

Ownership Description	Assessment Summary																																																																																																																																											
<b>Name:</b> BEST WESTSIDE PROPERTIES LLC 3118 GRANVILLE AVE LOS ANGELES CA 90066 <b>Subd.:</b> 07520 ROSE HILL OUTLOTS <b>S-T-R:</b> 09-16-30 <b>Acres:</b> 0.288 <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 716 A W CLEVELAND ST <b>Legal:</b> PT NE SW 0.288 AC FURTHER DESCRIBED FROM 2021-49878 AS: Part of the NE of the SW of Section 9, T16N, R30W in Washington County, Arkansas and being described as follows: Commencing at the SW corner of said NE, SW, thence S 87°30'05" E 463.90 feet, thence	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Type:</b> RI</td> <td>Res.Impr</td> <td><b>Year</b></td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td><b>Taxable:</b> N</td> <td>No Adj</td> <td><b>Land</b></td> <td>183,750</td> <td>36,750</td> <td>105,000</td> <td>21,000</td> </tr> <tr> <td><b>Neigh:</b> FYUNIV</td> <td></td> <td><b>Bldgs</b></td> <td>804,500</td> <td>160,900</td> <td>698,850</td> <td>139,770</td> </tr> <tr> <td><b>Owner:</b> 851710</td> <td></td> <td><b>Total</b></td> <td>988,250</td> <td>197,650</td> <td>803,850</td> <td>160,770</td> </tr> <tr> <td><b>Status:</b></td> <td><b>Tax Status:</b></td> <td colspan="5" style="text-align:center;"><b>Review Record</b></td> </tr> <tr> <td><b>Block:</b></td> <td><b>Lot:</b></td> <td><b>Date</b></td> <td><b>By</b></td> <td><b>Reason</b></td> <td><b>Land</b></td> <td><b>Buildings</b></td> <td><b>Total</b></td> </tr> <tr> <td></td> <td></td> <td>8/26/2025</td> <td>BRS</td> <td>HC</td> <td>183,750</td> <td>804,500</td> <td>988,250</td> </tr> <tr> <td></td> <td></td> <td colspan="6">NO CHANGE</td> </tr> <tr> <td></td> <td></td> <td>7/7/2023</td> <td>MDH</td> <td>RV</td> <td>183,750</td> <td>804,500</td> <td>988,250</td> </tr> <tr> <td></td> <td></td> <td colspan="6">2023 REAPPRAISAL</td> </tr> <tr> <td></td> <td></td> <td>7/8/2020</td> <td>JJC</td> <td>IN</td> <td>105,000</td> <td>698,850</td> <td>803,850</td> </tr> <tr> <td></td> <td></td> <td colspan="6">CORRECTED SQFT</td> </tr> <tr> <td></td> <td></td> <td>7/6/2020</td> <td>MDH</td> <td>RV</td> <td>105,000</td> <td>620,900</td> <td>725,900</td> </tr> <tr> <td></td> <td></td> <td colspan="6">2020 REAPPRAISAL</td> </tr> <tr> <td></td> <td></td> <td>5/7/2019</td> <td>JEB</td> <td>BP</td> <td>51,750</td> <td></td> <td>51,750</td> </tr> <tr> <td></td> <td></td> <td colspan="6">FOR 2019: REMOVED IMPROVEMENTS</td> </tr> <tr> <td></td> <td></td> <td>7/5/2015</td> <td>MDH</td> <td>RV</td> <td>51,750</td> <td>82,500</td> <td>134,250</td> </tr> <tr> <td></td> <td></td> <td colspan="6">2015 REAPPRAISAL</td> </tr> </table>	<b>Type:</b> RI	Res.Impr	<b>Year</b>	2023	20%	2022	20%	<b>Taxable:</b> N	No Adj	<b>Land</b>	183,750	36,750	105,000	21,000	<b>Neigh:</b> FYUNIV		<b>Bldgs</b>	804,500	160,900	698,850	139,770	<b>Owner:</b> 851710		<b>Total</b>	988,250	197,650	803,850	160,770	<b>Status:</b>	<b>Tax Status:</b>	<b>Review Record</b>					<b>Block:</b>	<b>Lot:</b>	<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>			8/26/2025	BRS	HC	183,750	804,500	988,250			NO CHANGE								7/7/2023	MDH	RV	183,750	804,500	988,250			2023 REAPPRAISAL								7/8/2020	JJC	IN	105,000	698,850	803,850			CORRECTED SQFT								7/6/2020	MDH	RV	105,000	620,900	725,900			2020 REAPPRAISAL								5/7/2019	JEB	BP	51,750		51,750			FOR 2019: REMOVED IMPROVEMENTS								7/5/2015	MDH	RV	51,750	82,500	134,250			2015 REAPPRAISAL					
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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
8/15/2018	211,907	NC New Cons	FOR 2020: NSFR 100% COMPLETE. 4/8/20 AST
8/15/2018	416,944	NC New Cons	FOR 2020: DUPLEX 100% COMPLETE. 4/8/20 AST
4/26/2018	12,000	DM Demolit	FOR 2019 DEMO OF DWG & ALL IMPS COMPLETE

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/29/2021	2021-49878		1,171,875	WD	BEST WESTSIDE PROPERTIES LLC	DCM 1-4-2022
10/4/2017	2017-30940			RD	HAKEN FAYETTEVILLE DEVELOPMENT LLRNL 11-12-17	NO REV
9/25/2017	2017-29559		225,000	WD	HAKEN FAYETTEVILLE DEVELOPMENT LLD	DCM 9-27-2017
9/20/2017	2017-29980			SV	SHARP, STEVEN P	RNL 10-3-17 NO REV

Land Record											765/765-10432-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL		1.000	1.000		.000	175000.00			S	-45	L	50	183,750		
			0.000			0.00									

**Total:** 183,750



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	TWO FrameStd	922	1,844	3+10	4	2019		A	312,320	97	302,950			302,950		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													21,484			
<b>Total</b>													324,450			

Ext Wall	Roof Type	Sketch Area										Building Computation						
STANDARD	<input type="checkbox"/> Hip											Base Price 34.19 +/- Grade 1.100 Story Hgt Factor .921 Grade Adj Factor 1.000 Composite Factor 1.013 Adj Price per SF 34.63 Total Base SF 1,844 Base Value 63,858						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											<b>Adjustments to Base</b>						
<input checked="" 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	922					
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable											Floor Structure	922					
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Ins Floor						
<b>Foundation</b>	<input type="checkbox"/> Dormer											Ins Wall						
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable											Ins Ceiling						
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other											Heat & Cool	1,844	3.07	5,661			
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>											Floor Cover	1,844	1.78	3,282			
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Roof Cover	922															
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Plumbing	8	632.00	5,056													
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Fireplace																
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Basement																
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	<b>Base Structure and Additive Items</b>																
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>										
<b>Insulation</b>	<input type="checkbox"/> Other	A MN	922	34.19	1.013	63,858												
<input type="checkbox"/> Floor	<b>Plumbing</b>	B OP	16	13.92	1.000	223												
<input checked="" type="checkbox"/> Wall	Full 4																	
<input checked="" type="checkbox"/> Ceiling	Half 1																	
<b>Heat/Cool</b>	Extra																	
<input type="checkbox"/> None	<b>Fireplaces</b>																	
<input type="checkbox"/> Hot Air/F	Type																	
<input type="checkbox"/> F/W Furn	Count																	
<input checked="" type="checkbox"/> Central	AACU36R25D36L11D2L11U2L3 ABR3D2R11U2R3CR4*4																	
<input type="checkbox"/> Elec Base	4/8/2020: FOR 2020: NSFR 100% COMPLETE. ADW'S SHARED																	
<input type="checkbox"/> Elec Ceil	BETWEEN BUILDINGS.																	
<input type="checkbox"/> Other	<b>Outbuildings and Yard Improvements</b>																	
<b>Floor Cover</b>	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>						
<input type="checkbox"/> None	ADW		54	57			1.38	1.000	97	4,120								
<input type="checkbox"/> Softwood	ADW		48	18			1.38	1.000	97	1,157								
<input type="checkbox"/> HW Sheath	CS		6	6			2.70	1.000	97	94								
<input type="checkbox"/> HW Parq																		
<input type="checkbox"/> Linoleum																		
<input checked="" 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>											5,371							
												Total of Above 78,080 Market Adjustment 4,000 Total Structure RCN 312,320 Inspected: BRS 11/22/2021 Contact: PI Revisited: JJC 11/22/2021 Int.Est?: Entered: CDS 2/16/2022 Sk. File: Printed: 8/26/2025 Status:						