

Ownership Description				Assessment Summary					
Name: MURILLO-FERNANDEZ, EDUARDO 2236 W MILLION LN FAYETTEVILLE AR 72704-5154 Subd.: 08213 TIMBER RIDGE ESTATES S-T-R: 33-17-30 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 2236 W MILLION LN Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: FY1730W Owner: 916495 Status: Block: City: FAYETTEVILLE Map: Old PID: 765-23600-101 / 102	Year 2024 20% Land 31,250 6,250 Bldgs 260,550 52,110 Total 291,800 58,360 2023 20 % 31,250 6,250 31,250 6,250				
Review Record									
Date		By	Reason	Land	Buildings	Total			
6/23/2024		MDH	BP	31,250	260,550	291,800			
DWG COMPLETE									
7/7/2023		MDH	RV	31,250		31,250			
2023 REAPPRAISAL									
3/14/2023		KNM	IN	37,500		37,500			
FOR 2023 REMOVED DD DUE TO TIMING OUT									
7/6/2020		MDH	RV	15,000		15,000			
2020 REAPPRAISAL									
2/18/2020		DMC	SP						
FOR 2020: NEW S/D PER S/D PLAT TIMBER RIDGE ESTATES 24A-239. 0.01 AC FROM 765-23600-101 &									
Building Permit Record									
Date	Amount	Purpose	Note						
2/8/2022	300,813	NC New Cons	FOR 2024: TOWNHOME 100% COMPLETE. 3/12/24 JJC						

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
4/10/2024	2024-08693		293,000	WD	FERNANDEZ, EDUARDO MURILLO	JBF 4-17-2024 // Imported from Just Appraised
11/23/2021	2021-45445			WD	RLP INVESTMENTS INC	WGO 11/29/2021 NO REV
4/3/2018	2018-9567		456,000	SW	RLP HOLDINGS LLC	DMC FOR 2020: NEW S/D PER S/D PLAT TIMBER RIDGE

Land Record											765/765-31467-000			
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	125000.00		S	-75			31,250		
												0.06 AC		

Total: 31,250



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
TownhomeONE+FrameStd		636	1,517	3+10	1	2023		A	260,092	99	257,486			257,486		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													3,049			
Total													260,550			

Ext Wall	Roof Type	Sketch Area		Building Computation										
STANDARD	<input type="checkbox"/> Hip			Base Price 35.35										
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard			+/- Grade 1.100										
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel			Story Hgt Factor .962										
<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 1.058										
<input type="checkbox"/> Other	<input type="checkbox"/> Flat			Adj Price per SF 37.40										
Foundation	<input type="checkbox"/> Dormer			Total Base SF 1,517										
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable			Base Value 56,736										
<input type="checkbox"/> Closed Pier	<input checked="" type="checkbox"/> Shed													
<input checked="" type="checkbox"/> Slab	Roof Cover													
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing													
Floor Struct	<input checked="" type="checkbox"/> Fib Shing													
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing													
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes													
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate													
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum													
Insulation	<input type="checkbox"/> Other													
<input type="checkbox"/> Floor	Plumbing													
<input checked="" type="checkbox"/> Wall	Full 2													
<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													
<input checked="" type="checkbox"/> Central	3/12/2024: FOR 2024: TOWNHOME 100% COMPLETE.													
<input type="checkbox"/> Elec Base	Outbuildings and Yard Improvements													
<input type="checkbox"/> Elec Ceil	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS		
<input type="checkbox"/> Other	CDW		16	26			2.00	1.000	99	824				
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 type="checkbox"/> CarpetTile	<input type="checkbox"/> Cer Tile													
<input type="checkbox"/> Stone	<input checked="" type="checkbox"/> LuxVinyl													
Basement	<input type="checkbox"/> Unfinished													
<input type="checkbox"/> Finished	<input type="checkbox"/> Fin Part													
Total										824				

Adjustments to Base			
Item	S.F./Qty	Rate	Total
Foundation	636		
Floor Structure	636		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,517	3.07	4,657
Floor Cover	1,214	1.78	2,161
Roof Cover	636		
Plumbing	2	632.00	1,264
Fireplace			
Basement			
FLOORC C	303	1.78	539

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	636	35.35	1.058	23,786	
B FFB	400	10.54	1.000	4,216	
C OP	16	13.92	1.000	223	
D 1+	881	35.35	1.058	32,949	
E OP	16	13.92	1.000	223	
F WD	32	8.63	1.000	276	
Total of Above				70,295	
Market Adjustment				3,700	
Total Structure RCN				260,092	

Inspected: MWR 7/20/2022	Contact: PI
Revisited:	Int.Est?:
Entered: EEK 8/22/2022	Sk. File:
Printed: 8/27/2025	Status: