

Ownership Description				Assessment Summary						
<b>Name:</b> CONNELLY, JAMES 320 WINDSOR DR CENTERTON AR 72719-9507 <b>Subd.:</b> 06022 HAWKINS HOUSE AT SHILOH <b>S-T-R:</b> 18-16-30 <b>Acres:</b> <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 2811 W LAKEWOOD DR <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> NF No-Full <b>Neigh:</b> FY1630W <b>Owner:</b> 922132 <b>Status:</b> <b>Block:</b> <b>Tax Status:</b> <b>Lot:</b> 020 <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-28009-100		<b>Year</b> 2023 20% 2022 20 % <b>Land</b> 33,750 6,750 25,000 5,000 <b>Bldgs</b> 258,250 51,650 142,000 28,400 <b>Total</b> 292,000 58,400 167,000 33,400		<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 33,750 258,250 292,000 2023 REAPPRAISAL 7/6/2020 MDH RV 25,000 142,000 167,000 2020 REAPPRAISAL 6/6/2019 MDH BP 25,000 113,750 138,750 DWG 80% COMPLETE 7/1/2016 JEB BP 25,000 25,000 NEW S/D 3/22/2016 DMC SP FOR 2016: NEW S/D PER S/D PLAT 24A-101 HAWKINS HOUSE AT SHILOH. ALL ACREAGE FROM		
Trend	Street	Utilities	Topography	Landscaping						
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent						
<input 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							
6/1/2018	190,704	NC New Cons	FOR 2019: TOWNHOUSE 80% COMPLETE PER WC -							

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/14/2024	2024-14915		275,000	WD	CONNELLY, JAMES	JBF 6-21-2024 // Imported from Just Appraised
7/12/2019	2019-20635		175,000	WD	COMBS, PARKER A; COMBS, RICKY E & ANRLB	7/16/19
5/25/2018	2018-14932		330,000	WD	D & B OF NORTHWEST ARKANSAS LLC;	RLB 5/29/18
11/17/2017	2017-35133		300,000	WD	BARNES, BLEAUX REVOCABLE LIVING TRKNM	11-22-2017

Land Record											765/765-29950-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	135000.00			S	-75	33,750		
											0.04 AC		

**Total:** 33,750



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
TownhomeONE+FrameStd		632	1,377	3+10	5	2018		A	267,638	96	256,933			256,933		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													1,298			
<b>Total</b>													258,250			

Ext Wall	Roof Type	Sketch Area										Building Computation									
STANDARD	<input type="checkbox"/> Hip											Base Price						35.80			
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											+/- Grade						1.100			
<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 checked="" type="checkbox"/> Gable											Composite Factor								1.060	
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Adj Price per SF								37.95	
<b>Foundation</b>	<input type="checkbox"/> Dormer											Total Base SF								1,377	
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Base Value								52,257	
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											<b>Adjustments to Base</b>									
<input type="checkbox"/> Slab	<b>Roof Cover</b>											<b>Item</b>						<b>S.F./Qty</b>		<b>Rate</b>	
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation						632													
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure						632													
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor																			
<input 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						1,377		3.07		4,227									
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover						1,102		3.59		3,956									
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover						632													
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing						2		632.00		1,264									
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace																			
<b>Heat/Cool</b>	Extra	Basement																			
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC T						275		5.64		1,551									
<input type="checkbox"/> Hot Air/F	Type																				
<input type="checkbox"/> F/W Furn	Count	AACU26R28D26L6U6L16D6L6 ABR6CU6*16																			
<input checked="" type="checkbox"/> Central		5/8/2019: FOR 2020: REMOVED INCOMPLETE STATUS PER D20.																			
<input type="checkbox"/> Elec Base		<b>Outbuildings and Yard Improvements</b>																			
<input type="checkbox"/> Elec Ceil																					
<input type="checkbox"/> Other																					
<b>Floor Cover</b>																					
<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																					
<b>Basement</b>																					
<input type="checkbox"/> Unfinished																					
<input type="checkbox"/> Finished																					
<input type="checkbox"/> Fin Part																					
<b>Total</b>								346													

Base Structure and Additive Items							
Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	632	35.80	1.060		23,984		
B OP	96	11.86	1.000		1,139		
C MFB	460	11.72	1.000		5,391		
D 1+	745	35.80	1.060		28,273		
E OP	140	11.32	1.000		1,585		
Total of Above					71,370		
Market Adjustment					3,750		
Total Structure RCN					267,638		
Inspected: JJC 12/16/2021			Contact: PI				
Revisited:			Int.Est?:				
Entered: CDS 3/17/2022			Sk. File:				
Printed: 8/27/2025			Status:				