subd.: 07460 ROCHIER HEIGHTS ADD S-T-R: 20-16-30 Acres: 0.11 T.D.: 011 FAYETTEVILLE SCH, FAY Location: 831 S ROSE AVE Legal: PT LOT 8 & PT OF LOT 9 BLK 4 0.11 AC FURTHER DESCRIBED FROM 2015-20489 Tract IB of Concurrent Plat for NMK, LLC in the City of Fayetteville, Arkansas, recorded in Plat Book 24 Page 72 , Washington County, Arkansas, being more particularly described as: A					Type: RI Res.Impr Taxable: VF Ver-Full Neigh: FYMLK Owner: 924802 Status: Tax Status: Block: Lot: City: FAYETTEVILLE Map: Old PID: 765-10099-001					<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>120,000</td> <td>24,000</td> <td>85,000</td> <td>17,000</td> </tr> <tr> <td>Bldgs</td> <td>222,550</td> <td>44,510</td> <td>153,750</td> <td>30,750</td> </tr> <tr> <td>Total</td> <td>342,550</td> <td>68,510</td> <td>238,750</td> <td>47,750</td> </tr> </tbody> </table>					Year	2023	20%	2022	20 %	Land	120,000	24,000	85,000	17,000	Bldgs	222,550	44,510	153,750	30,750	Total	342,550	68,510	238,750	47,750
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					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	120,000	222,550	342,550																								
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					7/6/2020	MDH	RV	85,000	153,750	238,750																								
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					6/27/2016	JEB	BP	25,000	131,450	156,450																								
					TOWNHOUSE COMPLETE																													
					8/6/2015	SAB	SP	25,000		25,000																								
					FOR 2015: .11 AC FROM 765-10099-001 WALSH PROPERTIES LTD																													
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 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 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 checked="" type="checkbox"/>	None													
Building Permit Record																																		
Date	Amount	Purpose	Note																															
2/4/2015	295,326	NC New Cons	FOR 2016 NSFR 100% COMPLETE (2/11/16 MCB) // FOR																															
Ownership Record																																		
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks																												
7/23/2024	2024-18680		342,000	WD	BATES, JONATHAN	DCM 7-29-2024 // Imported from Just Appraised																												
12/7/2020	2020-44963		225,000	WD	MCCONNELL, JOHN D II & ASHLEY	DCM 12-9-2020																												
6/8/2020	2020-39405			QC	MITCHELL, NANCY B	RNL 10-30-20 NO REV																												
7/20/2015	2015-20489		187,500	WD	MITCHELL FAMILY TRUST	SAB 8/6/15 FOR 2015: .11 AC FROM 765-10099-001 NMK LLC																												
Land Record																	765/765-10099-005																	
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	150000.00			S	-70	L	50	120,000																					
													.11 AC M/L																					

Total: 120,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
TownhomeONE+FrameStd		680	1,394	3--10	8	2015		A	235,490	93	219,006			219,006		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,526			
Total													222,550			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																				
STANDARD	<input checked="" type="checkbox"/> Hip		Base Price														35.80																																																						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade		.900																																																																		
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel	Story Hgt Factor		.964																																																																			
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched	Grade Adj Factor		1.000																																																																			
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable	Composite Factor		.868																																																																			
<input type="checkbox"/> Other	<input type="checkbox"/> Flat	Adj Price per SF		31.07																																																																			
Foundation	<input type="checkbox"/> Dormer	Total Base SF		1,394																																																																			
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable	Base Value		43,312																																																																			
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other	Adjustments to Base																																																																					
<input type="checkbox"/> Slab	Roof Cover	<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>680</td> <td></td> <td></td> </tr> <tr> <td>Floor Structure</td> <td>680</td> <td></td> <td></td> </tr> <tr> <td>Ins Floor</td> <td>680</td> <td>.56</td> <td>381</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>1,394</td> <td>3.07</td> <td>4,280</td> </tr> <tr> <td>Floor Cover</td> <td>558</td> <td>3.59</td> <td>2,003</td> </tr> <tr> <td>Roof Cover</td> <td>680</td> <td></td> <td></td> </tr> <tr> <td>Plumbing</td> <td>2</td> <td>632.00</td> <td>1,264</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>FLOORC C</td> <td>558</td> <td>1.78</td> <td>993</td> </tr> <tr> <td>FLOORC T</td> <td>279</td> <td>5.64</td> <td>1,574</td> </tr> </tbody> </table>														Item	S.F./Qty	Rate	Total	Foundation	680			Floor Structure	680			Ins Floor	680	.56	381	Ins Wall				Ins Ceiling				Heat & Cool	1,394	3.07	4,280	Floor Cover	558	3.59	2,003	Roof Cover	680			Plumbing	2	632.00	1,264	Fireplace				Basement				FLOORC C	558	1.78	993	FLOORC T	279	5.64	1,574
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<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Total of Above														60,382																																																							
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Market Adjustment														3,900																																																							
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Total Structure RCN														235,490																																																							
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Inspected: KDA 1/11/2022														Contact: NH																																																							
Insulation	<input type="checkbox"/> Other	Revisited: JEB 12/29/2021														Int.Est?:																																																							
<input checked="" type="checkbox"/> Floor	Plumbing	Entered: CHB 7/15/2022														Sk. File:																																																							
<input checked="" type="checkbox"/> Wall	Full 2	Printed: 8/27/2025														Status:																																																							
<input checked="" type="checkbox"/> Ceiling	Half 1																																																																						
Heat/Cool	Extra																																																																						
<input type="checkbox"/> None	Fireplaces																																																																						
<input type="checkbox"/> Hot Air/F	Type																																																																						
<input type="checkbox"/> F/W Furn	Count																																																																						
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Floor Cover																																																																							
<input type="checkbox"/> None																																																																							
<input type="checkbox"/> Softwood																																																																							
<input checked="" type="checkbox"/> HW Sheath																																																																							
<input type="checkbox"/> HW Parq																																																																							
<input type="checkbox"/> Linoleum																																																																							
<input type="checkbox"/> CarpetTile																																																																							
<input type="checkbox"/> Cer Tile																																																																							
<input type="checkbox"/> Stone																																																																							
<input type="checkbox"/> Other																																																																							
Basement																																																																							
<input type="checkbox"/> Unfinished																																																																							
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Total																904																																																							

AACU31R7U4R13D35L3D1L8U1L9 ABCR8*5 ACU31CU4*7 ADU35CU4*20

1/11/2022: ADJ WD MSMT IN SKETCH.

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		18	27				2.00	1.000	93	904		